BOARD OF ZONING APPEALS

City Council Chambers, City Hall
Tuesday February 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

Absent: Nick Horton

City Staff: Diana Wheeler, Natalie Henderson

A. Elect Chair for the Board of Zoning Appeals

Motion to nominate Hodge Patel as the Chair of the Board of Zoning Appeals: Billy Carman

Second: Adam D'Anella

Vote: 6-0 (Approved)

B. Elect Vice Chair for the Board of Zoning Appeals

Motion to nominate Adam D'Anella as the Vice Chair of the Board of Zoning Appeals: Hodge Patel

Second: Billy Carman

Vote: 6-0 (Approved)

4. APPROVAL / AMENDMENT OF AGENDA

Motion to Approve: Hodge Patel

Second: Billy Carman

Vote: 6-0 (Approved)

5. APPROVAL OF PAST MEETING MINUTES

A. Approval of November 18, 2025 Meeting Minutes

Motion to Approve past meeting minutes from November 18, 2025: Adam D'Anella

Second: Billy Carman

Vote: 6-0 (Approved)

6. CONSIDERATION OF PRIMARY VARIANCES

A. V26-01, 2410 Bethany Bend

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 1,544 square feet.
- **Sec. 8.8.13.B.5 - Unified Development Code.** To allow a guest house accessory structure to be located in front of an existing single-family home.

Diana Wheeler explained that the property owner would like to build a guest house 44 square feet larger than the 1500 square feet the code allows in order to accommodate an ADA compliant home for a relative that needs care. Since there are state waters and hilly terrain on the rear of the property, the owner would also like a variance to place the guest house at the front of the property. Kathleen Woodruff, representing the owner, stated that adjacent neighbors had provided letters of support and she was not aware of any opposition to the variances. No further comments were received at the hearing.

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

- Per the variance site plan from Woodruff Design Associates received on January 5, 2026 by the Community Development Department.
- A minor plat substantially similar to the variance site plan showing the proposed lot line changes, shall be approved by the Community Development Department and recorded with Fulton County prior to issuance of the guest house building permit.
- Provide a foundation survey to the Community Development Department prior to vertical construction.

Second: Zach Middlebrooks

Vote: 6-0 (Approved)

7. CONSIDERATION OF APPEALS / SECONDARY VARIANCES

- None

8. OLD BUSINESS

- None

9. NEW BUSINESS

- None

10. ADJOURNMENT 6:20 PM

Motion to Adjourn: Josh Rachel

Second: Adam D'Anella

Vote: 6-0 (Approved)

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