



**Gwinnett County
Department of Planning & Development**

Development Cases Issued/Approved

From 9/8/2025 to 9/12/2025

Plat

CASE NUMBER : PLAT2023-00037

ADDRESS : BUFORD DR (900 BLOCK),
LAWRENCEVILLE, GA 30043

PROJECT : RANGEWATER REAL ESTATE

COMMISSION DIST: 4

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 7028 006

DENSITY : N/A

DANIEL NAUMANN
RANGEWATER REAL ESTATE
5605 GLENRIDGE DRIVE NE
ATLANTA, GA 30342

PAUL CANNON
TERRAMARK LAND SURVEYING, INC.
1936 BELLS FERRY ROAD
MARIETTA, GA 30066

STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 2/14/2023

OPEN SPACE PROVIDED :

ISSUED ON : 9/12/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : No

PROJECT DESCRIPTION : COMMERCIAL PLATTING ONLY, C-2 & RM-24 PER RZM2022-00031, 22.08 ACRES, 2 LOTS, SEWER

CASE NUMBER : PLAT2023-00373

ADDRESS : MAIN ST (300 BLOCK), LILBURN, GA
30047

PROJECT : MAIN STREET TOWNES AT LILBURN P2

COMMISSION DIST: 2

TOTAL ACRES : 0.00

DEVELOPER

DESIGNER

PARCEL # : 6147 002

DENSITY : N/A

MARTY COLLIER
STANLEY MARTIN HOMES
6285 BARFIELD RD. STE 100
SANDY SPRINGS, GA 30328

KEVIN L CANN
NORTHEAST LAND SURVEYING
GA

STATUS : PLANS
AUTHORIZED

NO. OF LOTS : N/A

RECEIVED ON : 11/22/2023

OPEN SPACE PROVIDED :

ISSUED ON : 9/10/2025

OPEN SPACE % OF TOTAL :

UNIT : N/A

PHASE :

POD : N/A

CITY LIMITS : Yes

PROJECT DESCRIPTION : CITY OF LILBURN, SINGLE FAMILY TOWNHOME SUBDIVISION, CB, 26 LOTS, 2.16 ACRES, SEWER

CASE NUMBER : PLAT2025-00101		ADDRESS : GRAVEL SPRINGS RD (2800 BLOCK), BUFORD, GA 30519		PROJECT : TOWNS AT IVY CREEK PHASE III	
COMMISSION DIST: 4	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 7142 006	DENSITY : N/A	DAVE COLESTOCK LENNAR GEORGIA LLC 1000 HOLCOMB WOODS PARKWAY BLDG 400 ROSWELL, GA 30076		MICHAEL C SANFORD PLANNERS AND ENGINEERS COLLABORATIVE 350 RESEARCH CT PEACHTREE CORNERS, GA	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 3/21/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 9/11/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : SINGLE FAMILY TOWNHOMES, PHASE 3, R-TH PER RZM2021-00007, 168 LOTS, 30.89 ACRES, SEWER					

CASE NUMBER : PLAT2025-00135		ADDRESS : HARBINS RD (2600 BLOCK), BETHLEHEM, GA 30620		PROJECT : ATLAS DEVELOPMENT, LLC (XPL)	
COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 5343 001	DENSITY : N/A	CAMERON HENDERSON ATLAS DEVELOPMENT, LLC 554 WEST MAIN STREET BUFORD, GA 30518		SHANE FOSTER LAND DEVELOPMENT SURVEYORS, INC P.O BOX2050 DACULA, GA 30019	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 4/11/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 9/12/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : ATLAS DEVELOPMENT, LLC HARBINS (XPL), RA-200, 7 LOTS, 19.47 ACRES, SEPTIC					

CASE NUMBER : PLAT2025-00233		ADDRESS : BURTON RD (700 BLOCK), LOGANVILLE, GA 30052		PROJECT : ATLAS DEVELOPMENT, LLC	
COMMISSION DIST: 3	TOTAL ACRES : 0.00	DEVELOPER		DESIGNER	
PARCEL # : 5197 048	DENSITY : N/A	CAMERON HENDERSON ATLAS DEVELOPMENT 554 WEST MAIN STREET, SUITE 700 BUFORD, GA 30518		LEE JAY JOHNSON LAND DEVELOPMENT SURVEYING, INC P. O. BOX 2050 DACULA, GA 30019	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A			
RECEIVED ON : 6/17/2025	OPEN SPACE PROVIDED :				
ISSUED ON : 9/12/2025	OPEN SPACE % OF TOTAL :				
UNIT : N/A	PHASE :				
POD : N/A	CITY LIMITS : No				
PROJECT DESCRIPTION : ATLAS DEVELOPMENT, LLC (XPL), R100, 2 LOTS, 2.000 ACRES, SEPTIC.					

CASE NUMBER : PLAT2025-00243		ADDRESS : 1728 PUCKETTS DR, LILBURN, GA 30047		PROJECT : NEXTRES PROJECT 2025	
COMMISSION DIST: 2		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 6075 002		DENSITY : N/A		BRANDON WHITE NEXTRES LLC 12 PENNS TRAIL ATLANTA, GA 18940	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER EUGENE STEPANOV SURVEY LAND EXPRESS 24 LENOX POINTE NE STE A, ATLANTA, GA 30324 ATLANTA, GA 30324	
RECEIVED ON : 6/24/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/12/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : NEXTRES PROJECT 2025 (XPL), R-100, 3.21 ACRES, 3 LOTS, SEPTIC					
CASE NUMBER : PLAT2025-00270		ADDRESS : SPOUT SPRINGS RD (BLOCK 4600), BUFORD, GA 30519		PROJECT : ATLAS DEVELOPMENT, LLC (XPL)	
COMMISSION DIST: 4		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 3007 033		DENSITY : N/A		CAMERON HENDERSON ATLAS DEVELOPMENT, LLC 554 WEST MAIN STREET BUFORD, GA 30518	
STATUS : PLANS AUTHORIZED		NO. OF LOTS : N/A		DESIGNER LEE JAY JOHNSON LAND DEVELOPMENT SURVEYORS, INC PO BOX 2050 DACULA, GA 30019	
RECEIVED ON : 7/15/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/8/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : CITY OF MULBERRY, ATLAS DEVELOPMENT (XPL), RA200, 5 LOTS, 5.04 ACRES, SEPTIC					
TOTAL FOR : Plat		NO. OF CASES : 7		NO. OF LOTS : 0	
				TOTAL ACRES : 0.00	

Commercial Development Permit

CASE NUMBER : COMDEV2024-00051		ADDRESS : 300 PHILIP BLVD, LAWRENCEVILLE, GA 30046		PROJECT : PHILIPS PROFESSIONAL PLAZA	
COMMISSION DIST: 3		TOTAL ACRES : 1.00		DEVELOPER	
PARCEL # : 7009 019		DENSITY : N/A		DESIGNER	
				SAM SHERWANI RABIA SHABAZ 385 HURRICANE SHOALS RD DULUTH, GA 30046	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		JONATHAN J TILENIS HUGHES-RAY COMPANCY, INC. 6554 EAST CHURCH ST DOUGLASVILLE, GA 30134	
RECEIVED ON : 3/6/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 9/10/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : NEW, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2024-00226		ADDRESS : 4477 LENORA CHURCH RD, SNELLVILLE, GA 30039		PROJECT : GC PARKS AND RECREATION (LENORA PARK)	
COMMISSION DIST: 3		TOTAL ACRES : 112.00		DEVELOPER	
PARCEL # : 4319 001		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 10/17/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 9/10/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : REDEVELOPMENT, COMMERCIAL DEVELOPMENT					
CASE NUMBER : COMDEV2025-00155		ADDRESS : 2500 IVY CREEK RD, BUFORD, GA 30519		PROJECT : IVY CREEK BAPTIST CHURCH - PARKING LOT ADDITION	
COMMISSION DIST: 4		TOTAL ACRES : 7.40		DEVELOPER	
PARCEL # : 7142 005		DENSITY : N/A		DESIGNER	
				JEFF BOWIE IVY CREEK BAPTIST CHURCH 2500 IVY CREEK RD BUFORD, GA 30519	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A		MYLES W MONTGOMERY CIVILSCAPE'S 7185 SHADY GROVE RD CUMMING, GA 30041	
RECEIVED ON : 7/2/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/11/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF BUFORD, REDEVELOPMENT, COMMERCIAL DEVELOPMENT					
TOTAL FOR : Commercial Development Permit		NO. OF CASES : 3		NO. OF LOTS : 0	
				TOTAL ACRES : 120.40	

Residential Development Permit

CASE NUMBER : RESDEV2024-00062		ADDRESS : 538 OLD JOHNSON RD, LAWRENCEVILLE, GA 30045		PROJECT : AZALEA	
COMMISSION DIST: 3		TOTAL ACRES : 0.00		DEVELOPER	
PARCEL # : 5139 182		DENSITY : N/A		DESIGNER	
		COREY MILLER STANLEY MARTIN HOMES 6285 BARFIELD RD SANDY SPRINGS, GA 30328		AMY P HUFFINE BOHLER 211 PERIMETER CENTER PKWY NE ATLANTA, GA 30346	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 12/4/2024		OPEN SPACE PROVIDED :			
ISSUED ON : 9/12/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : No			
PROJECT DESCRIPTION : NEW, SINGLE-FAMILY SUBDIVISION, TOWNHOMES & DUPLEXES					
TOTAL FOR : Residential Development Permit		NO. OF CASES : 1		NO. OF LOTS : 0	
				TOTAL ACRES : 0.00	

Land Disturbance Permit

CASE NUMBER : LANDIS2025-00009		ADDRESS : 0 RICHLAND CRK, BUFORD, GA 30518		PROJECT : S RICHLAND CREEK RD	
COMMISSION DIST: 4		TOTAL ACRES : 7.92		DEVELOPER	
PARCEL # : 7324 007		DENSITY : N/A		DESIGNER	
STATUS : PERMIT ISSUED		NO. OF LOTS : N/A			
RECEIVED ON : 8/29/2025		OPEN SPACE PROVIDED :			
ISSUED ON : 9/10/2025		OPEN SPACE % OF TOTAL :			
UNIT : N/A		PHASE :			
POD : N/A		CITY LIMITS : Yes			
PROJECT DESCRIPTION : CITY OF BUFORD, LAND DISTURBANCE, Erosion control plans to show grading/clearing and detention pond facility. This submittal to Gwinnett County is for the ROW encroachment and GIS addressing for the entrance.					
TOTAL FOR : Land Disturbance Permit		NO. OF CASES : 1		NO. OF LOTS : 0	
				TOTAL ACRES : 7.92	

GRAND TOTALS		NO. OF CASES : 12		NO. OF LOTS : 0	
				TOTAL ACRES : 128.32	