



# BOARD OF ZONING APPEALS

AUGUST 21, 2025

ALPHARETTA CITY HALL  
COUNCIL CHAMBERS  
2 PARK PLAZA  
5:30 PM

1. **CALL TO ORDER**
  - A. **Election of Vice-Chair for remainder of 2025.**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
  - A. **Approve Board of Zoning Appeals Minutes of 6.19.25**
4. **PUBLIC HEARING**
  - A. **Public Hearing Procedure**
  - B. **V-25-16 Nass/3565 Newport Bay Drive**

Consideration of a variance to Unified Development Code Subsections 2.3.3(B) and 2.3.3(C)(7) to reduce the rear swimming pool setback from 20' to 10'. The property is located at 3565 Newport Bay Drive and is legally described as being located in Land Lot 1188, 2nd District, 1st Section, Fulton County, Georgia.
  - C. **V-25-15 Colonial Pipeline Fence Variance**

Consideration of a variance to Unified Development Code Subsection 2.3.6(f) to reduce the setback for a fence along a multi-use trail and to increase the height of a fence along a multi-use trail. The property is located at 1000 Lake Street and is legally described as being located in Land Lots 698, 699, 744 & 745, 1st District, 2nd Section, Fulton County, Georgia.
5. **ITEMS FROM BOARD MEMBERS**
6. **ITEMS FROM STAFF**
7. **ADJOURNMENT**



1. ROLL CALL

2. APPROVAL OF MEETING MINUTES

A. Approval of Board of Zoning Appeals Minutes of April 17, 2025.

❖ Board Member Holcombe offered a motion to approve the meeting minutes of April 17, 2025.

- The motion received a second from Board Member Donna Shaw Murphy.
- The motion was approved unanimously (6-0)

3. CALL TO ORDER

• Board Members Present

- Chairman Mike Gordy
- Vice Chair Kirk Driskell
- Marc Gelber
- Anne Holcombe
- DJ Teshale Donna Shaw Murphy
- Lisa Shippel

• Board Members Absent

- Kirk Driskell

4. PUBLIC HEARING

A. Public Hearing Procedure

B. V-25-10 Georgia Skyline Bank

Michael Woodman, Planning & Development Manager presented consideration of a variance to reduce the front building setbacks on Mansell Road and Old Roswell Road to allow for the redevelopment of a gas station with a new two (2) story, 5,760 square foot bank with drive through. A variance is requested from Unified Development Code (UDC) Subsection 2.2.17(D) to reduce the front building setbacks on Mansell Road and Old Roswell Road. The property is located at 1190 Old Roswell Road and is legally described as

being located in Land Lot 560, 1st District, 2nd Section, Fulton County, Georgia.

The applicant, Christopher Nardone, is requesting consideration of a variance to reduce the front building setback from 65' to 32.5' on Mansell Road and from 65' to 62' on Old Roswell Road to allow for the redevelopment of a gas station with convenience store into a bank with drive-through. The variance request is being initiated upon Staff input on a code compliant and alternate site plans prepared for Georgia Skyline Bank. The requested variance would allow for the building to be moved closer to the street with most parking and the drive-through located to the side and/or behind the bank building.

#### Location Map

Street view of property from Mansell.

View from Old Roswell St. side.

The intent of the variance request is to address Staff concerns related to the aesthetics of the property from the street. Under current development regulations and as represented by the applicant on a code compliant site plan, the bank building would be located at the rear of the site with surface parking located between the building and the two (2) streets. With input from Staff, the applicant has offered an alternate site layout which requires a front setback variance along Old Roswell Road and Mansell Road. The variance would reduce the front setback along Mansell Road from 65' to 32.5' and along Old Roswell Road from 65' to 62'.

The 0.84-acre property is zoned LI (Light Industrial) and is developed with a ten (10) pump BP gas station and 2,637 square foot convenience store, as well as a car wash. The site has a retaining wall along both road frontages with the height of the wall increasing from approximately two-feet (2') at the driveway curb cuts to approximately eight-feet (8') at the corner of Mansell Road and Old Roswell Road. The current grade of the property is approximately two-feet (2') to six-feet (6') above the finished grade of the adjacent streets. Surrounding properties are also zoned LI. Mansell Overlook office buildings are located to the north and west, Land Rover Jaguar is located to the south and Home 2Suites (City of Roswell) is located to the east.

The applicant provided a code-compliant site plan depicting redevelopment of the property with a bank with drive-through which meets building setbacks. The plan positions the new bank building at the back of the property with all surface parking and the drive-through positioned between the building and Mansell Road and Old Roswell Road.

The variance site plan maintains the existing curb cuts from Mansell Road and Old Roswell Road. The two (2) story, 5,760 square foot bank building is pulled forward to the intersection with only five (5) parking spaces located between the building and adjacent streets. The bank building is depicted with a 62' setback from Old Roswell Road and the drive-through structure has a 32.5' setback from Mansell Road. The two (2) story building helps screen the parking spaces and dumpster enclosure situated behind the building.

#### Variance Review Criteria:

- *The property has exceptional conditions due to its shape and topography. The property sits approximately two-feet (2') to six-feet (6') higher than Mansell Road and Old Roswell Road*

*and has a triangular shape with two (2) street frontages. The front setback variances would allow for a better site layout which would improve the viewshed along Mansell Road by positioning most parking and the drive-through to the side and/or rear of the building.*

- *Application of the ordinance would not prevent the bank with drive-through from being constructed on the property. Staff encouraged the applicant to seek a front setback variance in order to improve the viewshed along Mansell Road.*
- *The property can be developed as a bank with drive-through without the requested variance. However, approval of the variance would improve the viewshed along Mansell Road by positioning most parking and the drive-through to the side and/or rear of the building.*

Staff has reviewed the applicant's proposal against the review criteria for a variance. A bank with drive-through is a permitted use on the subject property and the 65' front building setbacks would not prohibit the construction of a bank. However, the proposed site layout requiring a front setback variance would achieve an improved appearance from Mansell Road and Old Roswell Road and is supported by Staff. The preferred site layout flips the site design to bring the building forward to the street with most parking and the drive-through to the side and/or rear of the building. If approved, it is recommended that the retaining walls along the property's frontage be painted to blend with the surroundings.

Staff's recommendation is to Approve V-25-10 Georgia Skyline Bank, subject to the following conditions:

1. Site layout shall be permitted as depicted on the site plan prepared by Carter Harkleroad Group, revised 5/13/25, and with a 32.5' front setback on Mansell Road and a 62' front setback on Old Roswell Road.
2. Building shall be substantially similar to the renderings prepared by CNNA Architects, dated 5/21/25, with final approval by DRB.
3. Foundation plantings shall be required along the southeast and southwest sides of the building, as approved by DRB.
4. Bioretention areas shall be planted as decorative features, as approved by DRB.
5. In addition to trees, developer shall plant shrubs and ornamental grasses in the landscape strips along Mansell Road and Old Roswell Road. These plantings shall be installed near the highest ground elevations to provide additional site screening, as approved by DRB.
6. Landscape strip along Mansell Road shall be enhanced to screen the drive-thru, as depicted on the site plan prepared by Carter Harkleroad Group, revised 5/13/25.
7. Developer shall paint the retaining wall to blend with the surroundings, subject to final approval by Staff.

There was discussion from the Board:

- Parking.

- Setbacks granted to gas stations.
- Traffic.
- Cut throughs..
- LDP Process.
- Maintenance of retaining wall.

Applicant gave a presentation:

- Community Bank that serves small businesses.
- World Headquarters.
- Safety concerns with wall to the back.
- Willing to work with City to improve the wall/railing.

There was discussion from the Board about improving the wall.

There was no public comment.

- ❖ Board Member Gelber offered a motion to approve with Staff recommended conditions.
  - The motion received a second from Board Member Holcombe
  - The motion was approved unanimously (6-0)

### C. V-25-12 Fredrick/100 Jayne Ellen Way

Michael Woodman, Planning & Development Manager presented consideration of a variance to reduce the front building setback from 50' to 35' to allow for the redevelopment of a residential lot with a new single-family detached home. The property is located at 100 Jayne Ellen Way and is legally described as being located in Land Lots 1194 & 1255, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

The submitted request, if approved, would allow a 35' front building setback for a new single-family detached home. A variance is requested to reduce the platted front building setback from 50' to 35'. The subject property is located at 100 Jayne Ellen Way in the Coldridge Forest subdivision.

The 0.556-acre property is zoned R-15 (Dwelling, 'For-Sale', Residential) and is developed with a one (1) story, 1,554 square foot single-family detached home. There are two (2) perennial streams running along the west and south property lines which have buffers covering nearly the entire property. Surrounding properties are zoned R-15 and located in the Coldridge Forest subdivision, except the property to the southwest is an unplatted residential lot.

Unified Development Code (UDC) Subsection 2.2.5(D), R-15 Dwelling, For-Sale, Residential, District Regulations, requires a 35' front setback along a local street. However, the Coldridge Forest subdivision plat reflects a 50' front building setback.

The site plan depicts redevelopment of the existing home with a new two (2) story, approximately

3,111 square foot single-family detached home with side-loaded garage. The new home is depicted with a 35' front building setback. The new home was laid out to minimize impacts to the stream buffers by limiting the side (east) and rear (south) building setbacks to the setbacks of the existing home. The new home maintains the existing encroachment into the stream buffer and would not result in additional impacts to stream buffers.

**Variance Criteria:**

- *Application of the ordinance would significantly limit the developable area of the property.*
- *The property has peculiar conditions due to the presence of two (2) perennial streams which encumber nearly the entire property. The new home utilizes the setbacks for the existing home on the east and south sides in order to limit impacts to the stream. The variance to reduce the front setback from 50' to 35' is consistent with the front setback required in the R-15 zoning district and would limit further encroachment into the stream buffers. In addition, the adjacent home to the southeast has a 36' setback along Jayne Ellen Way.*

Staff has reviewed the applicant's proposal against the review criteria for a variance. The property has an unusual shape and topography. In addition, there are peculiar conditions on the property due to the presence of two (2) perennial streams which encumber nearly the entire property. The new home utilizes the setbacks for the existing home on the east and south sides in order to limit impacts to the stream. The variance to reduce the front setback from 50' to 35' is consistent with the front setback required in the R-15 zoning district and would limit further encroachment into the stream buffers. In addition, the adjacent home to the southeast has a 36' setback along Jayne Ellen Way.

There was discussion from the Board:

- 36' setback to neighbor's property.
- Stream buffer setback.
- Mitigation precedent.
- Reduction of impact from existing homes.
- Proposed floor plan is a little larger.
- Hardship.
- Impact to stream buffer.

Applicant gave a presentation:

- Reducing lowest level of three level home.
- Less impact on stream buffer.

There was discussion from the Board:

- No height variance required.

SF of home is 3100 sf.

There was no public comment.

- ❖ Board Member Teshale offered a motion to approve with Staff recommended conditions.
  - The motion received a second from Board Member Shaw Murphy.
  - The motion was approved unanimously (6-0)

**D. E-25-06 Janssen/1580 Rucker Road**

Michael Woodman, Planning & Development Manager presented consideration of an exception to allow a circular driveway with two (2) curb driveway cuts less than 300' from each other on a 1.31-acre single-family lot. An exception is requested to Unified Development Code (UDC) Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other. The property is located at 1580 Rucker Road and is legally described as being located in Land Lot 1273, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

The submitted request, if approved, would allow a circular driveway with a reduced separation distance between two (2) driveway curb cuts on a 1.31-acre single-family lot. An exception is requested to Unified Development Code (UDC) Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other. The subject property is located at 1580 Rucker Road on the north side of Rucker Road and east of Michaela Drive.

The property is zoned R-15 (Dwelling, 'For-Sale', Residential) and is currently being redeveloped with a new single-family detached home. Surrounding properties are zoned R-15. Unplatted, residential lots are located to the west and east, Hunters Oaks is located to the north and Arrowood is located to the south.

An exception is requested to UDC Subsection 2.5.6(B) Public Street Access, Driveways and Curb Cuts to allow two (2) curb cuts on the same lot less than 300' from each other. According to the applicant, the primary reason for the exception is related to safety and accessibility. The exception will allow for more efficient ingress and egress to and from the property. The property, which was formerly developed as two (2) single-family lots, was combined into a single parcel in 2022. Before the lot combination, each lot had a curb cut driveway off Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.

**Site Plan:**

The submitted survey depicts a circular driveway with two (2) curb cuts on Rucker Road approximately 150' apart. Both curb cuts are existing due to the property previously being developed as two (2) single-family lots. The westernmost driveway was approved with the land disturbance permit for the redevelopment of the property

**Exception Review Criteria:**

- *There are not exceptional conditions pertaining to the subject property due to its size, shape or topography that relate to or support the requested exception. However, the property was previously developed as two (2) lots with each lot having a curb cut on Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.*
- *The application of the Ordinance would only allow one (1) curb cut for the subject property.*
- *The applicant's proposal would not cause a substantial detriment to the public good. The property was previously developed as two (2) lots with each lot having a curb cut on Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.*

Staff has reviewed the applicant's request against the review criteria for an exception. The request to allow a circular driveway with two (2) curb cuts less than 300' away from each other would not be a detriment to the public. The property was previously developed as two (2) lots with each lot having a curb cut on Rucker Road. Redevelopment of the property triggered compliance with City zoning codes which only permit one (1) driveway on the subject property.

Staff's recommendation is to Approve E-25-06 Janssen/1580 Rucker Road, subject to the following conditions:

1. Circular driveway shall be permitted as depicted on the survey prepared by Crescent View Engineering, LLC, revised 4/18/25.

Applicant gave a brief presentation.

- Clarified that when the client bought the lot it was already combined.
- Primary reason for the request is due to traffic issues of the property.
- Impacts to previous paver requirements.
- Stormwater issues.

There was no public comment.

There was discussion from the Board:

- Curb cuts.
- Circular Driveways approved in other neighborhoods.
- BZA likes the home..
- ❖ Board Member Shippel offered a motion to approve with Staff recommended condition.
  - The motion received a second from Board Member Shaw Murphy.

- The motion was approved unanimously (6-0)

5. ITEMS FROM BOARD MEMBERS

6. ITEMS FROM STAFF

7. ADJOURNMENT

Chairman Gordy adjourned the meeting at 6:35 P.M.



# BOARD OF ZONING APPEALS MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT  
SUBMITTED BY: KATHI COOK  
DRAFTED BY: MICHAEL WOODMAN

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**I. AGENDA ITEM TITLE: V-25-16 NASS/3565 NEWPORT BAY DRIVE**

BOARD OF ZONING APPEALS: AUGUST 21, 2025

**II. RECOMMENDATION:**

Approve V-25-16 Nass/3565 Newport Bay Drive, subject to the following conditions:

1. Swimming pool shall be permitted as depicted on the submitted site plan with a 10' rear setback.

**III. REPORT IN BRIEF:**

The applicant, Aqua Design Pools & Spas, LLC, are requesting consideration of a variance to reduce the rear setback from twenty feet (20') to ten feet (10') to accommodate a swimming pool. The subject property is located at 3565 Newport Bay Drive in the Newport Bay subdivision.

## DISCUSSION

The submitted request, if approved, would allow for a swimming pool at the rear of a single-family home with a reduced rear pool setback of ten feet (10'). The subject property is located at 3565 Newport Bay Drive in the Newport Bay subdivision.

The 0.48-acre property is zoned CUP (Community Unit Plan) and is developed with a two (2) story, 3,859 square foot single-family detached home. Surrounding properties are zoned CUP. Newport Bay subdivision lots are located to the north, east, and south, and Golf Club of Georgia is located to the west.

Unified Development Code (UDC) Subsection 2.3.3(B) and 2.3.3(C)(7) require that a swimming pool have a twenty-foot (20') setback from the rear and side property lines, or the same setback as the principal structure, whichever is less. The platted rear setback in the Newport Bay subdivision is 35'; therefore, a twenty-foot (20') rear setback is required for the proposed swimming pool.

The applicant proposes to reduce the rear setback by 50% to ten feet (10') to accommodate a 544 square foot swimming pool with spa at the rear of the existing home. Approximately a quarter (1/4) of the homes in Newport Bay have swimming pools. The applicant does not propose any tree removal with the construction of the swimming pool.

## VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

*Response: Stream buffers in the southwest corner of the property and a grouping of trees in the northwest corner of the property encumber the rear yard. The presence of stream buffer and trees in the rear yard necessitates the requested variance.*

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

*Response: Application of the ordinance would significantly reduce the footprint of the swimming pool. The requested variance is related to stream buffer and trees in the rear yard. The applicant has laid out the pool to respect stream buffers and save trees.*

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

*Response: Stream buffers in the southwest corner of the property and a grouping of trees in the northwest corner of the property encumber the rear yard. The requested variance is related to stream buffer and trees in the rear yard. The applicant has laid out the pool to respect stream buffers and save trees. Furthermore, the applicant provided letters of no objection from all adjacent properties and the Newport Bay HOA. In addition, there are examples of similar variance requests being approved to reduce setbacks for a swimming pool. Most recently, the Board of Zoning Appeals approved rear setback reductions for swimming pools at 1060 Gramercy Lane on November 16, 2023, and at 550 Ebley Place on October 19, 2023.*

## **CONCURRENCES**

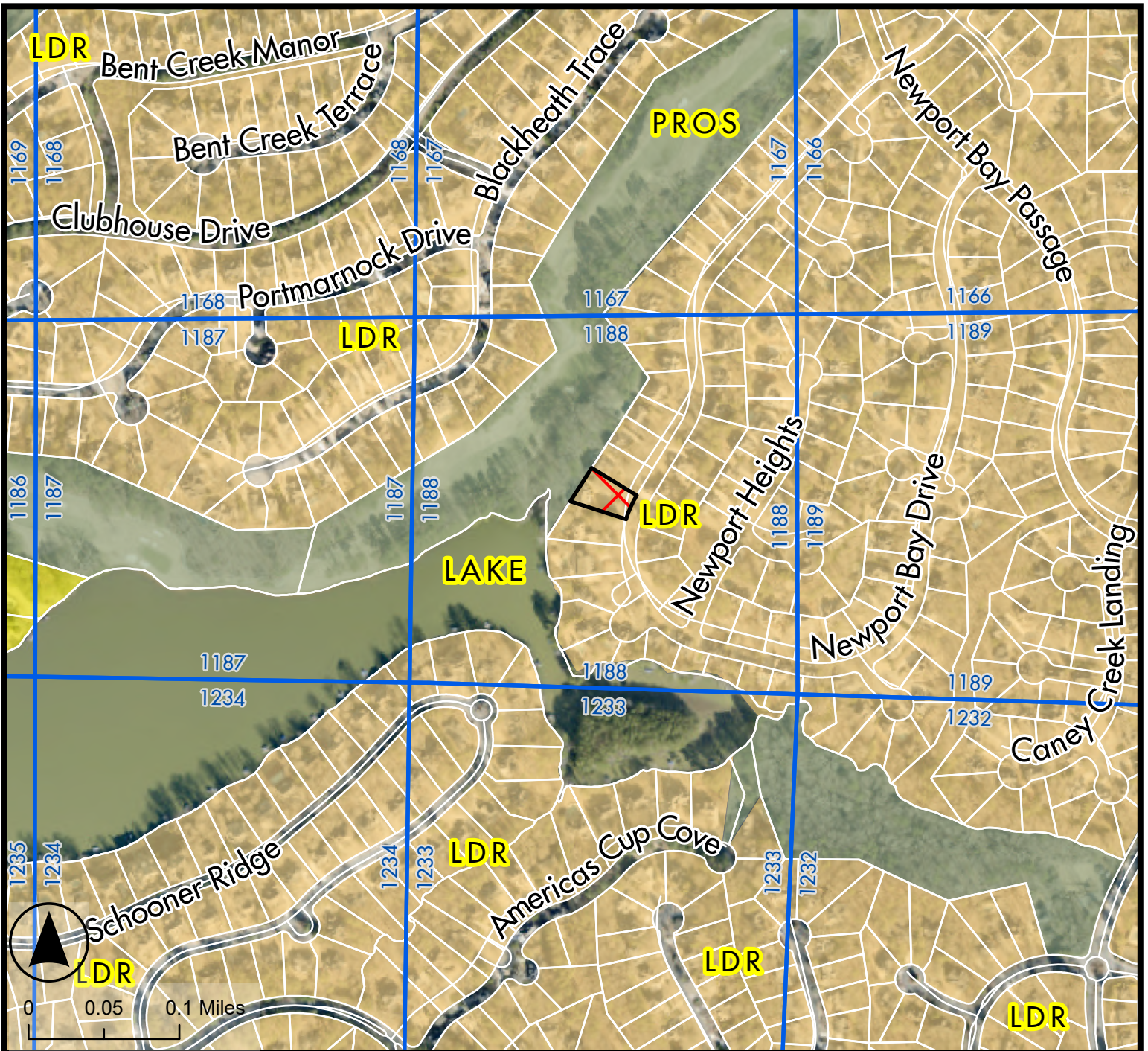
Staff has reviewed the applicant's proposal against the review criteria for a variance. The requested variance is related to stream buffer and trees in the rear yard. The applicant laid out the pool to respect stream buffers and save trees. Furthermore, the applicant provided letters of no objection from all adjacent properties and the Newport Bay HOA. In addition, there are examples of similar variance requests being approved to reduce setbacks for a swimming pool. Most recently, the Board of Zoning Appeals approved rear setback reductions for swimming pools at 1060 Gramercy Lane on November 16, 2023, and at 550 Ebley Place on October 19, 2023.

## **CITIZEN PARTICIPATION PLAN**








The applicant notified adjacent property owners of the variance request and intent for the property. The applicant provided letters of no objection from adjacent property owners and from the Newport Bay HOA.

### **IV. ATTACHMENTS:**

- Map Series
- Citizen Part B
- Application



Legend

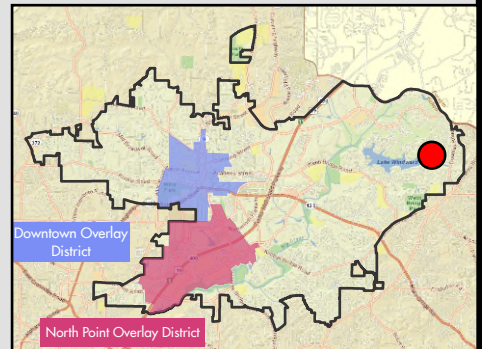
-  V-25-16
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040
-  Low Density Residential
-  Parks, Recreation, Open Space
-  Very Low Density Residential

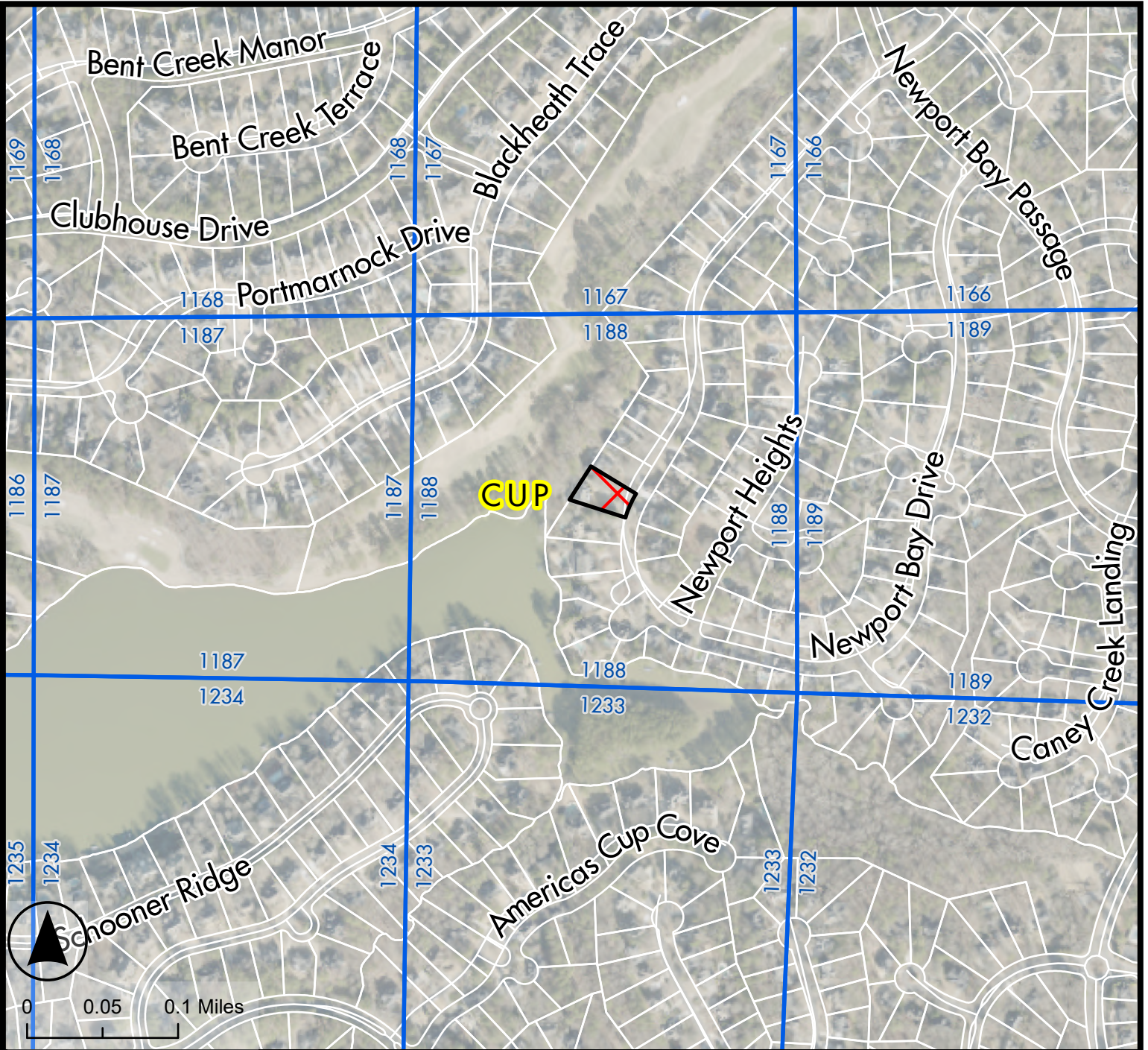
## Future Land Use Map

3565 Newport Bay Dr. Pool Variance  
3565 Newport Bay Drive






V-25-16

D/LL: 2/1/1188  
BZA: 8/21/2025





Legend

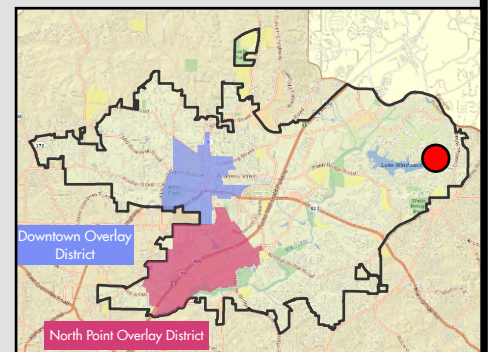
-  V-25-16
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  CUP Community Unit Plan

# Zoning Map

3565 Newport Bay Dr. Pool Variance  
 3565 Newport Bay Drive

V-25-16

D/LL: 2/1/1188  
 BZA: 8/21/2025



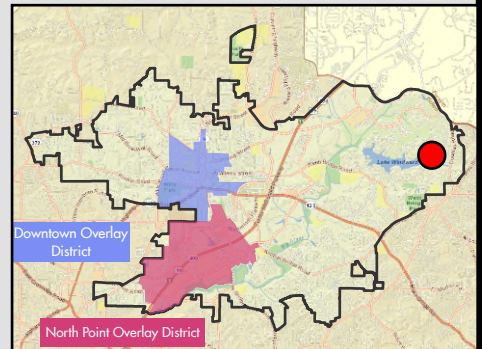


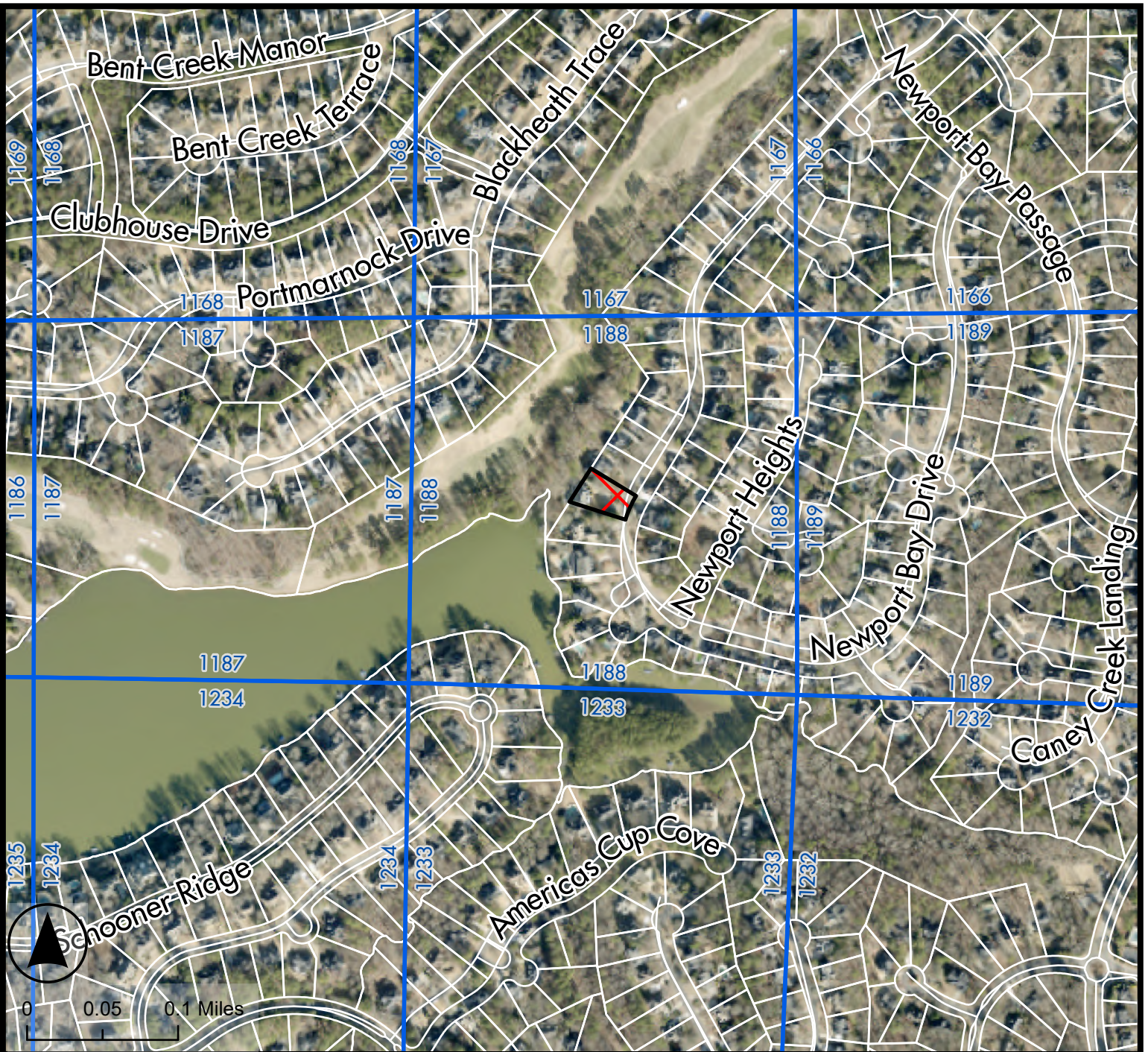
**Legend** V-25-16

- V-25-16
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits





**Location Map**  
 3565 Newport Bay Dr. Pool Variance  
 3565 Newport Bay Drive

D/LL: 2/1/1188  
 BZA: 8/21/2025





Legend

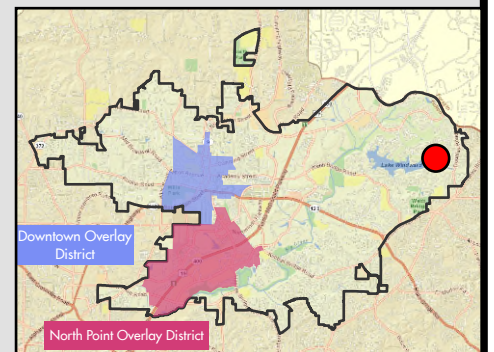
-  V-25-16
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

# Aerial Map

3565 Newport Bay Dr. Pool Variance  
 3565 Newport Bay Drive

V-25-16

D/LL: 2/1/1188  
 BZA: 8/21/2025



# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: \_\_\_\_\_

PH #: \_\_\_\_\_

Property Taxes & Code Violations Verified

Fee Paid Initial: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

### Contact Information:

Contact Name: Faye Colbert-Aqua Design Pools & Spas LLC Telephone: 770-517-1117

Address: 6905 Alan Thomas Road Suite: \_\_\_\_\_

City: Cumming State: GA Zip: 30028 Fax: \_\_\_\_\_

Mobile Tel: 678-862-5926 Email: sales@aquadesignpools.com

### Subject Property Information:

Address: 3565 Newport Bay Drive Current Zoning: CUP

District: 1st Section: 1st Land Lot: 1188 Parcel ID: 21 570211880172

Proposed Zoning: \_\_\_\_\_ Current Use: Residential

### This Application For *(Check All That Apply):*

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Conditional Use     | <input type="checkbox"/> Master Plan Amendment         | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning            | <input type="checkbox"/> Master Plan Review            |   |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Public Hearing                |   |
| <input type="checkbox"/> Exception           | <input type="checkbox"/> Other <i>(Specify):</i> _____ |   |

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# APPLICANT REQUEST AND INTENT

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What is the proposed use(s) of the property?

The proposed use of the property will remain as a single family residential.

Applicant's Request (Please itemize the proposal):

This variance request is to reduce the rear setback from the required 20' to 10' for the installation of an in ground gunite pool and paver decking.

Applicant's Intent *(Please describe what the proposal would facilitate):*

Our intention is to reduce the rear setback to install a 32' x 17' shotcrete swimming pool with paver decking. This will also include a wall to address a drainage concern in the back yard.

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Rania and Khaled Nass Telephone: \_\_\_\_\_  
Address: 3565 Newport Bay Suite: \_\_\_\_\_  
City: Alpharetta State: GA Zip: 30004

## Authorization:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.*

*As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.*

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other           |

## Property Owner's Authorized Applicant (if applicable):

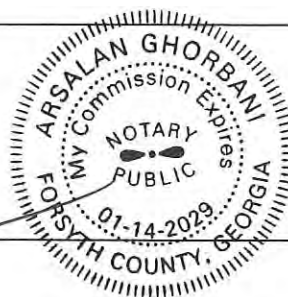
Name of Authorized Applicant: Faye Colbert-Aqua Design Pools & Spas Telephone: 770-517-1117  
Address: \_\_\_\_\_ Suite: \_\_\_\_\_  
City: Cumming State: GA Zip: 30028

## So Sworn and Attested:

Owner Signature: [Signature] Date: 5/30/25

## Notary:

Notary Signature: [Signature] Date: 5/30/25



# DISCLOSURE FORM

*The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).*

*Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.*

Name of Applicant or Opponent: Faye Colbert

Subject Public Hearing Case: \_\_\_\_\_

## Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: \_\_\_\_\_

Description of Contribution: N/A Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.*

Signature: Faye Colbert

Date: 5/30/25

---

# BOARD OF ZONING APPEALS REVIEW CRITERIA

---

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

This particular property has a primary structure that is located in such a position that does not allow for a swimming pool to be closer to the home. This property also has a 75', 50' and 25' buffer on it due to a creek on another lot. The topography also poses an issue in not allowing the pool to go else where on the property.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

The Zoning code does allow for a swimming pool to be 20' from the rear property line, however, that standard does not allow for a pool to be installed.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

There are no conditions that are peculiar to the subject property.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

If relief were granted there would be no substantial detriment or any detriment to the public good or impair the purpose and intent of the Zoning code. We are preserving all of the trees that provide a visual buffer from the neighbors. The pool is 12' above the creek elevation and would not be visible from the golf course.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

# CITIZEN PARTICIPATION FORM - PART A

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: Nass Family Pool Project

Contact Name: Faye Colbert-Aqua Design Pools & Spas LLC Telephone: 770-517-1117

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

Windward HOA & Golf Course

3575 Newport Bay Dr.

3545 Newport Bay Dr.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Please see the attached Letter of Intent and Response letter- an addressed and stamped envelope will be provided. An e-mail address and phone number is provided on the letter as well.

---

**Faye Colbert**  
Aqua Design Pools & Spas, LLC  
On Behalf of: Mr. and Mrs. Nass  
6905 Alan Thomas Road  
Cumming, GA 30028  
770-517-1117  
Sales@aquadesignpools.com

**Date: May 30<sup>th</sup>, 2025**

**Subject: Letter of Intent for Variance Request for Rear Setback Reduction for a proposed swimming pool and deck.**

Dear Neighbor,

I am writing to advise of a formally requested variance to reduce the rear setback from 20' feet to 10' for proposed swimming pool with paver decking, to be located at 3565 Newport Bay, Alpharetta.

The proposed reductions would allow for the pool and spa installation with minimal decking.

I believe this request meets the criteria for granting a variance, as follows:

1. **The variance will not be contrary to the public interest.**  
The proposed setback reductions are consistent with the surrounding area and will not negatively affect neighboring properties. There will be no substantial detriment to public health, safety, or welfare.
2. **The variance will not result in substantial detriment to adjacent properties.**  
The proposed reductions are modest and will not significantly affect the privacy, light, or views of adjacent properties. The trees are being preserved and will provide a visual buffer for the homeowners and neighbors. The pool is also 12' above the creek elevation and would not be visible from the golf course.
3. **The conditions of the property make the variance necessary.**  
The existing setback was established when the home was built, however the home was built further back than most. There for not allowing room for a swimming pool. With out the reduction of the rear setback, the property's layout (topography) and existing structures make it impossible to comply with the standard setback requirements.
4. **The variance is consistent with the spirit and intent of the zoning code.**  
The request is in line with the goals of the Unified Development Code to allow for reasonable use of residential properties while ensuring compatibility with the surrounding area. The proposed adjustments are a minor and reasonable modification.

In conclusion, the requested variance is both necessary and reasonable. It will allow for the continued use of the back yard as a family gathering area and ensuring the pool is safely and responsibly integrated into the property. I respectfully ask for your consideration and approval of this variance request.

Please feel free to contact me at 770-517-1117 or [Sales@aquadesignpools.com](mailto:Sales@aquadesignpools.com) if further information is needed. Thank you for your time and attention to this matter.

Sincerely,  
Faye Colbert  
Aqua Design Pools & Spas, LLC  
On Behalf of Homeowners Rania and Khaled

To whom it may concern:

Regarding the requested Variance for Aqua Design Pools & Spas, LLC on behalf of Mr. and Mrs. Nass at 3565 Newport Bay, Alpharetta 30004.

We \_\_\_\_\_.  
(Print Name) as their neighbors at \_\_\_\_\_  
(Print Address)

(confirm/deny) their request for a variance to reduce the rear setback from 35' to 10' or the installation of an in ground gunite pool with paver decking.

Our additional comments are as follows:

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---

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---

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Signed:

Dated:

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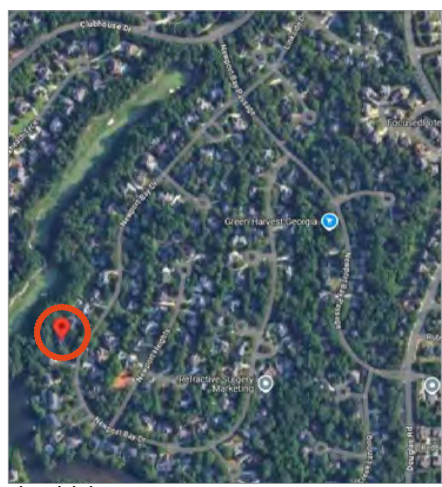
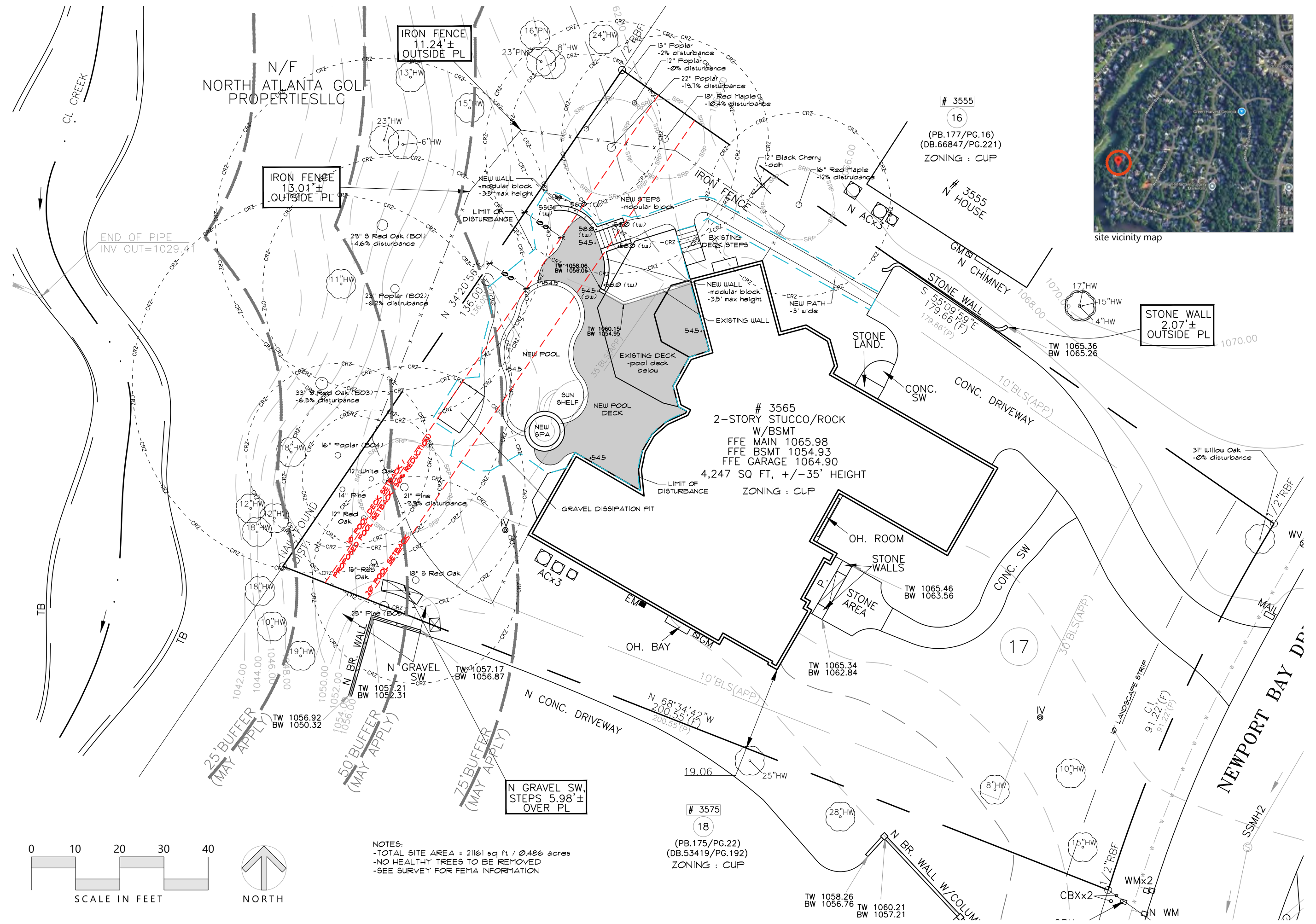
---

Faye Colbert  
Aqua Design Pools & Spas, LLC  
6905 Alan Thomas Road  
Cumming, GA 30028  
770-517-1117

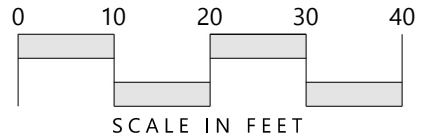


“Integrating Dreams with Reality”

6905 Alan Thomas Road  
Cumming, GA 30028  
770-517-1117



site vicinity map



NOTES:  
 -TOTAL SITE AREA = 21161 sq ft / 0.486 acres  
 -NO HEALTHY TREES TO BE REMOVED  
 -SEE SURVEY FOR FEMA INFORMATION

**SITE PLAN**

Nass Residence  
 3565 Newport Bay Drive  
 Alpharetta, GA 30005

5/20/2025

SHEET
L-01



# CITIZEN PARTICIPATION FORM - PART B

*This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.*

Public Hearing or Project Name: Nass Family Pool Project

Contact Name: Faye Colbert-Aqua Design Pools & Spas, LLC Telephone: 770-517-1117

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

We have not received any comments or concerns via mail, e-mail or phone call from any neighbors or neighboring properties after or before the Citizen Participation letters were sent. Please see the attached receipts and proof of mailings for the neighbors and HOA. Thank you,  
Faye Colbert  
Aqua Design Pools & Spas, LLC  
6905 Alan Thomas Road  
Cumming GA 30028  
770-517-1117  
sales@aquadesignpools.com

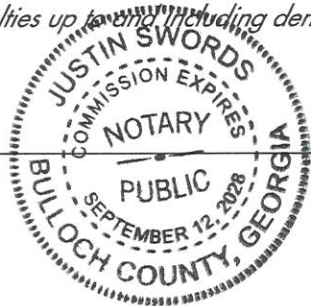
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits                     |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                       |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

*I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.*

Signature of Authorized Agent:   

Date: 6-16-25

Print Form

WWW.AQUADESIGNPOOLS.COM

June 13, 2025

Faye Colbert- Aqua Design Pools & Spas, LLC  
6905 Alan Thomas Road  
Cumming, GA 30028

**RE: V-25-16 Nass/3565 Newport Bay Drive**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to Unified Development Code Subsections 2.3.3(B) and 2.3.3(C)(7) to reduce the rear swimming pool setback from 20' to 10'. The property is located at 3565 Newport Bay Drive and is legally described as being located in Land Lot 1188, 2<sup>nd</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.

This item will be considered by the **Board of Zoning Appeals on Thursday, August 21, 2025 at 5:30 p.m.** The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at [sales@aquadesignpools.com](mailto:sales@aquadesignpools.com) or 770-517-1117

Sincerely,

Faye Colbert  
Aqua Design Pools & Spas, LLC  
6905 Alan Thomas Road  
Cumming GA 30028  
770-517-1117  
[sales@aquadesignpools.com](mailto:sales@aquadesignpools.com)



“Integrating Dreams with Reality”

9589 0710 5270 1220 5307 25

YILMA YESHAKE & LIDET  
3555 NEWPORT BAY DR  
ALPHARETTA GA 30005

9589 0710 5270 1220 5307 32

CURRENT OCCUPANT  
3565 NEWPORT BAY DR  
ALPHARETTA GA 30005

9589 0710 5270 1220 5307 49

FAMILY TRUST OF ROBERT H CHAPDELAIN THE  
3575 NEWPORT BAY DR  
ALPHARETTA GA 30005

9589 0710 5270 1220 5307 56

NORTH ATLANTA GOLF PROPERTIES LLC  
1 GOLF CLUB DR  
ALPHARETTA GA 30005

9589 0710 5270 1220 5307 63

Nass Family  
3565 Newport Bay  
Alpharetta 30004

9589 0710 5270 1220 5307 56

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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Total Postage and Fees	\$

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Total Postage and Fees	\$

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The UPS Store #7322  
 5290 Matt Hwy Ste 502  
 Cumming, GA 30028-8630  
 678-771-5585

Terminal....: POS73228 Date.: 6/16/2025  
 Employee....: 129937 Time.: 11:52 AM

ITEM NAME	QTY	PRICE	TOTAL
Metered Mail Ground Advantage			\$9.23
	1 @	\$9.23	
Tax			\$0.00
MM488QUEN084D			
Tracking Number			
Metered Mail Ground Advantage			\$9.23
	1 @	\$9.23	
Tax			\$0.00
MM488QUA2P990			
Tracking Number			
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Tax			\$0.00
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Tracking Number			
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Tracking Number			
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MM488QUBSOAN7			
Tracking Number			
Notary Oath			\$2.00
	1 @	\$2.00	
Tax			\$0.00
Notary Convenience Fee			\$3.00
	1 @	\$3.00	
Tax			\$0.00

Subtotal	\$51.15
Shipping/Other Charges	\$0.00
Total tax	\$0.00
<b>Total</b>	<b>\$51.15</b>
Cards	\$51.15

Items Designated NR are NOT eligible  
 for Returns, Refunds or Exchanges.

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 ENTRY METHOD CHIP  
 CVM SIGN  
 Invoice 0020041351  
 Clerk 12993  
 Process



# BOARD OF ZONING APPEALS STAFF REPORT

Department: Community Development  
Submitted By: Kathi Cook  
Prepared By: Michael Woodman  
Meeting Date: August 21, 2025

## AGENDA ITEM: V-25-15 COLONIAL PIPELINE FENCE VARIANCE

The applicant, Colonial Pipeline, is requesting variances to reduce the setback for a fence and increase the height of a fence along a multi-use trail. The Lakeview Park mixed-use development includes an alignment of the Alpha Loop between the lake and the Colonial Pipeline property. Colonial Pipeline proposes to install a security fence around the perimeter of their property, which includes their corporate headquarters office building and parking deck. The subject property is located at 1000 Lake Street in the Lakeview Park mixed-use development.

## STAFF RECOMMENDATION:

Approve V-25-15 Colonial Pipeline Fence Variance, subject to the following recommended conditions:

1. Fence setbacks along the Alpha Loop connection shall be substantially as depicted on the site plan labeled Exhibit A, with setbacks limited to no less than 6' in certain locations.
2. Fence height shall not exceed 6' and fence shall be decorative black metal with a flat top (no spikes), as approved by Staff. Fencing and gates shall be maintained by the property owner.
3. Planting plan shall be substantially similar to the plan labeled Exhibit B, except for changes to comply with the following. Decorative landscaping consisting of shrubs and grasses shall be planted in areas with reduced fence setbacks along the Alpha Loop, as approved by Staff. If transplanted landscaping material does not survive, it shall be replaced. Landscaping along the fence shall be maintained by the property owner.
4. The gates across the driveways providing vehicular access to Lake Street shall remain open on weekdays that are business days between the hours of 5:30 AM and 6:30 PM, and during events hosted on the property outside of these hours that generate an equivalent number of vehicle trips as operations on a typical business day. This requirement does not prohibit the gates from being closed on weekends, on federal, state, or local holidays, or during enhanced security conditions or in emergency situations.

## ITEM DESCRIPTION:

The submitted request, if approved, would reduce the setback for a fence and increase the height of a fence along a multi-use trail. The Lakeview Park mixed-use development includes an alignment of the Alpha Loop located between the lake and the Colonial Pipeline property. Colonial Pipeline proposes to install a security fence around the perimeter of their property, which includes their corporate headquarters office building and parking deck. The subject property is located at 1000 Lake Street in the Lakeview Park mixed-use development.

The property is zoned MU (Mixed Use) and is developed and approved for 'For-Rent' residential, For-Sale townhomes, retail/restaurant, office, open space, as well as an alignment of the Alpha Loop. Surrounding properties are zoned O-I (Office-Institutional) to the north, O-I and MU to the west, and MU to the south and east. Georgia 400 Center office buildings are located to the north, the lake at Lakeview Park and Alpha Loop are located to the west and south, and an undeveloped office parcel is located to the east.

Variances are requested to Unified Development Code (UDC) Subsection 2.3.6(F) to reduce the setback for a fence along a multi-use trail from ten-feet (10') to six-feet (6') and to increase the height of a fence along a multi-use trail from five-feet (5') to six-feet (6'). The applicant states that the variances are necessary in order to secure the property in response to a recently completed security assessment conducted by an independent auditor. Colonial transports consumer, aviation, and military fuels through a network of pipelines and is categorized by the U.S. Department of Homeland Security as a Critical Infrastructure and Key Resource (CIKR) in the Energy Sector. Securing the property's perimeter is an important risk mitigation objective for Colonial's employees and national security.

## SITE PLAN

The submitted site plan depicts a six-foot (6') decorative black aluminum fence surrounding the perimeter of the Colonial Pipeline headquarters property, which includes the office building, parking deck and surface parking lot. The fence has an eight-foot (8') setback at two (2) locations and a six-foot (6') setback at a third location along the Alpha Loop (west side of the property), representing approximately 87 linear feet of the 615 linear feet of proposed fencing along the Alpha Loop. Controlled vehicular gates are proposed at the three (3) points of access to the property along Lake Street, including at the parking deck, the main entrance and secondary entrance. According to the applicant, the gates will remain open from 5:30 AM to 6:30 PM Monday through Friday during regular business hours.

The applicant provided a planting plan depicting upgrades to the existing site landscaping along the proposed fence line. Shrubs and decorative landscaping are depicted at two (2) locations, including along the property's frontage on Lake Street and on the backside of the office building. Landscaping is proposed to be placed between the fence and the Alpha Loop or sidewalk. Existing site landscaping that conflicts with the proposed fencing will be transplanted, where necessary.

## VARIANCE REVIEW CRITERIA

The Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

*Response: The property does not have exceptional conditions which relate to the requested variances. However, Colonial Pipeline is designated as a Critical Infrastructure and Key Resource (CIKR) in the Energy Sector by the U.S. Department of Homeland Security. Securing the property's perimeter is an important risk mitigation objective for Colonial's employees and national security.*

2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

*Response: The application of the ordinance would create an unnecessary hardship. Colonial Pipeline is designated as a Critical Infrastructure and Key Resource (CIKR) in the Energy Sector by the U.S. Department of Homeland Security. Securing the property's perimeter is an important risk mitigation objective for Colonial's employees and national security.*

3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

*Response: The property does not have peculiar conditions which affect its reasonable use. However, Colonial Pipeline is designated as a Critical Infrastructure and Key Resource (CIKR) in the Energy Sector by the U.S. Department of Homeland Security. Securing the property's perimeter is an important risk mitigation objective for Colonial's employees and national security.*

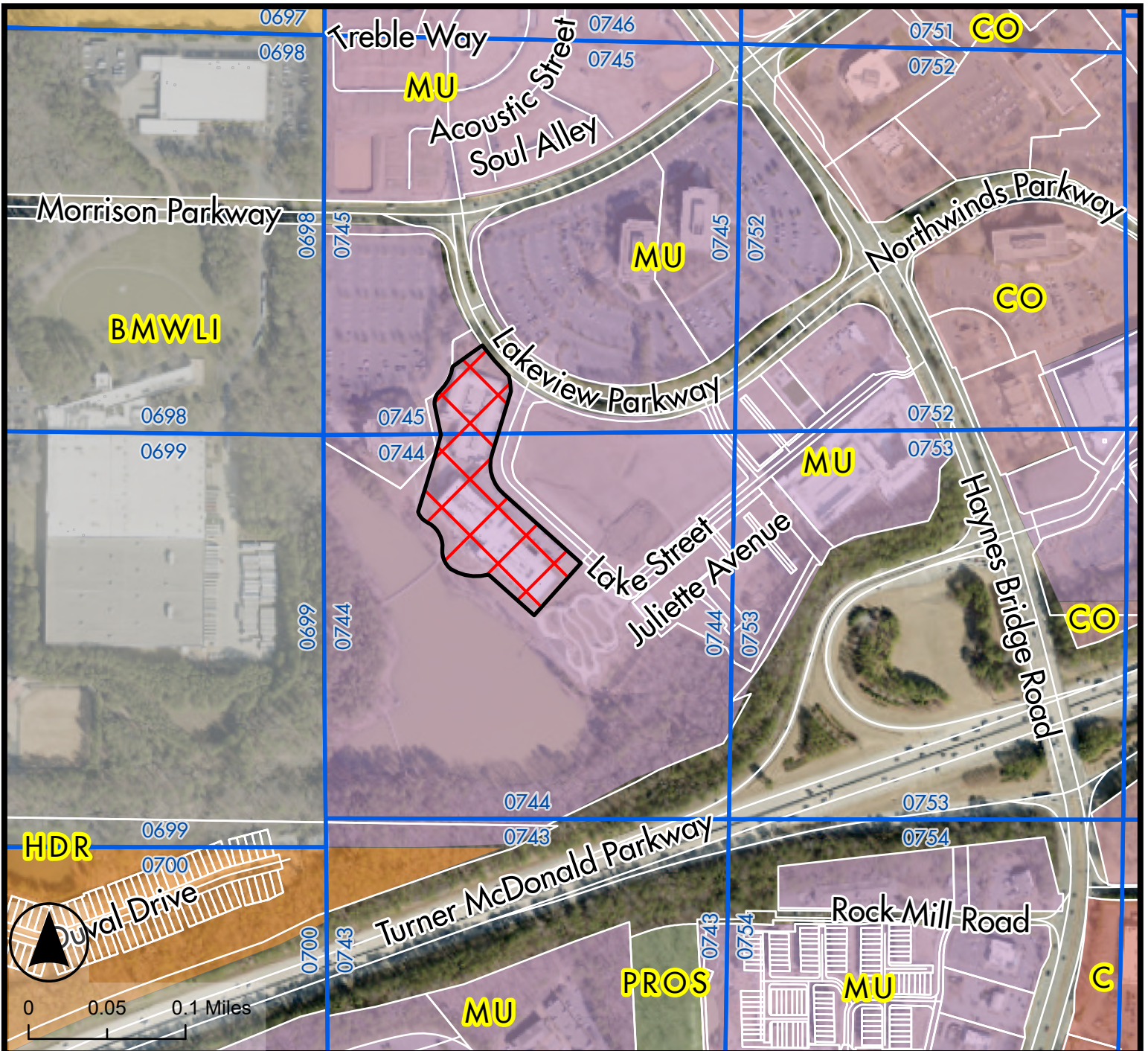
### CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a variance. Application of the ordinance would create an unnecessary hardship. Colonial Pipeline is designated as a Critical Infrastructure and Key Resource (CIKR) in the Energy Sector by the U.S. Department of Homeland Security. Securing the property's perimeter is an important risk mitigation objective for Colonial's employees and national security. If approved, conditions are recommended requiring decorative fencing with a flat top (no spikes), as well as decorative landscaping along the perimeter of the fence.

### CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. According to the report, the applicant received no comments.

ATTACHMENTS:
<ul style="list-style-type: none"><li>• Map Series</li><li>• Exhibit A – Site Plan</li><li>• Exhibit B – Planting Plan</li><li>• Citizen Part B</li><li>• Application</li></ul>



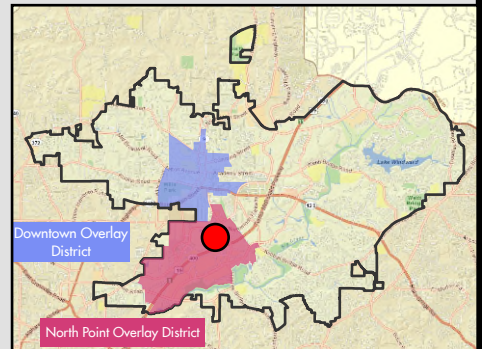
- Legend**
- V-25-15
  - Land Lots
  - Tax Parcels
  - Alpharetta City Limits
- Future Land Use 2040**
- Business, Manufacturing, Warehousing, Light Industrial
  - Commercial
  - Corporate Office
  - High Density Residential
  - Low Density Residential
  - Medium Density Residential
  - Mixed Use
  - Parks, Recreation, Open Space

## Future Land Use Map

### Colonial Pipeline Fence Variance 1000 Lake Street

V-25-15

D/LL: 1/2/744 & 745  
BZA: 8/21/2025





0 0.05 0.1 Miles

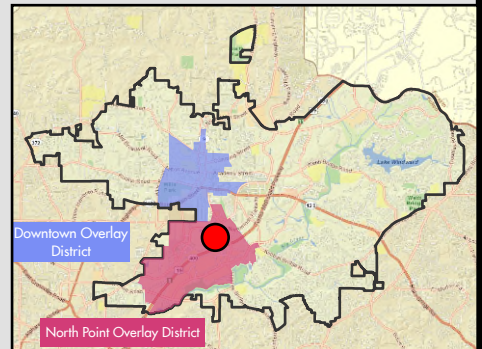
- Legend**
- V-25-15
  - Land Lots
  - Tax Parcels
  - Alpharetta City Limits
  - Zoning District**
  - CUP Community Unit Plan
  - L-I Light Industrial
  - MU Mixed Use
  - O-I Office Institutional
  - O-P Office Professional
  - PSC Planned Shopping Center
  - R-10M Multi Family Residential (HDR)
  - R-12 Single Family Detached Residential

## Zoning Map

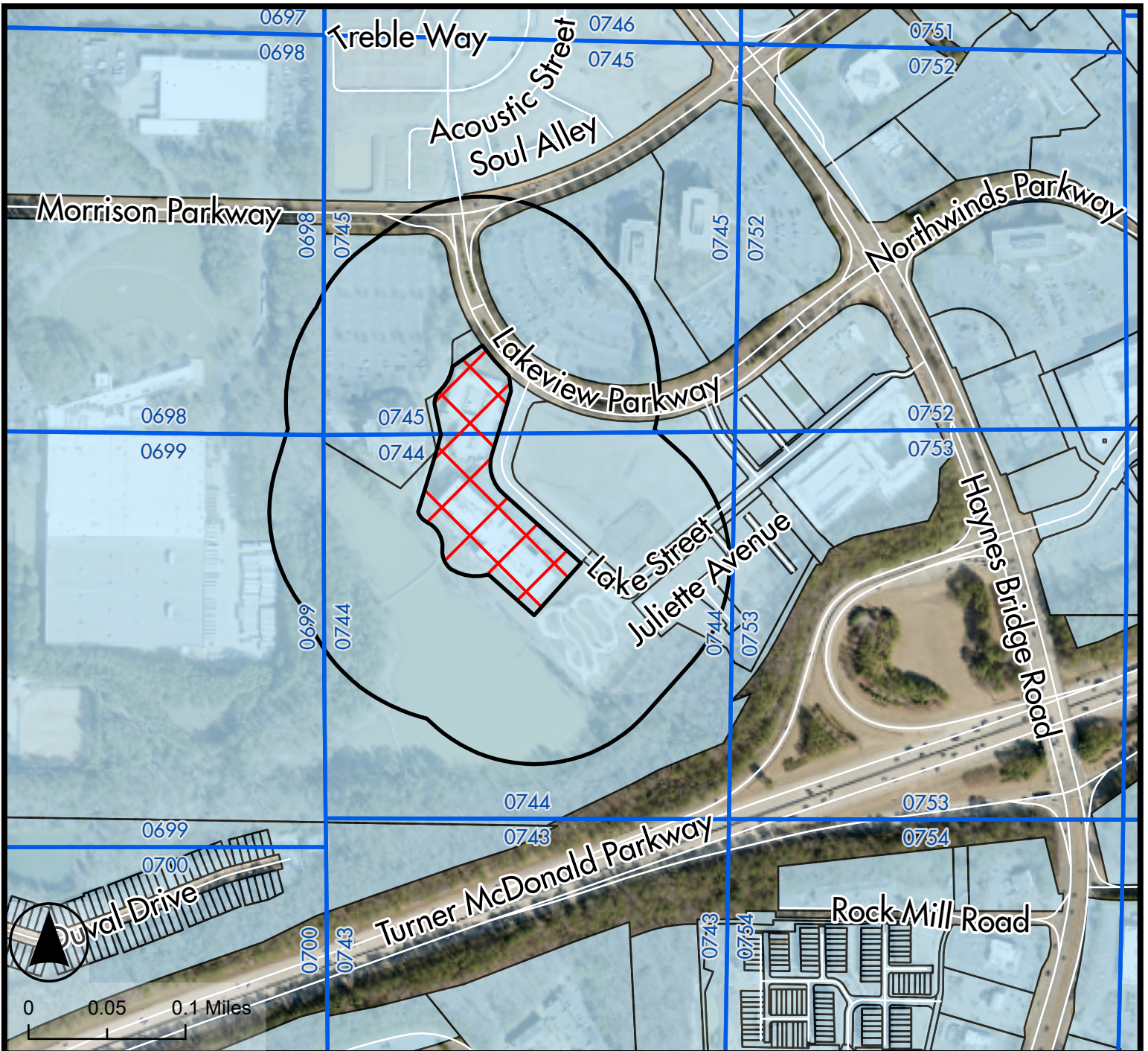
### Colonial Pipeline Fence Variance 1000 Lake Street

V-25-15






D/LL: 1/2/744 & 745  
BZA: 8/21/2025



# V-25-15



## Legend

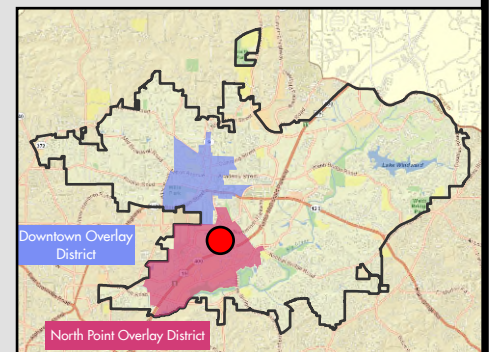
-  V-25-15
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

## Location Map

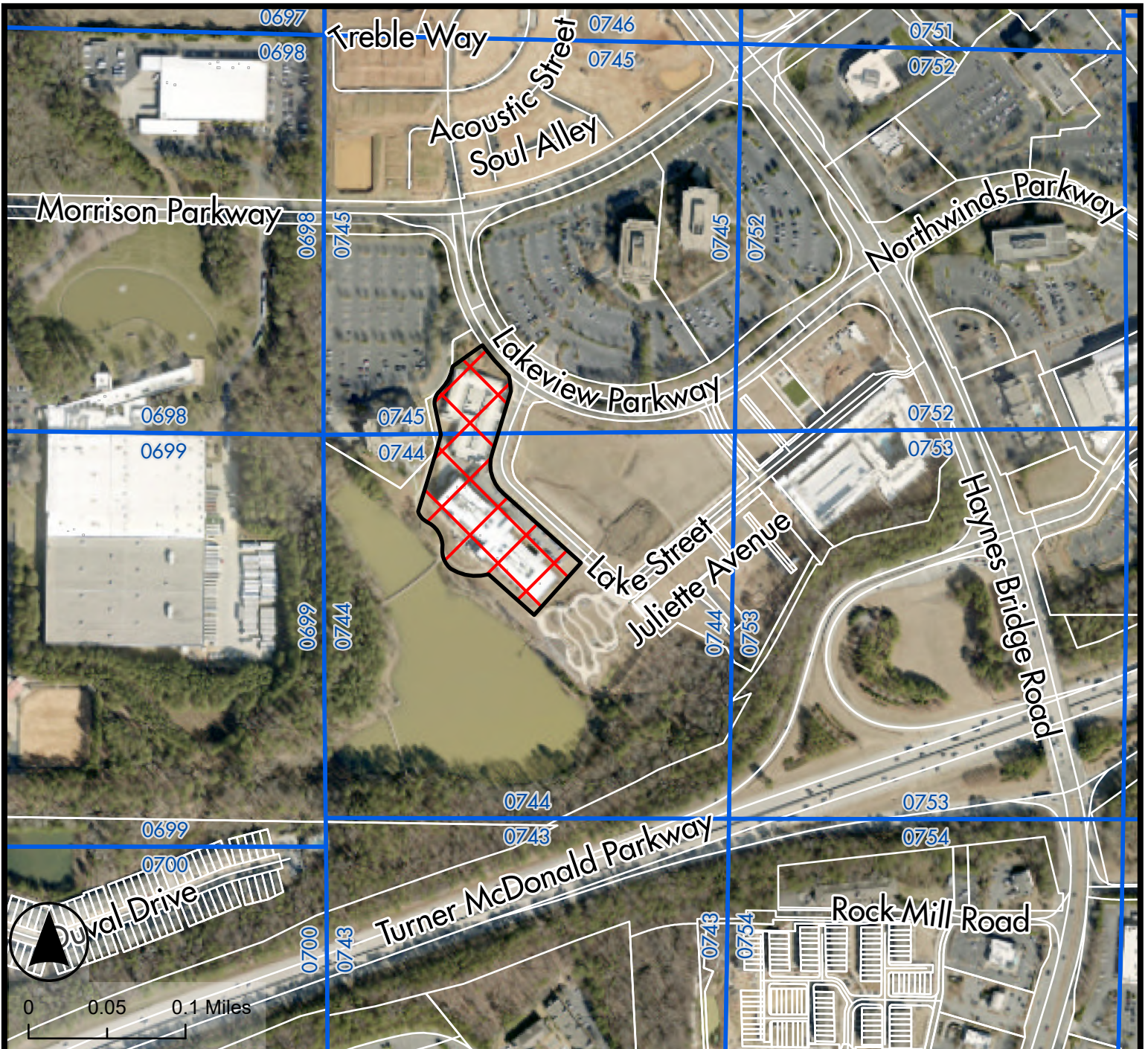
Colonial Pipeline Fence Variance  
1000 Lake Street

V-25-15





D/LL: 1/2/744 & 745  
BZA: 8/21/2025



# V-25-15



## Legend

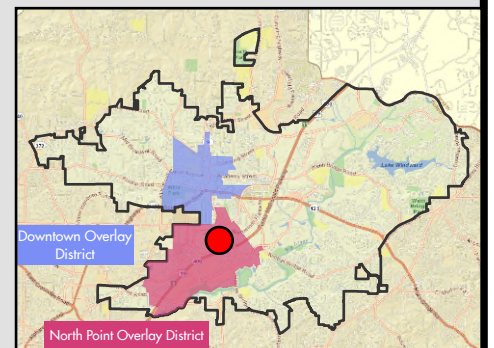
-  V-25-15
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

## Aerial Map

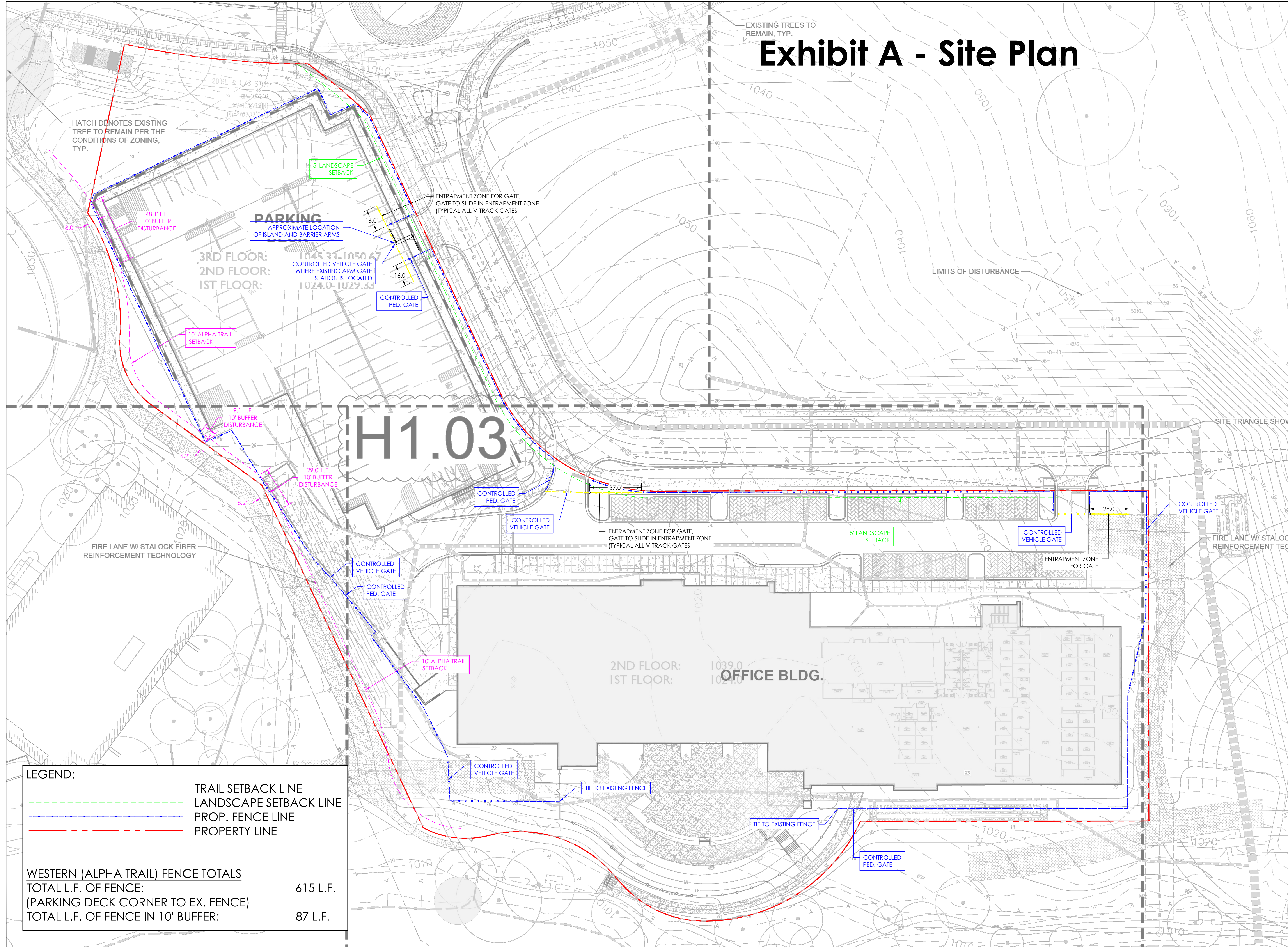
Colonial Pipeline Fence Variance  
1000 Lake Street

V-25-15

D/LL: 1/2/744 & 745  
BZA: 8/21/2025



# Exhibit A - Site Plan



- LEGEND:**
- - - - - TRAIL SETBACK LINE
  - - - - - LANDSCAPE SETBACK LINE
  - - - - - PROP. FENCE LINE
  - - - - - PROPERTY LINE

WESTERN (ALPHA TRAIL) FENCE TOTALS  
 TOTAL L.F. OF FENCE: 615 L.F.  
 (PARKING DECK CORNER TO EX. FENCE)  
 TOTAL L.F. OF FENCE IN 10' BUFFER: 87 L.F.

FENCING VARIANCE PLAN

PROJECT ADDRESS:  
 COLONIAL PIPE COMPANY  
 1000 LAKE STREET, ALPHARETTA, GEORGIA 30009  
 FULTON COUNTY / CITY OF ALPHARETTA

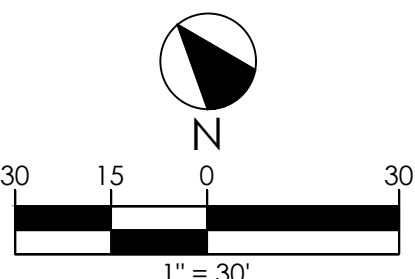
PREPARED FOR:  
 SAVILLS  
 3424 PEACHTREE ROAD, SUITE 2100, ATLANTA, GA 30326



24 HOUR CONTACT:  
 FIRST LAST  
 COMPANY NAME  
 (XXX) XXX-XXXX

**PROJECT REVISIONS**

NO.	DATE	DESCRIPTION



LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
 TERESA M. CURRY  
 CERT. ID: 000066174 (EXP. 05/04/27)

DATE



P.L.	TC	REV.	0
DRAWN	NL	REV. DATE	05.15.25
CHECKED	TC	ISSUE DATE	05.15.25

SHEET TITLE  
 CONCEPTUAL LAYOUT

SHEET NO.  
 C-1.0



Tidal Wave Hydrangeas



Black Eyed Susan

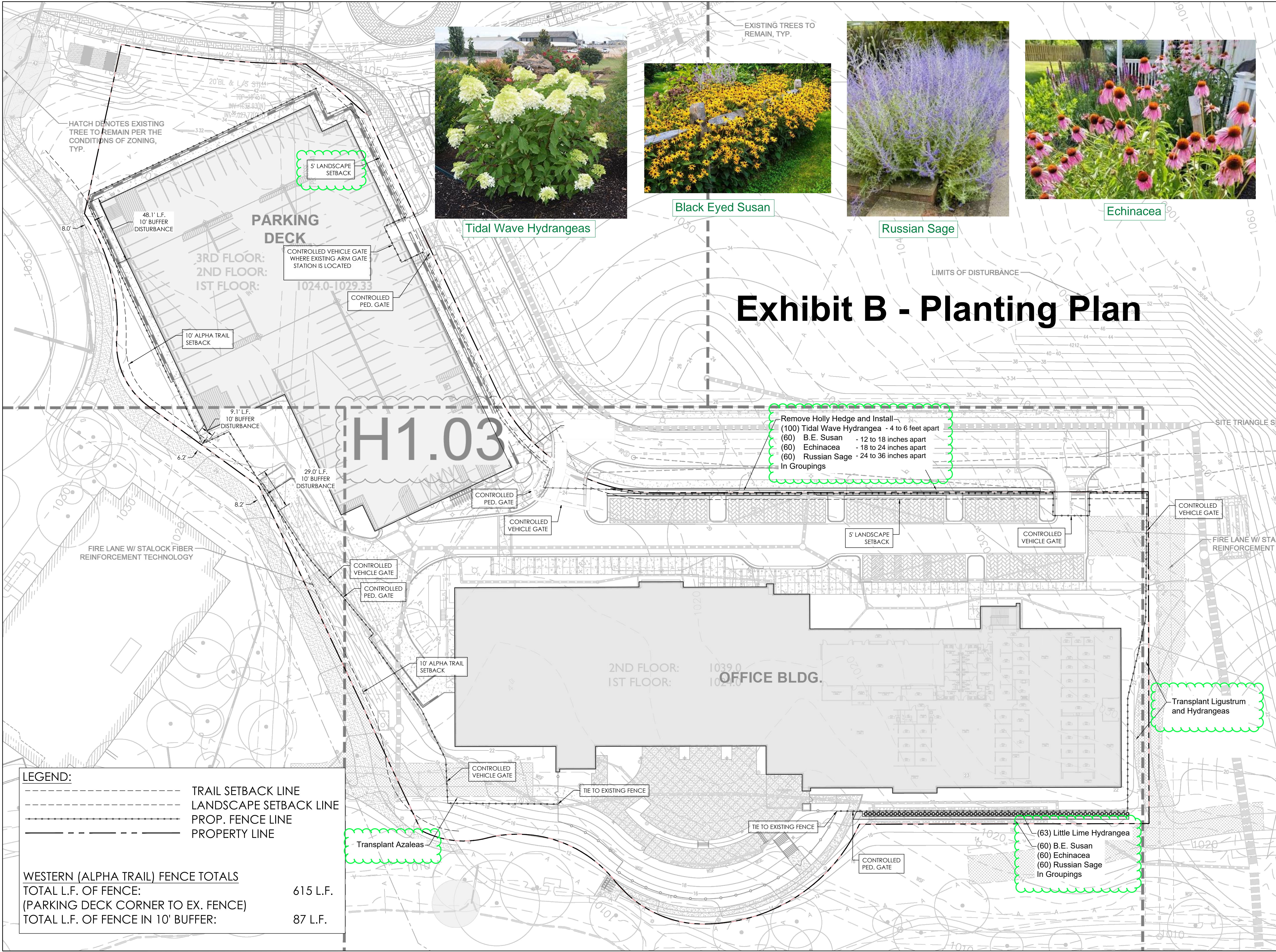


Russian Sage



Echinacea

# Exhibit B - Planting Plan



**LEGEND:**

- TRAIL SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROP. FENCE LINE
- PROPERTY LINE

**WESTERN (ALPHA TRAIL) FENCE TOTALS**

TOTAL L.F. OF FENCE:	615 L.F.
(PARKING DECK CORNER TO EX. FENCE)	
TOTAL L.F. OF FENCE IN 10' BUFFER:	87 L.F.

PROPERTY MAP - SECURITY FENCE LAYOUT

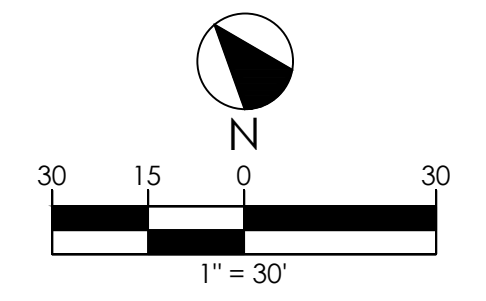
PROJECT ADDRESS:  
 COLONIAL PIPE COMPANY  
 1000 LAKE STREET, ALPHARETTA, GEORGIA 30009  
 FULTON COUNTY / CITY OF ALPHARETTA

PREPARED FOR:  
 SAVILLS  
 3424 PEACHTREE ROAD, SUITE 2100, ATLANTA, GA 30326



24 HOUR CONTACT:  
 FIRST LAST  
 COMPANY NAME  
 (XXX) XXX-XXXX

NO.	DATE	DESCRIPTION



07/24/2025  
DATE

P.M.	TC	REV.	0
DRAWN	NL	REV. DATE	05.15.25
CHECKED	TC	ISSUE DATE	05.15.25

SHEET TITLE  
 FENCE LAYOUT W/ LANDSCAPE

SHEET NO.  
 C-1.0

# CITIZEN PARTICIPATION FORM - PART B

*This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.*

Public Hearing or Project Name: Variations for 1000 Lake Street (a/k/a/ 2271 Lakeview Parkway)

Contact Name: Colonial Pipeline Company c/o The Galloway Law Group, LLC Telephone: (404) 965-3682

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

No one has expressed any comments or concerns to the Applicant about the proposed variances.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits                     |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                       |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

*I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.*

Signature of Authorized Agent:   
Colonial Pipeline Company (Applicant), by John Navarra

Date: July 22, 2025

Print Form

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #:

PH #:

Property Taxes & Code Violations Verified

Fee Paid

Initial:

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

### Contact Information:

Contact Name: Colonial Pipeline Company c/o The Galloway Law Group, LLC

Telephone: (404) 965-3682

Address: 4062 Peachtree Road NE

Suite: A330

City: Atlanta

State: GA

Zip: 30319

Fax:

Mobile Tel:

Email: jordan@glawgp.com, nlove@savills.us

### Subject Property Information:

Address: 1000 Lake Street (a/k/a 2271 Lakeview Parkway), Alpharetta, GA 30009

Current Zoning: MU

District: 1st

Section: 2nd

Land Lot: 744 & 745

Parcel ID: 12 272007440514

Proposed Zoning: n/a

Current Use: Office

### This Application For *(Check All That Apply):*

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *(Specify):*

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# APPLICANT REQUEST AND INTENT

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What is the proposed use(s) of the property?

The Property is currently used for an office building (and accessory parking deck) serving as the headquarters of Colonial Pipeline Company. Colonial proposes to continue using the Property for its corporate headquarters.

For more detailed information, please see the enclosed Letter of Intent.

Applicant's Request (Please itemize the proposal):

Colonial Pipeline Company requests Variances that would allow the installation of security fencing around the perimeter of the Property. Specifically, Colonial requests:

- (1) One Variance from UDC Section 2.3.6.B. to allow fencing to be placed within ten feet of a driveway leading to a street and within a required landscape strip;
- (2) One Variance from UDC Section 2.3.6.F. to allow fencing along a multi-use trail that is within the ten-foot setback along the trail and that exceeds five feet in height.

For more detailed information, please see the enclosed Letter of Intent.

Applicant's Intent *(Please describe what the proposal would facilitate).*

Colonial Pipeline Company proposes to install the fencing in response to a recently completed security assessment conducted by an independent auditor. The assessment identified several security gaps that would be mitigated by the proposed fencing. Colonial transports various grades of consumer, aviation, and military fuels through a network of more than 5,500 miles of pipeline between Houston and New York, and is consequently categorized by the United States Department of Homeland Security as a Critical Infrastructure and Key Resource (CIKR) in the Energy Sector. This pipeline network is directly controlled from the Property, so securing the Property's perimeter is an important risk mitigation objective. At the same time, Colonial appreciates the City of Alpharetta's interest in maintaining an attractive public realm, and has therefore proposed an aesthetically attractive fencing design.

For more detailed information, please see the enclosed Letter to the City of Alpharetta, Letter of Intent, and Proposed Fencing Material Exhibit.



**John Navarra**  
**Director, Procurement**

**Phone: (678) 762-2804**  
**E-mail: jnavarra@colpipe.com**

May 30, 2025

To the City of Alpharetta,

I am enclosing this letter with Colonial Pipeline Company's application for two zoning variances to provide further background on why we are making this request. As you will have gathered from the application, these variances will allow Colonial to install a fence around the perimeter of our property at 1000 Lake Street in Alpharetta to enhance site security. This property is both the headquarters of Colonial's corporate offices and the central nervous system of our entire pipeline operation. The security of the property is therefore a matter not just of the safety of our employees, but also of the resilience of our ability to deliver fuel throughout our distribution network, and therefore of national security.

Colonial was founded in 1961 to transport refined oil products from refineries on the coast of Texas to population centers between Houston and New York. After decades of growth, Colonial is now the nation's largest pipeline for refined petroleum by volume. With a network of more than 5,500 miles of pipeline, in 2023 alone Colonial provided a total throughput of more than 940 million barrels of refined products, or approximately 39,480,000,000 gallons. We also serve more than 45 U.S. military installations and provide direct connections to 8 airports, including Hartsfield-Jackson. It is not an overstatement to say that millions of Americans depend on Colonial every day.

Because Colonial's business underpins so much of the national economy, the United States Department of Homeland Security designated Colonial as a Critical Infrastructure and Key Resource (CIKR). In partnership with federal agencies, including the Department of Transportation's Pipeline and Hazardous Materials Safety Administration, the Transportation Security Administration, and the Cybersecurity and Infrastructure Security Agency, Colonial is tasked with identifying physical and cybersecurity risks and implementing solutions that improve network resilience. This is a continual effort, and in a recent security assessment an independent auditor identified several security gaps at our Lake Street property. Among other recommendations, the auditor determined that installing even a simple fence, like the type often found at pools and playgrounds, would improve security. But given the existing conditions of the Property, installing such fencing retroactively requires certain variances, as further described in the Letter of Intent.

Colonial has called Alpharetta home since 2001 and we have seen firsthand the benefits of the City's emphasis on beautiful public spaces. Our property is adjacent to a segment of the Alpha Loop and a small amphitheater, and we believe that the fencing design we've proposed will not diminish these public spaces even as it addresses our risk management needs.

Thank you for your consideration of these variances, and please let us know if there's any further information we can provide.

Sincerely,

John Navarra  
Director, Procurement  
Colonial Pipeline Company

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Development Authority of Alpharetta Telephone: \_\_\_\_\_

Address: 2 Park Plaza Suite: \_\_\_\_\_

City Alpharetta State: GA Zip: 30009

## Authorization:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.*

*As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.*

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Variance  | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other           |



## Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Colonial Pipeline Company Telephone: (404) 965-3682  
c/o The Galloway Law Group, LLC

Address: 4062 Peachtree Road NE Suite: A330

City Atlanta State: GA Zip: 30319

## So Sworn and Attested:

Owner Signature: *Jill Bernabe* Date: 5/6/2025  
Jill Bernabe Development Authority Vice Chair

## Notary:

Notary Signature: *Jessica Vicky Collier* Date: 5/6/2025



# DISCLOSURE FORM

*The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).*

*Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.*

Name of Applicant or Opponent: Colonial Pipeline Company (Applicant)

Subject Public Hearing Case: Variances for 1000 Lake Street (a/k/a/ 2271 Lakeview Parkway)

## Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: 0

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.*

Signature:   
Colonial Pipeline Company (Applicant), by John Navarra

Date: May 19, 2025

# DISCLOSURE FORM

*The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).*

*Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.*

Name of Applicant or Opponent: Colonial Pipeline Company (Applicant)

Subject Public Hearing Case: Variances for 1000 Lake Street (a/k/a/ 2271 Lakeview Parkway)

## Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: n/a Position: n/a

Description of Contribution: n/a Value: n/a

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.*

Signature:  Date: 5/24/2005

The Galloway Law Group, LLC, as attorney for the Applicant, by Jordan Edwards

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# BOARD OF ZONING APPEALS REVIEW CRITERIA

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Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes. Please see enclosed Letter of Intent.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. Please see enclosed Letter of Intent.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Yes. Please see enclosed Letter of Intent.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No. Please see enclosed Letter of Intent.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

**LETTER OF INTENT  
APPLICATION FOR VARIANCES  
CITY OF ALPHARETTA, GEORGIA**

Colonial Pipeline Company (“Colonial”) requests two Variances from provisions of the Alpharetta Unified Development Code (“UDC”) to allow the installation of perimeter fencing at the approximately 4.98 acres located at 1000 Lake Street (a/k/a 2271 Lakeview Parkway) (Parcel Identification Number 12 272007440514) (the “Property”) in Alpharetta, Georgia. The Property is an unusually shaped parcel that was developed in 2021 for Colonial’s corporate headquarters and accessory parking. The Property’s unusual shape and narrow width dictated the layout of the existing development, and, in turn, dictates the location of the proposed fencing. While the Property’s physical characteristics and existing conditions necessitate the requested Variances, so too does the unique nature of Colonial’s business.

Colonial transports refined petroleum from refineries on the Texas coast to population centers, military bases, and airports from Houston to New York. In fact, by volume delivered, Colonial is the nation’s largest pipeline for refined fuels. Because of the central role Colonial plays in distributing fuel throughout the eastern United States, the federal Department of Homeland Security has designated Colonial as a Critical Infrastructure and Key Resource (CIKR) in the Energy Sector. This CIKR designation obligates Colonial to meet minimum risk management standards aimed at improving the resilience of the country’s domestic energy supply. In a recently completed risk assessment of the Property, an independent auditor recommended several security enhancements, including the installation of a perimeter fence. Accordingly, Colonial has proposed installing a fence to meet this need.

The proposed fence will be ordinary in appearance, similar to fencing commonly used at pools, playgrounds, and residences, as depicted in the photograph below. The fence would be composed of powder coated steel pickets with top and bottom railings. It will stand approximately six feet in height, well within the 8-foot height limit the UDC allows for non-residential uses, and will be black in color. The fencing system includes several controlled pedestrian and vehicle gates.



*Photograph of fencing similar to the proposed fence.*

For more information about the proposed fence, please see the enclosed **Proposed Fence Material** exhibit.

The fence is intended to improve the security of the Property, and therefore needs to provide a complete, closed perimeter. Consequently, the fence should have no gaps and should cross the Property's driveways with controlled access vehicle gates. However, UDC Section 2.3.6.B. prohibits fences over three (3) feet in height from being located within ten feet (10) of the edge of a driveway leading to a street. This UDC section also provides that fences must be set back at least five (5) feet from required landscape strips, but along the Lake Street frontage there is not enough room to accommodate this setback. Consequently, Colonial is requesting a Variance to allow fencing within 10 feet of the edge of the driveways and within the landscape strip.

The southwest side of the Property is adjacent to a segment of the Alpha Loop multi-use trail system. Where a fence is located along a multi-use trail, UDC Section 2.3.6.F. requires the fence to be set back at least ten (10) feet from the trail and to not exceed five (5) feet in height. As shown on the enclosed Site Plan, the proposed fence would encroach the 10-foot setback in three locations: once for a distance of 48.1 linear feet where the setback extends over a retaining wall on the Property; once for a distance of 9.1 linear feet where the setback extends over a sidewalk on the Property; and once for a distance of 29.0 linear feet where the setback extends over a brick wall screening the Property's trash collection area. In these three locations, the existing development of the Property prevents locating the fence outside the trail setback. In keeping with the security assessment's guidelines, the fence is proposed to be 6 feet tall. Accordingly, Colonial is requesting a second Variance to allow a fence as proposed along the multi-use trail.

As documented below, the requested Variances are consistent with the standards for approval established at UDC Section 4.5.4. Accordingly, Colonial respectfully asks that the City Council of the City of Alpharetta grant these Variances as requested.

**1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;**

The Property is configured roughly in the shape of an “L”, with the office building located in the horizontal leg of the “L” and the parking deck in the vertical leg. Due to the narrow dimensions of each leg of the “L”, the existing development takes up substantially all of the available width. Along the western side of the Property, the multi-use trail is so close that the 10-foot setback line crosses developed elements of the Property, including a retaining wall, a sidewalk around the perimeter of the parking deck, and a brick wall screening the Property’s trash collection area. On the northeastern side of the Property, the surface parking spaces are adjacent to the landscape strip along Lake Street. The combination of the Property’s unusual “L” shape, its narrow width, and the extreme proximity of the multi-use trail to the Property’s existing development are extraordinary and exceptional conditions pertaining uniquely to the Property.

**2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship;**

The Property serves a vital and unique role in the national economy, in that Colonial physically operates its entire pipeline system, which is responsible for transporting the fuel relied upon by millions of people, directly from this location. Because this fuel supply is a matter of national security, the U.S. federal government has directed Colonial to aid in strengthening the resilience of the nation’s domestic energy infrastructure. This obligation includes enhancing site security, and a recent audit identified installing a simple fence around the Property’s perimeter as a needed risk mitigation action. Because of the Property’s unique physical characteristics, strict application of UDC Sections 2.3.6.B. and F. would prevent such a fence, though, creating an unnecessary hardship by perpetuating the risk identified in the security assessment.

Moreover, Colonial has requested the very minimum relief needed to alleviate the hardship. To be effective, a fence installed for security purposes must form a complete perimeter. Consequently, encroaching the 10-foot driveway setback is necessary. Also, as shown on the Site Plan, the proposed fence only encroaches the multi-use trail setback in three locations where it

cannot physically be located outside the setback due to presence of a retaining wall, a sidewalk, and a brick screening wall. At all other locations the proposed fence is outside the setback. Accordingly, the relief sought is necessary and is not sought for mere convenience or to gain any advantage over similarly zoned properties.

**3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned;**

The Property is zoned to the Mixed Use (MU) district, which allows office uses like Colonial's corporate headquarters. As described above, though, Colonial has unique risk management responsibilities that require greater than normal site security. As described previously, the Property has a unique shape, a narrow width, and is adjacent to a multi-use trail that runs unusually close to the existing development of the Property. These conditions are peculiar to the Property, and strict application of UDC Sections 2.3.6.B. and F. would prevent installation of the needed fence, thereby adversely affecting Colonial's reasonable use of the Property.

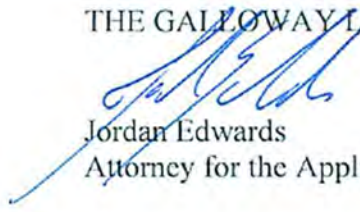
**4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code**

The relief Colonial is requesting is the very minimum necessary to allow the fencing recommended in a recently completed security audit of the Property. The height of the fence is well within the 8-foot maximum allowed on non-residential properties and is just one foot taller than the UDC otherwise allows alongside multi-use trails. The fence will not feature any unsightly or hazardous elements like razor wire, and will instead be comparable to fencing commonly found at pools and playgrounds. Similar fencing is already present in some locations on the Property, and the proposed fencing will seamlessly match it in aesthetic style. As shown on the Site Plan, the proposed fencing will be sufficiently far from Lake Street's vehicle lanes that it will not impact the visibility of the travelling public. The fence will not burden public services or utilities. For these many reasons, the requested Variances, if approved, would not cause substantial detriment to the public health, safety, or general welfare nor impair the purpose and intent of the UDC. To the contrary, the safe and continuous operation of Colonial's pipeline network is in the interest of the public, both locally and nationally.

Because these Variances are consistent with the UDC's criteria for approval, Colonial respectfully asks that the City Council of the City of Alpharetta approve these Variances as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC



Jordan Edwards  
Attorney for the Applicant

4062 Peachtree Road, Suite A330  
Atlanta, Georgia 30319  
[jordan@glawgp.com](mailto:jordan@glawgp.com)  
(404) 965-3682

# CITIZEN PARTICIPATION FORM - PART A

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: Variances for 1000 Lake Street (a/k/a/ 2271 Lakeview Parkway)

Contact Name: Colonial Pipeline Company c/o The Galloway Law Group, LLC Telephone: (404) 965-3682

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

Please see enclosed List of Notice Recipients.

<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
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<hr/>	<hr/>
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Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> |

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

The individuals listed on the enclosed List of Notice Recipients will be invited to the Community Zoning Information Meeting and will also be provided contact information by which they may communicate with the Applicant by telephone or email.

TOLL SOUTHEAST LP COMPANY INC  
1140 VIRGINIA DR  
FORT WASHINGTON PA 19034

DEVELOPMENT AUTHORITY OF ALPHARETTA  
2 S MAIN ST  
ALPHARETTA GA 30009

CURRENT OCCUPANT  
2026 JULIETTE AVENUE  
ALPHARETTA GA 30015

CURRENT OCCUPANT  
2028 JULIETTE AVENUE  
ALPHARETTA GA 30016

CURRENT OCCUPANT  
2030 JULIETTE AVENUE  
ALPHARETTA GA 30017

CURRENT OCCUPANT  
2032 JULIETTE AVENUE  
ALPHARETTA GA 30018

CURRENT OCCUPANT  
2034 JULIETTE AVENUE  
ALPHARETTA GA 30019

CURRENT OCCUPANT  
2036 JULIETTE AVENUE  
ALPHARETTA GA 30020

CURRENT OCCUPANT  
2038 JULIETTE AVENUE  
ALPHARETTA GA 30021

CURRENT OCCUPANT  
2040 JULIETTE AVENUE  
ALPHARETTA GA 30022

CURRENT OCCUPANT  
2042 JULIETTE AVENUE  
ALPHARETTA GA 30023

CURRENT OCCUPANT  
2044 JULIETTE AVENUE  
ALPHARETTA GA 30024

CURRENT OCCUPANT  
2046 JULIETTE AVENUE  
ALPHARETTA GA 30025

CURRENT OCCUPANT  
2048 JULIETTE AVENUE  
ALPHARETTA GA 30026

CURRENT OCCUPANT  
2050 LANIER GROVE  
ALPHARETTA GA 30009

CURRENT OCCUPANT  
2051 LANIER GROVE  
ALPHARETTA GA 30011

CURRENT OCCUPANT  
2052 LANIER GROVE  
ALPHARETTA GA 30010

CURRENT OCCUPANT  
2053 LANIER GROVE  
ALPHARETTA GA 30012

CURRENT OCCUPANT  
2055 LANIER GROVE  
ALPHARETTA GA 30013

CURRENT OCCUPANT  
2057 LANIER GROVE  
ALPHARETTA GA 30014

BB MORRISON PARK LLC  
280 INTERSTATE NORTH CIR SE SUITE 400  
ATLANTA GA 30339

PACIFIC OAK SOR GEORGIA 400 CENTER LLC  
3200 PARK CENTER DR STE 800  
COSTA MESA CA 92626

LWV TPA GA 400 LLC  
3350 RIVERWOOD PKWY STE 750  
ATLANTA GA 30339

AMERICAN HONDA MOTOR CO INC  
P.O. BOX 239  
GREENSBORO GA 30642



# Real Estate

## View Bill

<b>As of</b>	5/28/2025
<b>Bill Year</b>	2023
<b>Bill</b>	2307663
<b>Owner</b>	DEVELOPMENT AUTHORITY OF ALPHA
<b>Parcel ID</b>	12 -2720-0744-051-4

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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# Filters

Code Enforcement

Filters Styling

Filter as map moves

## Location

2271 lakeview pkwy

## Select attribute filters (13)

- Type Description tT  
4 values
- Number tT  
172 values
- Tag tT  
115 values
- Status Code tT  
1 values
- Assigned To tT  
3 values
- Initiated Date 📅  
2/7/2022 to 5/22/2025

Records: Filtering 1 of 172

City of Johns Creek, GA, Esri, HERE, Gar... Powered by Esri

**CONSTITUTIONAL OBJECTIONS  
APPLICATION FOR VARIANCES  
CITY OF ALPHARETTA, GEORGIA**

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the Variance application process. While the Owner/Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner/Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Zoning Ordinance of the City of Alpharetta, Georgia, as applied to the Property, that would result in a denial of the Variance as requested by the Owner/Applicant, are, or would be, unconstitutional in that they would destroy the Owner/Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta or the Alpharetta Zoning Ordinance to the Property which restricts its use to any use in a manner other than that requested by the Owner/Applicant is unconstitutional, illegal and null and void because such an application constitutes a taking of the Owner/Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner/Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City Council of the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

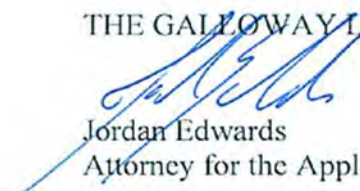
A refusal to grant the Variance as requested by the Owner/Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner/Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Variance subject to conditions that are different from the conditions requested by the Owner/Applicant, to the extent such different conditions would have the effect of further restricting the Owner/Applicant's utilization of the Property, would also constitute an arbitrary,

capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to the City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner/Applicant plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Property, attorneys' fees and expenses of litigation.

Accordingly, the Applicant respectfully requests that the City Council of the City of Alpharetta grant the Variance requested by the Applicant.

THE GALLOWAY LAW GROUP, LLC



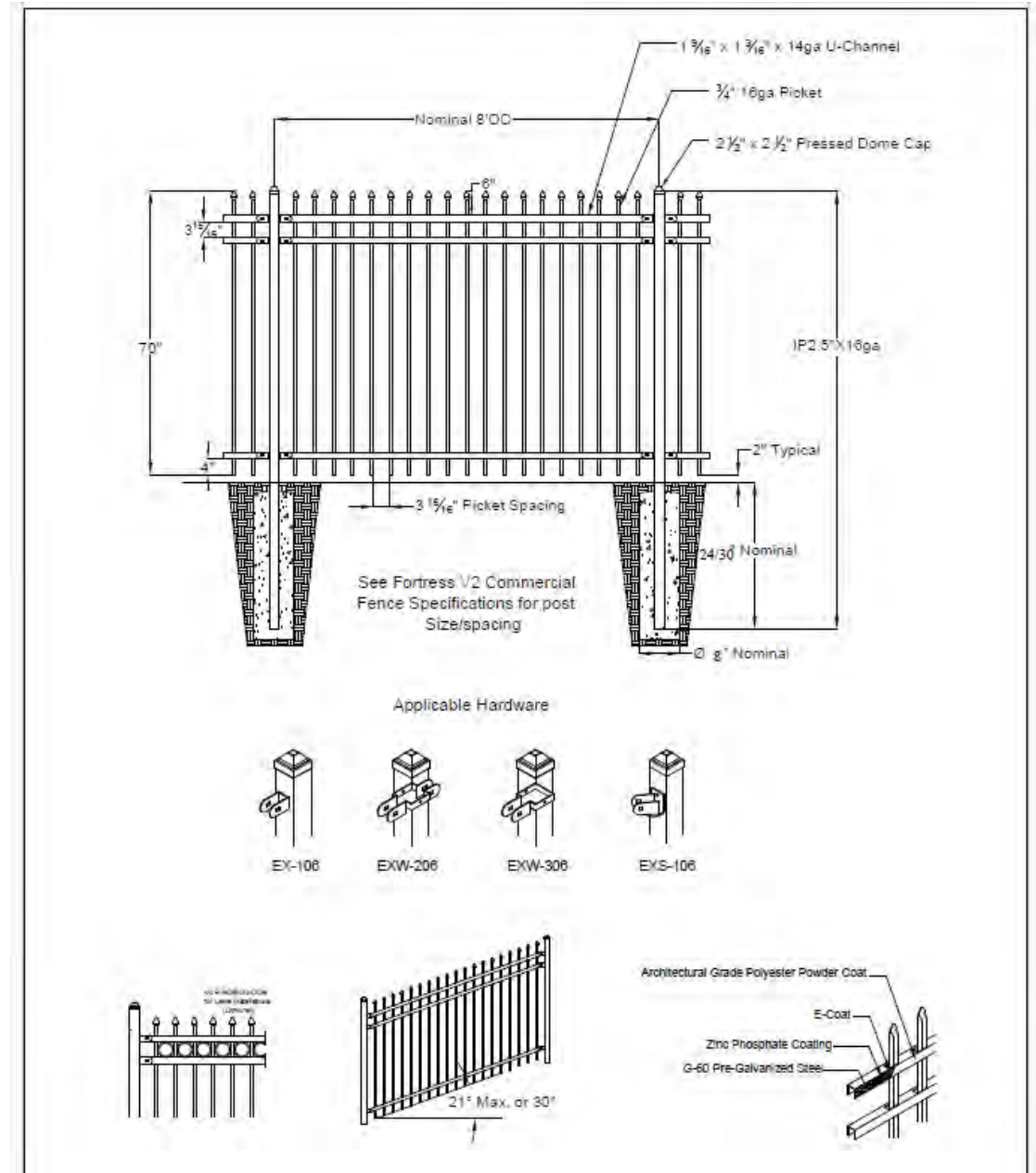
Jordan Edwards  
Attorney for the Applicant

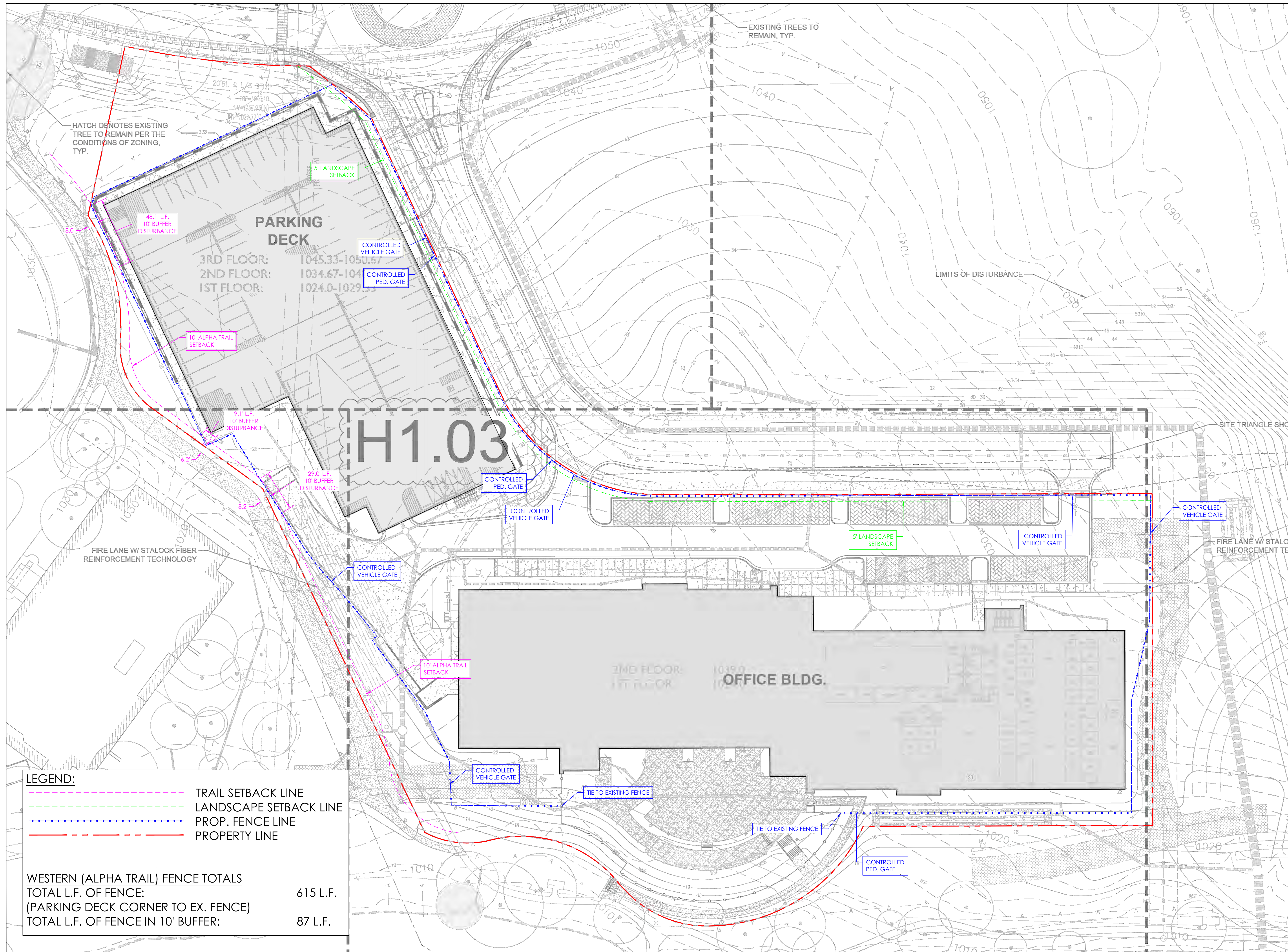
4062 Peachtree Road, Suite A330  
Alpharetta, Georgia 30319  
[jordan@glawgp.com](mailto:jordan@glawgp.com)  
(404) 965-3682

# Proposed Fence Material



<https://fortressbp.com/fencing/v2>

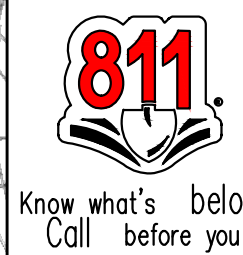




**PROPERTY MAP - SECURITY FENCE LAYOUT**

**PROJECT ADDRESS:**  
 COLONIAL PIPE COMPANY  
 1000 LAKE STREET, ALPHARETTA, GEORGIA 30009  
 FULTON COUNTY / CITY OF ALPHARETTA

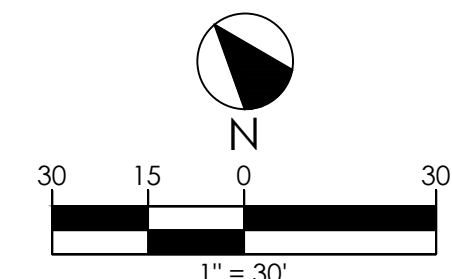
**PREPARED FOR:**  
 SAVILLS  
 3424 PEACHTREE ROAD, SUITE 2100, ATLANTA, GA 30326



**24 HOUR CONTACT:**  
 FIRST LAST  
 COMPANY NAME  
 (XXX) XXX-XXXX

**PROJECT REVISIONS**

NO.	DATE	DESCRIPTION



LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
 TERESA M. CURRY  
 CERT. ID: 0000066174 (EXP. 05/04/27)

DATE \_\_\_\_\_



P.M.	TC	REV.	0
DRAWN	NL	REV. DATE	05.15.25
CHECKED	TC	ISSUE DATE	05.15.25

SHEET TITLE  
**CONCEPTUAL LAYOUT**

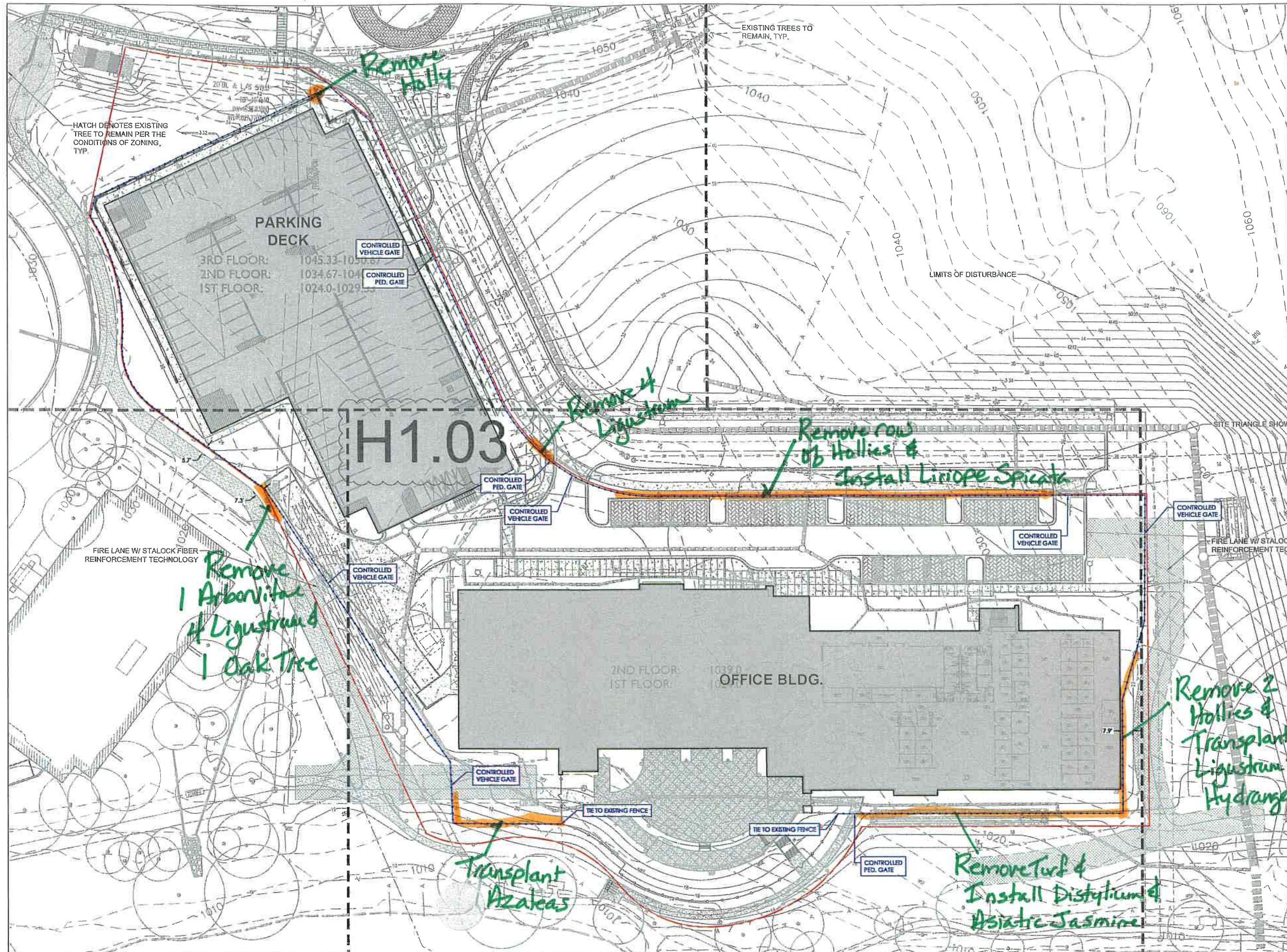
SHEET NO.  
**C-1.0**

**LEGEND:**

	TRAIL SETBACK LINE
	LANDSCAPE SETBACK LINE
	PROP. FENCE LINE
	PROPERTY LINE

**WESTERN (ALPHA TRAIL) FENCE TOTALS**

TOTAL L.F. OF FENCE: (PARKING DECK CORNER TO EX. FENCE)	615 L.F.
TOTAL L.F. OF FENCE IN 10' BUFFER:	87 L.F.



PROPERTY MAP - SECURITY FENCE LAYOUT

PROJECT ADDRESS:  
 COLONIAL PIPE COMPANY  
 1000 LAKE STREET, ALPHARETTA, GEORGIA 30009  
 FULTON COUNTY / CITY OF ALPHARETTA

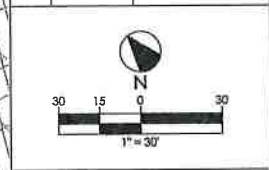
PREPARED FOR:  
 SAVILLS  
 3424 PEACHTREE ROAD, SUITE 2100, ATLANTA, GA 30326

**811**  
 Know what's below  
 Call before you dig

24 HOUR CONTACT:  
 FIRST LAST  
 COMPANY NAME  
 (xxx) xxx-xxxx

PROJECT REVISIONS

NO.	DATE	DESCRIPTION



LEVEL II CERTIFIED DESIGN PROFESSIONAL  
 GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
 TERESA AL. CURRY  
 CERT. ID: 000004173 (EXP. 04/04/27)

DATE \_\_\_\_\_

**AXIS**  
**INFRASTRUCTURE**  
 70 MARSHALL CT., STE 200  
 ROSWELL, GEORGIA 30076  
 PHONE: 478.395.4929

P.M.	TC	REV.	0
DRAWN	NL	REV. DATE	05.15.25
CHECKED	TC	ISSUE DATE	05.15.25

SHEET TITLE  
 CONCEPTUAL LAYOUT

SHEET NO.  
 C-1.0



