



**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 11/17/2025 to 11/21/2025

Commercial Development Permit

CASE NUMBER : COMDEV2025-00035 ADDRESS : 2100 GRAVEL SPRINGS RD, BUFORD, GA 30519 PROJECT : QUINTERO COMMERCIAL PROPERTY

COMMISSION DIST: 4 TOTAL ACRES : 2.74 DEVELOPER DESIGNER
PARCEL # : 3001A101 DENSITY : N/A PILLAR QUINTERO JAMES S LANDERS
JUAN & PILLAR QUINTERO J. STEVEN LANDERS
1364 ACE MCMILIAN RD 156 HOLLY HILLS DR
DACULA, GA 30019-2556 ATHENS, GA 30606
STATUS : PERMIT ISSUED NO. OF LOTS : N/A
RECEIVED ON : 2/10/2025 OPEN SPACE PROVIDED :
ISSUED ON : 11/20/2025 OPEN SPACE % OF TOTAL :
UNIT : N/A PHASE :
POD : N/A CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF MULBERRY, REDEVELOPMENT, COMMERCIAL DEVELOPMENT

CASE NUMBER : COMDEV2025-00167 ADDRESS : 1564 HERRINGTON RD, LAWRENCEVILLE, GA 30043 PROJECT : HERRINGTON MILL

COMMISSION DIST: 1 TOTAL ACRES : 27.62 DEVELOPER DESIGNER
PARCEL # : 7075 010 DENSITY : N/A JACK BERKEY CHARLES ZAKEM
LINCOLN AVENUE CAPITAL KIMLEY-HORN AND ASSOCIATES, INC.
MANAGEMENT 1200 PEACHTREE ST NE
401 WILSHIRE BLVD ATLANTA, GA 30309
SANTA MONICA, CA 90401
STATUS : PERMIT ISSUED NO. OF LOTS : N/A
RECEIVED ON : 7/24/2025 OPEN SPACE PROVIDED :
ISSUED ON : 11/19/2025 OPEN SPACE % OF TOTAL :
UNIT : N/A PHASE :
POD : N/A CITY LIMITS : No

PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT

CASE NUMBER :	COMDEV2025-00187	ADDRESS :	970 MCELVANEY LN, LAWRENCEVILLE, GA 30044	PROJECT :	GC SCHOOLS (GSMST - 4TH FLOOR BUILD OUT)
COMMISSION DIST:	1	TOTAL ACRES :	25.06	DEVELOPER	DESIGNER
PARCEL # :	7036 013	DENSITY :	N/A	KEVIN D WHIGHAM BOWMAN 4174 SILVER PEAK PKWY SUWANEE, GA 30024	
STATUS :	PERMIT ISSUED	NO. OF LOTS :	N/A		
RECEIVED ON :	8/14/2025	OPEN SPACE PROVIDED :			
ISSUED ON :	11/20/2025	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 :	3	NO. OF LOTS :	0
				TOTAL ACRES :	55.42

Residential Development Permit

CASE NUMBER :	RESDEV2025-00019	ADDRESS :	OLD PEACHTREE RD (1900 BLOCK), DULUTH, GA 30096	PROJECT :	SUGARLOAF TOWNSHIP (FKA SUGARLOAF PARKWAY PUD)
COMMISSION DIST:	1	TOTAL ACRES :	0.00	DEVELOPER	DESIGNER
PARCEL # :	7199 224	DENSITY :	N/A	MIKE SMITH TPG DEVELOPMENT, LLC 11340 LAKEFIELD DR JOHNS CREEK, GA 30097	JOHN MERDER KIMLEY-HORN AND ASSOCIATES, INC. 11720 AMBER PARK DR ALPHARETTA, GA 30009
STATUS :	PERMIT ISSUED	NO. OF LOTS :	N/A		
RECEIVED ON :	5/14/2025	OPEN SPACE PROVIDED :			
ISSUED ON :	11/20/2025	OPEN SPACE % OF TOTAL :			
UNIT :	N/A	PHASE :			
POD :	N/A	CITY LIMITS :	Yes		
PROJECT DESCRIPTION : CITY OF DULUTH, NEW, SINGLE-FAMILY SUBDIVISION, TOWNHOMES					
TOTAL FOR : Residential Development Permit		NO. OF CASES :	1	NO. OF LOTS :	0
				TOTAL ACRES :	0.00

CASE NUMBER : PLAT2025-00174		ADDRESS : VIRGIL MOON RD (1700 BLOCK), LOGANVILLE, GA 30052		PROJECT : BRASWELL FARMS	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 4247 005		DENSITY : N/A		SCOTT DOZIER EASTWOOD HOMES 1000 MANSELL EXCHANGE WEST ALPHARETTA, GEORGIA 30022	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER CHRISTOPHER W CLARK CLARK LAND CONSULTANTS 11 BELMORE MANOR DR SUWANEE, GA 30024	
RECEIVED ON : 5/9/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 11/17/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : SINGLE-FAMILY SUBDIVISION, OSC PER RZR2022-00014, 60 LOTS,33.53 ACRES, 19.78 ACRES OPEN SPACE, SEWER					
CASE NUMBER : PLAT2025-00183		ADDRESS : ARNOLD RD (500 BLOCK), LAWRENCEVILLE, GA 30044		PROJECT : ROYAL MODERN HOMES, LLC. (XPL)	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5020 002A		DENSITY : N/A		ALEX TIRITEU ROYAL MANSIONS, LLC 741 ROCKSPRINGS ROAD LAWRENCEVILLE, GA 30043	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER LEE JAY JOHNSON LAND DEVELOPMENT SURVEYORS, INC. P.O. BOX 2050 DACULA, GA 30019	
RECEIVED ON : 5/15/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 11/18/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : ROYAL MODERN HOMES, LLC. (XPL), R-100, 4 LOTS, 3.01 ACRES, SEWER					

CASE NUMBER : PLAT2025-00241		ADDRESS : MARTINS CHAPEL ROAD (700 BLOCK), LAWRENCEVILLE, GA 30045		PROJECT : PARKLAND COMMUNITIES (XPL)	
COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 5213 024	DENSITY : N/A	IAN YOUNG PARKLAND COMMUNITIES 925 NORTH POINT PARKWAY, SUITE 320 ALPHARETTA, GA 30005		CLINTON R COULTER GASKINS + LECRAW 147 REINHARDT COLLEGE PKWY CANTON, GA 30114	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 6/24/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 11/18/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : PARKLAND COMMUNITIES (XPL), R-60 PER REZ2025-00007, 5 LOTS, 38.47 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00289		ADDRESS : THOMPSON MILL RD (3000 BLOCK), MULBERRY, GA 30519		PROJECT : HAWES HOMES (XPL)	
COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 1003 014B	DENSITY : N/A	JEFFREY HAWES HAWES HOMES, LLC 425 BUFORD HIGHWAY, SUITE 202 SUWANEE, GA 30024		LEE JAY JOHNSON LAND DEVELOPMENT SURVEYORS, INC. P.O. BOX 2050 DACULA, GA 30019	
STATUS : REVISION AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 7/28/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 11/18/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : Yes				
PROJECT DESCRIPTION : CITY OF MULBERRY, HAWES HOMES (XPL), RA-200, 6 LOTS, 13.59 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00339		ADDRESS : SMITHTOWN RD (3500 BLOCK), SUWANEE, GA 30024		PROJECT : MISSION NEW VALUE GROUP LLC (XPL)	
COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 7192 013	DENSITY : N/A			CHRIS BALDWIN THOMAS & HUTTON 5074 BRISTOL INDUSTRIAL WAY BUFORD, GA 30518	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 9/8/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 11/21/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : Yes				
PROJECT DESCRIPTION : CITY OF SUWANEE, MISSION NEW VALUE GROUP LLC (XPL), R-140, 7 LOTS, 13 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00362		ADDRESS : ALCOVY RD (2400 BLOCK), DACULA, GA 30019		PROJECT : LINEAGE	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5277 043		DENSITY : N/A		MICAH NOBLE 111 MONUMENT CIRCLE, SUITE 1500 INDIANAPOLIS, IN 46204	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		MICAH NOBLE THOMPSON THRIFT RESIDENTIAL 111 MONUMENT CIRCLE INDIANAPOLIS, IN 46204	
RECEIVED ON : 10/1/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 11/21/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : COMMERCIAL PLATTING ONLY, MRR PER REZ2025-00005, 1 LOT, 14.65 ACRES, SEWER					
CASE NUMBER : PLAT2025-00384		ADDRESS : DACULA RD (1000 BLOCK), DACULA, GA 30019		PROJECT : THE OAKS AT APPALACHEE FARMS	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 2001 292		DENSITY : N/A		JEFF WHITT TROPHY CLUB OF APALACHEE 1008 DACULA ROAD DACULA, GA 30019	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		VIRGIL T HAMMOND WATTS & BROWNING ENGINEERS, INC 1349 OLD 41 HWY MARIETTA, GA 30060	
RECEIVED ON : 10/23/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 11/21/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF MULBERRY, THE OAKS AT APPALACHEE FARMS (XPL), R100CLU, .882 ACRES, 2 LOTS, SEWER					
TOTAL FOR : Plat		NO. OF CASES : 7		NO. OF LOTS : 0	
				TOTAL ACRES : 0.00	
GRAND TOTALS		NO. OF CASES : 11		NO. OF LOTS : 0	
				TOTAL ACRES : 55.42	