



# Gwinnett County Department of Planning & Development

## Development Cases Issued/Approved

From 10/6/2025 to 10/10/2025

### Residential Development Permit

CASE NUMBER : RESDEV2024-00055

ADDRESS : 4400 CLACK RD, AUBURN, GA 30011

PROJECT : LOFLIN

COMMISSION DIST: 4

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 2002 052

DENSITY : N/A

BILL AUSTIN  
RES-GA 2, LLC  
3276 BUFORD DRIVE, SUITE 104-102  
BUFORD, GA 30518

TODD PARKER  
PRECISION PLANNING, INC.  
GA

STATUS : PERMIT ISSUED

NO. OF LOTS : N/A

RECEIVED ON : 11/4/2024

OPEN SPACE PROVIDED :

ISSUED ON : 10/7/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF MULBERRY, NEW, SINGLE-FAMILY SUBDIVISION

**TOTAL FOR : Residential Development Permit**

**NO. OF CASES : 1**

**NO. OF LOTS : 0**

**TOTAL ACRES : 0.00**

### Commercial Development Permit

CASE NUMBER : COMDEV2025-00093

ADDRESS : 2534 DULUTH HWY, DULUTH, GA 30097

PROJECT : KOREAN COMMUNITY PRESBYTERIAN CHURCH - PARKING

COMMISSION DIST: 1

TOTAL ACRES : 4.07

DEVELOPER

DESIGNER

PARCEL # : 7119 007

DENSITY : N/A

STATUS : PERMIT ISSUED

NO. OF LOTS : N/A

RECEIVED ON : 4/9/2025

OPEN SPACE PROVIDED :

ISSUED ON : 10/10/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT

|                                                                             |  |                                                            |  |                                                                                                                    |  |
|-----------------------------------------------------------------------------|--|------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------|--|
| CASE NUMBER : COMDEV2025-00097                                              |  | ADDRESS : 1249 JENNIE LN, LILBURN, GA 30047                |  | PROJECT : NEPALI CULTURAL CENTER                                                                                   |  |
| COMMISSION DIST: 2                                                          |  | TOTAL ACRES : 0.00                                         |  | DEVELOPER                                                                                                          |  |
| PARCEL # : 6079 017                                                         |  | DENSITY : N/A                                              |  | RICK RAKUSIN<br>NEPALI CULTURAL CENTER INC<br>1429 JENNIE LN SW<br>LILBURN, GA 30047                               |  |
| STATUS : PERMIT ISSUED                                                      |  | NO. OF LOTS : N/A                                          |  | DESIGNER                                                                                                           |  |
| RECEIVED ON : 4/14/2025                                                     |  | OPEN SPACE PROVIDED :                                      |  | ROGER O BLACKWELL<br>SITE DEVELOPMENT PARTNERS, LLC<br>4555 MANSELL ROAD<br>ALPHARETTA, GA 30022                   |  |
| ISSUED ON : 10/6/2025                                                       |  | OPEN SPACE % OF TOTAL :                                    |  |                                                                                                                    |  |
| UNIT : N/A                                                                  |  | PHASE :                                                    |  |                                                                                                                    |  |
| POD : N/A                                                                   |  | CITY LIMITS : No                                           |  |                                                                                                                    |  |
| PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT                 |  |                                                            |  |                                                                                                                    |  |
| CASE NUMBER : COMDEV2025-00120                                              |  | ADDRESS : 1664 OLD PEACHTREE RD, DULUTH, GA 30097          |  | PROJECT : SKBC PARKING LOT EXPANSION                                                                               |  |
| COMMISSION DIST: 1                                                          |  | TOTAL ACRES : 7.10                                         |  | DEVELOPER                                                                                                          |  |
| PARCEL # : 7165 009                                                         |  | DENSITY : N/A                                              |  | DAVID CHE<br>SUGARLOAF KOREAN BAPTIST CHURCH<br>1664 OLD PEACHTREE ROAD<br>SUWANEE, GA 30024                       |  |
| STATUS : PERMIT ISSUED                                                      |  | NO. OF LOTS : N/A                                          |  | DESIGNER                                                                                                           |  |
| RECEIVED ON : 5/14/2025                                                     |  | OPEN SPACE PROVIDED :                                      |  | ALFRED P MCPETERS<br>ROBERTSON LOIS ROOF ARCHITECTS & ENGINEERS<br>3460 PRESTON RIDGE ROAD<br>ALPHARETTA, GA 30005 |  |
| ISSUED ON : 10/10/2025                                                      |  | OPEN SPACE % OF TOTAL :                                    |  |                                                                                                                    |  |
| UNIT : N/A                                                                  |  | PHASE :                                                    |  |                                                                                                                    |  |
| POD : N/A                                                                   |  | CITY LIMITS : No                                           |  |                                                                                                                    |  |
| PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT                 |  |                                                            |  |                                                                                                                    |  |
| CASE NUMBER : COMDEV2025-00190                                              |  | ADDRESS : 2180 PEACHTREE INDUSTRIAL BLVD, DULUTH, GA 30097 |  | PROJECT : RACETRAC                                                                                                 |  |
| COMMISSION DIST: 1                                                          |  | TOTAL ACRES : 0.00                                         |  | DEVELOPER                                                                                                          |  |
| PARCEL # : 7205 350                                                         |  | DENSITY : N/A                                              |  | DESIGNER                                                                                                           |  |
| STATUS : PERMIT ISSUED                                                      |  | NO. OF LOTS : N/A                                          |  | JANINE HURD<br>PULLEY<br>535 MISSION STREET<br>SAN FRANCISCO, CA 94105                                             |  |
| RECEIVED ON : 8/14/2025                                                     |  | OPEN SPACE PROVIDED :                                      |  |                                                                                                                    |  |
| ISSUED ON : 10/10/2025                                                      |  | OPEN SPACE % OF TOTAL :                                    |  |                                                                                                                    |  |
| UNIT : N/A                                                                  |  | PHASE :                                                    |  |                                                                                                                    |  |
| POD : N/A                                                                   |  | CITY LIMITS : Yes                                          |  |                                                                                                                    |  |
| PROJECT DESCRIPTION : CITY OF DULUTH, REDEVELOPMENT, COMMERCIAL DEVELOPMENT |  |                                                            |  |                                                                                                                    |  |

|                                                                               |  |                                                           |  |                                                                                     |
|-------------------------------------------------------------------------------|--|-----------------------------------------------------------|--|-------------------------------------------------------------------------------------|
| CASE NUMBER : COMDEV2025-00198                                                |  | ADDRESS : 6875 JIMMY CARTER BLVD, NORCROSS, GA 30071      |  | PROJECT : RACETRAC                                                                  |
| COMMISSION DIST: 1                                                            |  | TOTAL ACRES : 0.00                                        |  | DEVELOPER                                                                           |
| PARCEL # : 6275 191                                                           |  | DENSITY : N/A                                             |  | DESIGNER                                                                            |
|                                                                               |  | PEPPERWOOD INC<br>PO BOX 2437<br>SMYRNA, GA 30081         |  | MATTHEW E WATKINS<br>ENVIRO SPARK<br>1389 CHATTAHOOCHEE AVE NW<br>ATLANTA, GA 30318 |
| STATUS : PERMIT ISSUED                                                        |  | NO. OF LOTS : N/A                                         |  |                                                                                     |
| RECEIVED ON : 8/20/2025                                                       |  | OPEN SPACE PROVIDED :                                     |  |                                                                                     |
| ISSUED ON : 10/6/2025                                                         |  | OPEN SPACE % OF TOTAL :                                   |  |                                                                                     |
| UNIT : N/A                                                                    |  | PHASE :                                                   |  |                                                                                     |
| POD : N/A                                                                     |  | CITY LIMITS : Yes                                         |  |                                                                                     |
| PROJECT DESCRIPTION : CITY OF NORCROSS, REDEVELOPMENT, COMMERCIAL DEVELOPMENT |  |                                                           |  |                                                                                     |
| CASE NUMBER : COMDEV2025-00217                                                |  | ADDRESS : CLUB DR (3200 BLOCK), LAWRENCEVILLE, GA 30044   |  | PROJECT : GC DWR (CLUB DRIVE AND SWEETWATER RD)                                     |
| COMMISSION DIST: 1                                                            |  | TOTAL ACRES : 8.54                                        |  | DEVELOPER                                                                           |
| PARCEL # : 6180B028                                                           |  | DENSITY : N/A                                             |  | DESIGNER                                                                            |
| STATUS : PERMIT ISSUED                                                        |  | NO. OF LOTS : N/A                                         |  |                                                                                     |
| RECEIVED ON : 9/15/2025                                                       |  | OPEN SPACE PROVIDED :                                     |  |                                                                                     |
| ISSUED ON : 10/10/2025                                                        |  | OPEN SPACE % OF TOTAL :                                   |  |                                                                                     |
| UNIT : N/A                                                                    |  | PHASE :                                                   |  |                                                                                     |
| POD : N/A                                                                     |  | CITY LIMITS : No                                          |  |                                                                                     |
| PROJECT DESCRIPTION : SANITARY SEWER - SEWER OUTFALL                          |  |                                                           |  |                                                                                     |
| CASE NUMBER : COMDEV2025-00226                                                |  | ADDRESS : 1125 MARTINS CHAPEL RD, LAWRENCEVILLE, GA 30045 |  | PROJECT : GC DWR (WATER MAIN RELOCATION-BROOKS RD AT ALCOVY RIVER BRIDGE)           |
| COMMISSION DIST: 3                                                            |  | TOTAL ACRES : 0.47                                        |  | DEVELOPER                                                                           |
| PARCEL # : 5235 004                                                           |  | DENSITY : N/A                                             |  | DESIGNER                                                                            |
| STATUS : PERMIT ISSUED                                                        |  | NO. OF LOTS : N/A                                         |  |                                                                                     |
| RECEIVED ON : 9/22/2025                                                       |  | OPEN SPACE PROVIDED :                                     |  |                                                                                     |
| ISSUED ON : 10/8/2025                                                         |  | OPEN SPACE % OF TOTAL :                                   |  |                                                                                     |
| UNIT : N/A                                                                    |  | PHASE :                                                   |  |                                                                                     |
| POD : N/A                                                                     |  | CITY LIMITS : No                                          |  |                                                                                     |
| PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT                   |  |                                                           |  |                                                                                     |
| TOTAL FOR : Commercial Development Permit                                     |  | NO. OF CASES : 7                                          |  | NO. OF LOTS : 0                                                                     |
| TOTAL ACRES : 20.18                                                           |  |                                                           |  |                                                                                     |

CASE NUMBER : PLAT2025-00249

ADDRESS : WHITLEY RD (1500 BLOCK), DULUTH,  
GA 30019

PROJECT : G CUSTOM HOMES, LLC (XPL)

COMMISSION DIST: 3

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 5341 034

DENSITY : N/A

IVAN GERMAN  
G CUSTOM HOMES, LLC  
1942 AZALEA DRIVE  
LAWRENCEVILLE, GA 30043GERALD H. BERNHARD  
MANSUR ENGINEERING, INC  
1810 PEACHTREE INDUSTRIAL BOULEVARD,  
SUITE 140  
DULUTH, GA 30097STATUS : PLANS  
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 6/26/2025

OPEN SPACE PROVIDED :

ISSUED ON : 10/7/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : G CUSTOM HOMES, LLC (XPL), RA-200, 4 LOTS, 4.85 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00272

ADDRESS : ROCK SPRINGS RD (900 BLOCK),  
LAWRENCEVILLE, GA 30043

PROJECT : KEY GLOBAL LLC (XPL)

COMMISSION DIST: 4

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 7147 009

DENSITY : N/A

STATUS : PLANS  
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 7/16/2025

OPEN SPACE PROVIDED :

ISSUED ON : 10/10/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : KEY GLOBAL LLC (XPL), R-75MOD PER RZM2005-00044, 2 LOTS, 11.74 ACRES, SEPTIC

CASE NUMBER : PLAT2025-00311

ADDRESS : HOG MOUNTAIN RD (4200 BLOCK),  
HOSCHTON, GA 30548

PROJECT : MOUNTAIN VALLEY ESTATES PHASE 3

COMMISSION DIST: 4

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 3003 119

DENSITY : N/A

FRED CRAWFORD  
OLD NORCROSS INVESTMENTS, INC.  
4411 SUWANEE DAM RD., SUITE 450  
SUWANEE, GA 30024DONALD EDWARD JAMES  
PRECISION PLANNING INC  
400 PIKE BLVD  
LAWRENCEVILLE, GA 30046STATUS : PLANS  
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 8/8/2025

OPEN SPACE PROVIDED :

ISSUED ON : 10/10/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF MULBERRY, SINGLE-FAMILY SUBDIVISION, PHASE 3, 16 LOTS, 8.32 ACRES, .46 ACRES OPEN SPACE, SEWER.

|                                                                                                      |  |                                                            |  |                                                                                          |  |
|------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------|--|------------------------------------------------------------------------------------------|--|
| CASE NUMBER : PLAT2025-00322                                                                         |  | ADDRESS : ECHELON CT (2800 BLOCK),<br>SNELLVILLE, GA 30039 |  | PROJECT : SULLINS, JAKOB (XPL)                                                           |  |
| COMMISSION DIST: 2                                                                                   |  | TOTAL ACRES : 0.00                                         |  | DESIGNER                                                                                 |  |
| PARCEL # : 6037 004                                                                                  |  | DENSITY : N/A                                              |  | LEE JAY JOHNSON<br>LAND DEVELOPMENT SURVEYORS, INC<br>P.O. BOX 2050<br>DACULA, GA 30019  |  |
| STATUS : PLANS<br>AUTHORIZED                                                                         |  | NO. OF LOTS : N/A                                          |  |                                                                                          |  |
| RECEIVED ON : 8/18/2025                                                                              |  | OPEN SPACE PROVIDED :                                      |  |                                                                                          |  |
| ISSUED ON : 10/7/2025                                                                                |  | OPEN SPACE % OF TOTAL :                                    |  |                                                                                          |  |
| UNIT : N/A                                                                                           |  | PHASE :                                                    |  |                                                                                          |  |
| POD : N/A                                                                                            |  | CITY LIMITS : No                                           |  |                                                                                          |  |
| PROJECT DESCRIPTION : SULLINS, JAKOB (XPL), R-100 AND RA-200, 3 LOTS, 2.90 ACRES, SEWER              |  |                                                            |  |                                                                                          |  |
| CASE NUMBER : PLAT2025-00328                                                                         |  | ADDRESS : BARTON ST (100 BLOCK),<br>NORCROSS, GA 30071     |  | PROJECT : FRAZIER FAMILY HOMES (XPL)                                                     |  |
| COMMISSION DIST: 1                                                                                   |  | TOTAL ACRES : 0.00                                         |  | DESIGNER                                                                                 |  |
| PARCEL # : 6254 135                                                                                  |  | DENSITY : N/A                                              |  | LEE JAY JOHNSON<br>LAND DEVELOPMENT SURVEYORS, INC.<br>P.O. BOX 2050<br>DACULA, GA 30019 |  |
| STATUS : PLANS<br>AUTHORIZED                                                                         |  | NO. OF LOTS : N/A                                          |  |                                                                                          |  |
| RECEIVED ON : 8/25/2025                                                                              |  | OPEN SPACE PROVIDED :                                      |  |                                                                                          |  |
| ISSUED ON : 10/9/2025                                                                                |  | OPEN SPACE % OF TOTAL :                                    |  |                                                                                          |  |
| UNIT : N/A                                                                                           |  | PHASE :                                                    |  |                                                                                          |  |
| POD : N/A                                                                                            |  | CITY LIMITS : Yes                                          |  |                                                                                          |  |
| PROJECT DESCRIPTION : CITY OF NORCROSS, FRAZIER FAMILY HOMES (XPL), R-100, 2 LOTS, 0.60 ACRES, SEWER |  |                                                            |  |                                                                                          |  |
| TOTAL FOR : Plat                                                                                     |  | NO. OF CASES : 5                                           |  | TOTAL ACRES : 0.00                                                                       |  |
|                                                                                                      |  |                                                            |  |                                                                                          |  |
| GRAND TOTALS                                                                                         |  | NO. OF CASES : 13                                          |  | TOTAL ACRES : 20.18                                                                      |  |