



**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 9/29/2025 to 10/3/2025

Residential Development Permit

CASE NUMBER : RESDEV2025-00013		ADDRESS : 3055 SPRINGDALE DR, SNELLVILLE, GA 30039		PROJECT : EVERSON POINTE (FKA SPRINGDALE ROAD NORTH TRACT)	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5005 002		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 4/1/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 10/2/2025		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 : LANDIS2025-00008		ADDRESS : 2665 SUGARLOAF CLUB DR, DULUTH, GA 30097		PROJECT : TPC AT SUGARLOAF, INC - ACCESS CART PATH	
COMMISSION DIST: 1		TOTAL ACRES : 295.67		DEVELOPER	
PARCEL # : 7163 075		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 8/29/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/30/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : CLEARING AND GRUBBING ONLY					
TOTAL FOR : Land Disturbance Permit		NO. OF CASES : 1		NO. OF LOTS : 0	
				TOTAL ACRES : 295.67	

Commercial Development Permit

CASE NUMBER : COMDEV2025-00011		ADDRESS : 1042 BUFORD DR, LAWRENCEVILLE, GA 30043		PROJECT : THE GREENE - COMMERCIAL TRACT	
COMMISSION DIST: 4		TOTAL ACRES : 21.30		DEVELOPER	
PARCEL # : 7028 006		DENSITY : N/A		DANIEL NAUMANN RANGEWATER REAL ESTATE 5605 GLENRIDGE DRIVE NE ATLANTA, GA 30342	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 1/16/2025		OPEN SPACE PROVIDED :		JOHN T ROSSER KIMLEY-HORN AND ASSOCIATES, INC. 3930 EAST JONES BRIDGE ROAD PEACHTREE CORNERS, GA 30319	
ISSUED ON : 9/30/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT					

CASE NUMBER : COMDEV2025-00218		ADDRESS : 602 HARBINS RD, DACULA, GA 30019		PROJECT : GC WATER (HARBINS ROAD WATER MAIN REPLACEMENT)	
COMMISSION DIST: 3		TOTAL ACRES : 1.98	DEVELOPER	DESIGNER	
PARCEL # : 5301 098		DENSITY : N/A	GREG JACKSON GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES 684 WINDER HWY LAWRENCEVILLE, GA 30045	KURT M MUELLER PRECISION PLANNING INC 400 PIKE BLVD LAWRENCEVILLE, GA 30046	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 9/16/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/29/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			

PROJECT DESCRIPTION : CITY OF DACULA, REDEVELOPMENT, COMMERCIAL DEVELOPMENT - Construction of approximately 1,450 LF of 16" diameter water main along Harbins Road that will tie into the existing water distribution system near the intersection of Harbins Road and McMillian Road. Additional site work to include mild grading and erosion control measures.

CASE NUMBER : COMDEV2025-00219		ADDRESS : 3035 KENT CT, DULUTH, GA 30096		PROJECT : GC WATER (KENT COURT WATER MAIN REPLACEMENT)	
COMMISSION DIST: 1		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 6263 048		DENSITY : N/A		DESIGNER	
		CHRISTOPHER COSTLEY II GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES 684 WINDER HWY LAWRENCEVILLE, GA		BENJAMIN C ADAMS 6525 THE CORNERS PKWY NW PEACHTREE CORNERS, GA 30092	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 9/16/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/30/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT - CONSTRUCTION CONSISTS OF INSTALLATION OF APPROXIMATELY 6,500 LF OF DUCTILE IRON WATER MAIN THROUGH THE SUBDIVISON ALONG KENT COURT AND CLAIBORNE DRIVE, APPROXIMATELY 5,600 LF IS 8" DUCTILE IRON AND 950 LF IS 12" DUCTILE IRON. THE WATER MAIN WILL CONNECT TO THE EXISTING 8" WATER MAIN ALONG BRISTOL LANE AND THE EXISTING 6" WATER MAIN ALONG DULUTH HWY.					
TOTAL FOR : Commercial Development Permit		NO. OF CASES : 3		NO. OF LOTS : 0	
				TOTAL ACRES : 23.28	

Plat

CASE NUMBER : PLAT2025-00117		ADDRESS : BOLD SPRINGS RD (3000 BLOCK), DACULA, GA 30019		PROJECT : SALE CREEK, LLC (XPL)	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5324 003		DENSITY : N/A		DESIGNER	
		THOMAS HARRIS SALE CREEK, LLC 800 BRASELTON HIGHWAY LAWRENCEVILLE, GA 30043		BRIAN R. SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC 3010 HAMILTON MILL ROAD BUFORD, GA 30519	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 4/2/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 10/1/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : SALE CREEK, LLC (XPL), R-100 PER RZR2005-00031, 7 LOTS, 25.65 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00127	ADDRESS : VERNON ST (4300 BLOCK), LILBURN, GA 30047	PROJECT : HABITAT FOR HUMANITY
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COMMISSION DIST: 2	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 6158B009	DENSITY : 2.75	BRENT BOHANAN HABITAT FOR HUMANITY GWINNETT 52 GWINNETT DRIVE LAWRENCEVILLE, GA 30046	MICHAEL C. BELL LJA ENGINEERING, INC. 4525 SOUTH LEE STREET BUFORD, GA 30518
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 4/8/2025	OPEN SPACE PROVIDED : 1.26		
ISSUED ON : 9/29/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, R-60 PER RZR2022-00016, 13 LOTS, 5.10 ACRES, 1.26 ACRES OPEN SPACE, SEWER

CASE NUMBER : PLAT2025-00269	ADDRESS : OLD FOUNTAIN RD (2200 BLOCK), LAWRENCEVILLE, GA 30043	PROJECT : AMAZING HOME CONSTRUCTIONS, LLC (XPL)
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COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 7057 042	DENSITY : N/A	STEFAN LUPANCU AMAZING HOME CONSTRUCTIONS, LLC 2287 CAIN CIRCLE DACULA, GA 30019	LEE JAY JOHNSON LAND DEVELOPMENT SURVEYORS, INC. P.O. BOX 2050 DACULA, GA 30019
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 7/15/2025	OPEN SPACE PROVIDED :		
ISSUED ON : 9/30/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : AMAZING HOME CONSTRUCTIONS, LLC (XPL), R-140 PER REZ1978-00071, 2 LOTS, 1.18 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00305	ADDRESS : HOKE O'KELLY MILL RD (500 BLOCK), LOGANVILLE, GA 30052	PROJECT : SCRINIC HOLDINGS, LLC (XPL)
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COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 5159 520	DENSITY : N/A	DANIEL SCRINIC SCRINIC HOLDINGS LLC 1218 NATHAN BOULEVARD LOGANVILLE, GA 30052	KEVIN V. RINGO RINGO ABERNATHY & ASSOCIATES, INC. 257 PINECREST LANE BRASELTON, GA 30517
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 8/5/2025	OPEN SPACE PROVIDED :		
ISSUED ON : 9/30/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : SCRINIC HOLDINGS, LLC (XPL), R-100, 3 LOTS, 7.01 ACRES, SEPTIC

PROJECT : RAINBOW VILLAGE