MILTON

BOARD OF ZONING APPEALS

City Council Chambers, City Hall
Tuesday March 17, 2026, at 6:00 PM

ACTION REPORT

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTION OF MEMBERS

Present: Hodge Patel, Adam D'Anella, Lauren Holmes, Billy Carman, Zach Middlebrooks, Josh Rachel, Nick Horton

City Staff: Michael Cardamon, Natalie Henderson

4. APPROVAL / AMENDMENT OF AGENDA

Motion to Approve: Hodge Patel

Second: Zach Middlebrooks

Vote: 7-0 (Approved)

5. APPROVAL OF PAST MEETING MINUTES

A. Approval of February 17, 2026 Meeting Minutes

Motion to Approve past meeting minutes from February 17, 2026: Billy Carman

Second: Lauren Holmes

Vote: 7-0 (Approved)

6. CONSIDERATION OF PRIMARY VARIANCES

A. V26-02, 12780 New Providence Road

Request(s):

- **Sec. 3.1.4.B - Unified Development Code.** To reduce the 25 feet minimum side yard to 21.8 feet adjacent to the north property for an existing garage addition.

- **Sec. 3.1.4.B - Unified Development Code.** To reduce the 50 feet minimum rear yard to 44.2 feet adjacent to the west property for an existing garage addition.
- **Sec. 3.1.4.B - Unified Development Code.** To reduce the 25 feet minimum side yard to 22.5 feet and 23.4 feet adjacent to the south property for an existing deck.

A motion by Adam D'Anella was made to approve the variance request with the following condition(s):

- Per the variance site plan from Brumbelow-Reese & Associate, Inc. received on January 30, 2026 by the Community Development Department.
- A building permit for the garage addition shall be approved by the Community Development Department.

Second: Lauren Holmes

Vote: 7-0 (Approved)

B. **V26-03, 13250 Birmingham Highway –** Parcel ID 22 398009910409**, 0 Birmingham Highway –** Parcel ID 22 398009910417

Request(s):

- **Sec. 8.8.13.B.3 - Unified Development Code.** To increase the 1,500 square feet guest house accessory structure heated floor area maximum to 2,550 feet for an existing single-family home to be converted into a new guest house.
- **Sec. 8.8.13.B.5 - Unified Development Code.** To allow an existing single-family home to serve as a new guest house accessory structure to be located to the side and to the front of a proposed new single-family home.
- **Sec. 3.1.4, Accessory Structure Setbacks - Unified Development Code.** To allow six (6) existing accessory structures to remain in front of a proposed new single-family home.

A motion by Hodge Patel was made to approve the variance request with the following condition(s):

- Per the variance site plan from Brumbelow-Reese & Associate, Inc. received on January 30, 2026 by the Community Development Department.
- A minor plat, with the southeast lot be a minimum of three (3) acres without being in the exact location shown on the variance site plan that was received by the Community Development Department on January 30, 2026, shall be approved by the Community Development

Department and recorded with Fulton County prior to issuance of the single-family building permit.

- Chain link fence visible from Birmingham Highway and Simmons Hill Road shall be removed prior to Certificate of Occupancy of the single-family building permit.

Second: Nick Horton

Vote: 7-0 (Approved)

C. V26-04, 580 Hopewell Downs Drive (withdrawal request)

Request:

- **Sec. 3.1.4.B - Unified Development Code.** To reduce the 25 feet minimum side yard to 14.875 feet adjacent to the west property line for a home edition.

Motion to Approve: Adam D'Anella

Second: Zach Middlebrooks

Vote: 7-0 (Approved)

7. CONSIDERATION OF APPEALS / SECONDARY VARIANCES

- None

8. OLD BUSINESS

- None

9. NEW BUSINESS

- None

10. ADJOURNMENT 6:47 PM

Motion to Adjourn: Billy Carman

Second: Adam D'Anella

Vote: 7-0 (Approved)

Persons needing special accommodations in order to participate in any City meeting should call 678.242.2500.