



Gwinnett County
Department of Planning & Development

Development Cases Issued/Approved

From 9/1/2025 to 9/5/2025

Residential Development Permit

CASE NUMBER : RESDEV2024-00061	ADDRESS : 204 GRAYSON NEW HOPE RD, GRAYSON, GA 30017	PROJECT : MAYFIELD MANOR (FKA MAGNOLIA PLACE)	
COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 5168 003	DENSITY : N/A	CLAY KIRKLEY MERITAGE HOMES 2700 CUMBERLAND PKWY ATLANTA, GA 30339	MATTHEW E. KACZENSKI PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA 30092
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A		
RECEIVED ON : 11/25/2024	OPEN SPACE PROVIDED :		
ISSUED ON : 9/4/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		
PROJECT DESCRIPTION : NEW, SINGLE-FAMILY SUBDIVISION			

TOTAL FOR : Residential Development Permit	NO. OF CASES : 1	NO. OF LOTS : 0	TOTAL ACRES : 0.00
---	-------------------------	------------------------	---------------------------

Land Disturbance Permit

CASE NUMBER : LANDIS2025-00007	ADDRESS : 1721 WILWAT DR, NORCROSS, GA 30093	PROJECT : WILWAT WAREHOUSE - BUILDING 4	
COMMISSION DIST: 2	TOTAL ACRES : 1.55	DEVELOPER	DESIGNER
PARCEL # : 6194 377	DENSITY : N/A		
STATUS : PERMIT ISSUED	NO. OF LOTS : N/A		
RECEIVED ON : 8/22/2025	OPEN SPACE PROVIDED :		
ISSUED ON : 9/5/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : STORMWATER REPAIR - Erosion control behind the warehouse. Rerouting of downspouts, swale installation, clean up silt fences, recompact dirt and plant organics.

TOTAL FOR : Land Disturbance Permit

NO. OF CASES : 1

NO. OF LOTS : 0

TOTAL ACRES : 1.55

Commercial Development Permit

CASE NUMBER : COMDEV2025-00013		ADDRESS : ROCK SPRINGS RD (800 BLOCK), LAWRENCEVILLE, GA 30043		PROJECT : EASTON WALK - AMENITY AREA	
COMMISSION DIST: 4		TOTAL ACRES : 0.33		DEVELOPER	
PARCEL # : 7148 006		DENSITY : N/A		DESIGNER	
				TYLER MARCHMAN LJA ENGINEERING 299 S. MAIN ST ALPHARETTA, GA 30009	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 1/21/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/4/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT					

CASE NUMBER : COMDEV2025-00024		ADDRESS : 401 RABBIT HILL RD, DACULA, GA 30019		PROJECT : GC PARK (RABBIT HILL PARK) SOCCER FIELD IMPROVEMENTS	
COMMISSION DIST: 4		TOTAL ACRES : 7.00		DEVELOPER	
PARCEL # : 5272 022		DENSITY : N/A		DANIEL DART GWINNETT COUNTY DEPARTMENT OF COMMUNITY SERVICES 446 W. CROGAN ST LAWRENCEVILLE, GA	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 1/29/2025		OPEN SPACE PROVIDED :		PATRICK GRAHAM CHA, INC 3700 CRESTWOOD PARKWAY NW DULUTH, GA	
ISSUED ON : 9/4/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT					

CASE NUMBER : COMDEV2025-00108		ADDRESS : 2544 DAVIS ROCK DR, DACULA, GA 30019		PROJECT : TRACTOR SUPPLY CO	
COMMISSION DIST: 3		TOTAL ACRES : 3.87		DEVELOPER	
PARCEL # : 5300 139		DENSITY : N/A		MICHELLE BENNEFIELD TRINITY PD DACULA, LLC 1504 MACY DR ROSWELL, GA 30076	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 4/28/2025		OPEN SPACE PROVIDED :		WILLIAM W AVANT FORESITE GROUP, LLC 442 HARBINS ROAD DACULA, GA 30019	
ISSUED ON : 9/2/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF DACULA, NEW, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2025-00119		ADDRESS : BRISTOL LN (3200 BLOCK), DULUTH, GA 30096		PROJECT : GC DWR (LAKE CLAIBORNE MAINTENANCE)	
COMMISSION DIST: 1		TOTAL ACRES : 11.95		DEVELOPER	
PARCEL # : 6263 003E		DENSITY : N/A		KEITH ASHER GWINNETT DEPARTMENT OF WATER RESOURCES 684 WINDER HWY LAWRENCEVILLE, GA 30045	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 5/9/2025		OPEN SPACE PROVIDED :		EVERETT C GUPTON WSP USA INC. 5170 PEACHTREE RD BLDG 100 CHAMBLEE, GA 30341	
ISSUED ON : 9/5/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2025-00131		ADDRESS : 105 SCOTT ST, BUFORD, GA 30518		PROJECT : FIRST PENTECOSTAL CHURCH OF BUFORD	
COMMISSION DIST: 4		TOTAL ACRES : 0.59		DEVELOPER	
PARCEL # : 7294A001		DENSITY : N/A		NATHAN HARBISON FIRST PENTECOSTAL CHURCH OF BUFORD 15 EAST MORENO STREET BUFORD, GA 30518	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 6/4/2025		OPEN SPACE PROVIDED :		JEFFREY A LOWE COFFMAN ENGINEERS, INC. 1960 SATELLITE BLVD DULUTH, GA 30097	
ISSUED ON : 9/4/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF BUFORD - REDEVELOPMENT, COMMERCIAL DEVELOPMENT					

CASE NUMBER : COMDEV2025-00136		ADDRESS : 4245 INTERNATIONAL BLVD, NORCROSS, GA 30093		PROJECT : INTERNATIONAL BLVD - STORM PIPE REPLACEMENT
COMMISSION DIST: 2		TOTAL ACRES : 10.57	DEVELOPER	DESIGNER
PARCEL # : 6201 062		DENSITY : N/A	ERIC STRANGE PINECONE PROPERTIES LLC 4245 INTERNATIONAL BLVD NORCROSS, GA 30093	SAMUEL MCINTOSH CIVTECH CONSULTING, LLC 2302 PARKLAKE DR ATLANTA, GA 30345
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		
RECEIVED ON : 6/9/2025		OPEN SPACE PROVIDED :		
ISSUED ON : 9/3/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : No		
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT				

CASE NUMBER : COMDEV2025-00147		ADDRESS : 3972 RIDGE RD, BUFORD, GA 30519		PROJECT : RIDGE ESTATES	
COMMISSION DIST: 4		TOTAL ACRES : 9.01		DEVELOPER	
PARCEL # : 1004 008A		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 6/25/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/3/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : SANITARY SEWER - SEWER OUTFALL					

TOTAL FOR : Commercial Development Permit	NO. OF CASES : 7	NO. OF LOTS : 0	TOTAL ACRES : 43.32
---	------------------	-----------------	---------------------

Plat

CASE NUMBER : PLAT2025-00182		ADDRESS : CHURCH ST (2600 BLOCK), SNELLVILLE, GA 30078		PROJECT : MOSER TRACTS (XPL)
COMMISSION DIST: 3		TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 5037 351		DENSITY : N/A	SHARDAY MOSER 2693 SKYLAND DR SNELLVILLE, GA 30078	ROBERT W RICHARDSON ALPHA LAND SERVICES P.O. BOX 1651 LOGANVILLE, GA 30052
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		
RECEIVED ON : 5/14/2025		OPEN SPACE PROVIDED :		
ISSUED ON : 9/3/2025		OPEN SPACE % OF TOTAL :		
UNIT : N/A		PHASE :		
POD : N/A		CITY LIMITS : Yes		
PROJECT DESCRIPTION : CITY OF SNELLVILLE, MOSER TRACTS (XPL), RS30, 3 LOTS, 5.74 ACRES, SEPTIC				

CASE NUMBER : PLAT2025-00199		ADDRESS : EWING CHAPEL RD (1600 BLOCK), DACULA, GA 30019		PROJECT : JUAREZ, JAVIER (XPL)	
COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 5248 012	DENSITY : N/A	BRIAN SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON MILL ROAD BUFORD, GA 30519		BRIAN R SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC BUFORD, GA 30519	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 5/23/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 9/3/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : JAVIER JUAREZ (XPL), RA-200, 6 LOTS, 7.75 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00225		ADDRESS : BENNET ROAD (600 BLOCK), GRAYSON, GA 30017		PROJECT : SHUMATE & COMPANY INC	
COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 5121 008	DENSITY : N/A	GREG SHUMATE SHUMATE AND COMPANY 3107 PEACHTREE ROAD NE UNIT 1802 ATLANTA, GA 30305		JOSEPH BREWER ACRE GROUP, INC 139 W WASHINGTON STREET MADISON, GA 30656	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 6/10/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 9/2/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : Yes				
PROJECT DESCRIPTION : CITY OF GRAYSON, SHUMATE & COMPANY, INC. (XPL), R100, 5 LOTS, 1.51 ACRES, SEWER					

CASE NUMBER : PLAT2025-00264		ADDRESS : INDIAN SHOALS RD (3200 BLOCK), DACULA, GA 30019		PROJECT : ANA LEHNER (XPL)	
COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 5325 068	DENSITY : N/A	ANA LEHER 3248 BRASELTON HWY DACULA, GA 30019		BRIAN SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON MILL RD BUFORD, GA 30519	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 7/10/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 9/3/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : ANA LEHNER (XPL), R-100 PER REZ2024-00001, 2 LOTS, 3.03 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00308		ADDRESS : PARKSIDE CT (3000 BLOCK), SNELLVILLE, GA 30078		PROJECT : PARKSIDE COURT	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5029 248		DENSITY : N/A		DESIGNER	
				IESHA WHITE	
				GRANT SHEPHERD & ASSOCIATES, INC.	
				735 LONGLEAF BOULEVARD	
				LAWRENCEVILLE, GA 30046	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 8/7/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/2/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF SNELLVILLE, COMBINATION PLAT, PARKSIDE COURT (XPL), RM, 1 LOT, 2.84 ACRES, SEWER.					
TOTAL FOR : Plat		NO. OF CASES : 5		NO. OF LOTS : 0	
				TOTAL ACRES : 0.00	
GRAND TOTALS		NO. OF CASES : 14		NO. OF LOTS : 0	
				TOTAL ACRES : 44.87	