



**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 10/13/2025 to 10/17/2025

Commercial Development Permit

CASE NUMBER : COMDEV2024-00292		ADDRESS : 1499 LAKEVIEW RD, GRAYSON, GA 30017		PROJECT : CKK DEVELOPMENT	
COMMISSION DIST: 3		TOTAL ACRES : 4.71		DEVELOPER	
PARCEL # : 5089 042		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 12/18/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 10/14/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : SANITARY SEWER - SEWER OUTFALL					
CASE NUMBER : COMDEV2025-00044		ADDRESS : 4925 STONE MOUNTAIN HWY, LILBURN, GA 30047		PROJECT : ENCLAVE AT LAKE LUCERNE- PUMP STATION & FORCE MAIN	
COMMISSION DIST: 2		TOTAL ACRES : 26.74		DEVELOPER	
PARCEL # : 6062 017B		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		COREY GUTHERIE	
RECEIVED ON : 2/18/2025		OPEN SPACE PROVIDED :		ENSITE CIVIL CONSULTING, LLC	
ISSUED ON : 10/13/2025		OPEN SPACE % OF TOTAL :		4224 SWEETWATER JUNO ROAD	
UNIT : N/A		PHASE :		DAWSONVILLE, GA 30534	
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : Pump station and forcemain plans for Enclave at Lake Lucerne Current Gwinnett County Job # EPN2023-02543					

CASE NUMBER : COMDEV2025-00154		ADDRESS : 900 HILLCREST GREEN DR, LAWRENCEVILLE, GA 30046		PROJECT : ROVENA AT HILLCREST GREEN (FKA LIVELY LAWRENCEVILLE)	
COMMISSION DIST: 3		TOTAL ACRES : 17.47		DEVELOPER	
PARCEL # : 7010 009		DENSITY : N/A		DAVE TERRY MCKINLEY HOMES 644 ENGINEERING DR PEACHTREE CORNERS, GA 30092	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 6/30/2025		OPEN SPACE PROVIDED :		MATTHEW KACZENSKI PLANNERS AND ENGINEERS	
ISSUED ON : 10/16/2025		OPEN SPACE % OF TOTAL :		COLLABORATIVE 350 RESEARCH COURT PEACHTREE CORNERS, GA 30092	
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF LAWRENCEVILLE, NEW, SINGLE-FAMILY SUBDIVISION					
CASE NUMBER : COMDEV2025-00200		ADDRESS : 1606 WATERCHASE DR, DACULA, GA 30019		PROJECT : RIVERSPRINGS	
COMMISSION DIST: undefined		TOTAL ACRES : 0.68		DEVELOPER	
PARCEL # : 5249 293		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 8/21/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 10/13/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : PARKING LOT FOR MODEL HOME, Temporary Parking lot					
CASE NUMBER : COMDEV2025-00207		ADDRESS : SOUTH SCALES RD (3200-3500 BLOCK), DULUTH, GA 30097		PROJECT : GC WATER (SOUTH SCALES RD WATER MAIN REPLACEMENT)	
COMMISSION DIST: 1		TOTAL ACRES : 0.94		DEVELOPER	
PARCEL # : 7198 011		DENSITY : N/A		DERRICK KEMP GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES 684 WINDER HIGHWAY LAWRENCEVILLE, GA 30045	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		DESIGNER	
RECEIVED ON : 9/2/2025		OPEN SPACE PROVIDED :		CALEB GULMIRE TETRA TECH 1899 POWERS FERRY RD SUITE 400 ATLANTA, GA 30339	
ISSUED ON : 10/13/2025		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 : 5		NO. OF LOTS : 0	
				TOTAL ACRES : 50.54	

Residential Development Permit

CASE NUMBER : RESDEV2025-00023		ADDRESS : 333 RESEARCH DR, PEACHTREE CORNERS, GA 30092		PROJECT : TOWNES 333 (FKA RESEARCH COURT TRACT)	
COMMISSION DIST: 1		TOTAL ACRES : 0.00		DESIGNER	
PARCEL # : 6285 001		DENSITY : N/A		T MIKE MADDOX KIMLEY-HORN AND ASSOCIATES, INC. 11720 AMBER PARK DR PKWY 400 ALPHARETTA, GA 30009	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 5/30/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 10/15/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF PEACHTREE CORNERS, REDEVELOPMENT, SINGLE FAMILY SUBDIVISION, TOWNHOMES					
TOTAL FOR : Residential Development Permit		NO. OF CASES : 1		NO. OF LOTS : 0	
				TOTAL ACRES : 0.00	

Plat

CASE NUMBER : PLAT2025-00054		ADDRESS : OLD PEACHTREE RD (2100 BLOCK), LAWRENCEVILLE, GA 30043		PROJECT : FISTEAG, FLORENTINA (XPL)	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DESIGNER	
PARCEL # : 7060 005		DENSITY : N/A		BRIAN SUTHERLAND GEORGIA PREMIER LAND SERVICES, INC. 3010 HAMILTON MILL RD BUFORD, GA 30519	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 2/13/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 10/17/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : FISTEAG, FLORENTINA (XPL), R-100 PER RZR2024-00025, 3 LOTS, 1.88 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00139	ADDRESS : LEBANON RD (2000 BLOCK), LAWRENCEVILLE, GA 30043	PROJECT : LEDGESTONE
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COMMISSION DIST: 1	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 7082 057	DENSITY : N/A	STUART GLASSIC TOLL BROTHERS 2400 LAKEVIEW PARKWAY ALPHARETTA, GA 30009	RICHARD E MILLARD ROCHESTER & ASSOCIATES, INC 425 OAK STREET, N.W. GAINESVILLE, GA 30501
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 4/17/2025	OPEN SPACE PROVIDED :		
ISSUED ON : 10/16/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, R-100, 82 LOTS, 51.22 ACRES, 10.00 ACRES OPEN SPACE, SEWER

CASE NUMBER : PLAT2025-00146	ADDRESS : LAWRENCEVILLE SUWANEE RD (700 BLOCK), LAWRENCEVILLE, GA 30046	PROJECT : SHIV SAI HOSPITALITY, LLC
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COMMISSION DIST: 1	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 7008 039	DENSITY : N/A	DHIREN PATEL SHIV SAI HOSPITALITY, LLC 7035 JIMMY CARTER BLVD PEACHTREE CORNERS, GA 30092	JOSH L. LEWIS GEORGIA LAND SURVEYING CO. 155 CLIFTWOOD DR ATLANTA, GA 300328
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 4/24/2025	OPEN SPACE PROVIDED :		
ISSUED ON : 10/15/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : COMMERCIAL PLATTING ONLY, C-2 PER RZC2018-00017, 2 LOTS, 8.48 ACRES, SEWER

CASE NUMBER : PLAT2025-00165	ADDRESS : HURRICANE SHOALS RD (2300 BLOCK), DACULA, GA 30019	PROJECT : PINECREST RIDGE
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COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER	DESIGNER
PARCEL # : 7018 238	DENSITY : 3.59	SCOTT EDWARDS CLAYTON PROPERTIES GROUP, INC. D.B.A. CHAFIN LAND DEVELOPMENT 5230 BELLE WOOD COURT SUITE A BUFORD, GA 30518	LEE JAY JOHNSON LAND DEVELOPMENT SURVEYORS, INC. P.O. BOX 2050 DACULA, GA 30019
STATUS : PLANS AUTHORIZED	NO. OF LOTS : N/A		
RECEIVED ON : 5/5/2025	OPEN SPACE PROVIDED :		
ISSUED ON : 10/14/2025	OPEN SPACE % OF TOTAL :		
UNIT : N/A	PHASE :		
POD : N/A	CITY LIMITS : No		

PROJECT DESCRIPTION : SINGLE FAMILY SUBDIVISION, R-60 PER RZR2023-00016, 67 LOTS, 18.68 ACRES, 2.10 ACRES OPEN SPACE, SEWER

CASE NUMBER : PLAT2025-00201		ADDRESS : PROSPECT RD (1300 BLOCK), LAWRENCEVILLE, GA 30043		PROJECT : MILLER, KEVIN WILLIAM & PAGANO, VALERIE (XPL)	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 7055 389		DENSITY : N/A		DESIGNER	
STATUS : REVISION AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 5/23/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 10/17/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : MILLER, KEVIN WILLIAM & PAGANO, VALERIE (XPL), RA200, 2 LOTS, 8.21 ACRES, SEPTIC					
CASE NUMBER : PLAT2025-00236		ADDRESS : SYCAMORE ROAD (6000 BLOCK), BUFORD, GA 30518		PROJECT : ARBORS AT RICHLAND CREEK	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 7350 004		DENSITY : N/A		DESIGNER	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		GREG HASTY ASHTON ATLANTA RESIDENTIAL, LLC 3820 MANSELL ROAD, SUITE 300 ATLANTA, GA 30327	
RECEIVED ON : 6/18/2025		OPEN SPACE PROVIDED :		ALBERT W GRAMLING GUNNIN LAND SURVEYING, LLC 141 RAILROAD STREET CANTON, GA 30114	
ISSUED ON : 10/14/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : SINGLE-FAMILY CONSERVATION SUBDIVISION, R-100CSO PER SUP2006-00090, 39 LOTS, 16.98 ACRES, SEWER					
CASE NUMBER : PLAT2025-00261		ADDRESS : PLEASANT HILL RD (2100 BLOCK), DULUTH, GA 30096		PROJECT : DULUTH EXCHANGE	
COMMISSION DIST: 1		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 6208 008		DENSITY : N/A		DESIGNER	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		BEN VO MPI DEVELOPMENT GROUP 4311 COMMUNICATIONS DRIVE NORCROSS, GA 30093	
RECEIVED ON : 7/8/2025		OPEN SPACE PROVIDED :		DONALD EDWARD JAMES PRECISION PLANNING, INC 400 PIKE BOULEVARD LAWRENCEVILLE, GA 30046	
ISSUED ON : 10/14/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : COMMERCIAL PLATTING ONLY, C-2 PER REZ1980-00040, REZ1983-00119 AND REZ1984-00020, 5 LOTS, 29.51 ACRES, SEWER					

CASE NUMBER : PLAT2025-00275		ADDRESS : WINDER HWY (1300 BLOCK), DACULA, GA 30019		PROJECT : ALCOVE AT RIVER'S EDGE-PHASE 2	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5239 010		DENSITY : N/A		DESIGNER	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		SAM ROGERS BIRGE & HELD 8902 N MERIDIAN ST, STE 205 INDIANAPOLIS, IN 46260	
RECEIVED ON : 7/18/2025		OPEN SPACE PROVIDED :		GRAEME KAISER GASKINS + LECRAW 1266 POWDER SPRINGS RD MARIETTA, GA 30064	
ISSUED ON : 10/15/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : ALCOVE AT RIVER'S EDGE-PHASE 2, RM-24, 1 LOT, 4.90 ACRES, SEWER					
CASE NUMBER : PLAT2025-00303		ADDRESS : LAWRENCEVILLE HWY (1300 BLOCK), LAWRENCEVILLE, GA 30046		PROJECT : MSP LAWRENCEVILLE HIGHWAY	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5082 005		DENSITY : N/A		DESIGNER	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		ED ALEXANDER MIDDLE STREET PARTNERS 670 PONCE DE LEON AVENUE, SUITE 8500 ATLANTA, GA 30308	
RECEIVED ON : 8/5/2025		OPEN SPACE PROVIDED :		JAMES A. CANNIGNTON HUSSEY, GAY, BELL & DEYOUNG, INC. 3100 BRECKINRIDGE BOULEVARD, BUILDING 300 DULUTH, GA 30096	
ISSUED ON : 10/14/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : COMMERCIAL PLATTING ONLY, R-75, C-2 PER REZ1998-00074 & MU-R PER RZC2023-00022, 2 LOTS, 27.01 ACRES, SEWER					
CASE NUMBER : PLAT2025-00349		ADDRESS : WILBANKS ST (200 BLOCK), BUFORD, GA 30518		PROJECT : TIPTON HOMEBUILDERS (XPL)	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 7294D212		DENSITY : N/A		DESIGNER	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 9/17/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 10/14/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF BUFORD, TIPTON HOMEBUILDERS (XPL), M1, 3 LOTS, 4.04 ACRES, SEWER					
TOTAL FOR : Plat		NO. OF CASES : 10		NO. OF LOTS : 0	
				TOTAL ACRES : 0.00	

GRAND TOTALS	NO. OF CASES : 16	NO. OF LOTS : 0	TOTAL ACRES : 50.54