

**BOARD MEMBERS**

Danny England, Chairman  
Boris Thomas, Vice-Chairman  
John Kruzan  
Jim Oliver  
Virgil Hooper

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Planning and Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

---

**AGENDA OF ACTIONS  
FAYETTE COUNTY PLANNING COMMISSION MEETING  
140 STONEWALL AVENUE WEST  
March 05, 2026  
7:00 pm**

**\*Please turn off or turn to mute all electronic devices during the  
Planning Commission Meetings**

---

**NEW BUSINESS**

1. Call to Order. *Chairman Danny England called the March 5, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Danny England offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Ms. Deborah Bell amended the agenda to change items numbers 10, 11, 12, and 13 (Petitions for Sec. 110-238(a). – Membership; Sec. 110-325(1). – Membership; Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church and Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I zoning. ) to numbers 6 through 9. Jim Oliver made a motion to approve the agenda as amended. John Kruzan seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on February 5, 2026. *John Kruzan made a motion to approve the minutes of the meeting held on February 5, 2026. Jim Oliver seconded the motion. The motion carried 5-0.*
5. Plats
  - a. Minor Final Plat of Free Land. *Jim Oliver made a motion to approve the Minor Final Plat of Freeland. John Kruzan seconded the motion. The motion passed 5-0.*

## PUBLIC HEARING

6. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article VII. – Zoning Board of Appeals. - Sec. 110-238(a). – Membership. ***Virgil Hooper made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-238(a).- Membership. Jim Oliver seconded the motion. The motion passed unanimously.***
7. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article X. – Planning Commission. - Sec. 110-325(1). – Membership. ***Jim Oliver made the motion to recommend APPROVAL of the Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article X.- Planning Commission. Sec. 110-325(1).- Membership. John Kruzan seconded the motion. The motion carried 5-0.***
8. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL and also added an 8<sup>th</sup> Condition: To Add a CONDITIONAL TRAFFIC CONTROL PLAN for the consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2)n.5. – Uses and/or Structures incidental to a Church. Add Off-Site Parking as an incidental use to churches. Virgil Hooper seconded the motion. The motion carried 4-1. Vice- Chairman Boris Thomas abstained.***

### CONDITIONS:

1. *Application shall be made to the zoning administrator as described in Sec 110-169 hereof for use as off-site parking;*
2. *At all times the property is in use as off-site Parking it shall exclusively serve one principal/primary use off-site;*
3. *The written lease/agreement evidencing the exclusive use as off-site parking by a single primary/principal use off-site, including a term not to exceed eight (8) years and all other terms and conditions of the lease/agreement for parking between the parties, shall be included with the application for use as off-site parking;*
4. *The property shall not be held open to the public for use;*
5. *Use of the property for off-site parking shall end when the term of the submitted lease/agreement expires;*
6. *All parking shall be exclusively in areas approved for parking of the church and/or other place of worship conditionally permitted under 110-169 of the Fayette County Zoning Code. No parking shall be permitted in other than approved spaces.*
7. *The parking facilities available for lease as off-site parking shall not be extended beyond the facilities available on the parcel at the time application was made for conditional use as*

*a church and/or other place of worship. The property shall not be improved or otherwise altered in any way to accommodate the off-site parking use.*

8 . *Add a Conditional Traffic Control Plan.*

9. Consideration of amendment to Chapter 110. Zoning Ordinance, Regarding Article V. – Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2) – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. ***Jim Oliver made the motion to recommend DENIAL of Consideration of Amendment to Chapter 110. Zoning Ordinance, regarding Article V.- Conditional Uses, Nonconformances, and Transportation Corridor Overlay Zone. - Sec. 110-169(2). – Add Supporting Off -Site Parking as a conditional use in O-I (Office- Institutional) zoning district. John Kruzan seconded the motion. The motion carried 5-0.***
10. Consideration of Petition 1374-25, Joseph Reeves Akin Jr, Owner. Applicant requests to rezone 3.1 acres from R-40 (Single Family) to A-R (Agricultural Residential Single Family). Property is located in Land Lots 198 of the 13<sup>th</sup> District, and it's behind 1252 Highway 314. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1374-25. Virgil Hooper seconded the motion. The motion passed 3-2. Vice-Chair Boris Thomas and John Kruzan opposed.***

**CONDITION:**

- 1. All parcels that are the subject of this petition shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a site development plan, whichever comes first.***
11. Consideration of Petition 1375-26-A, William Jerry Cleveland, Owner. Applicant requests to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-A to APRIL 2<sup>nd</sup>, 2026. The motion carried 4-0. Virgil Hooper was not present for that vote.***
12. Consideration of Petition 1375-26-B, William Jerry Cleveland, Owner. Applicant request to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1375-26-B to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***
13. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant request to rezone 13.32 acres from M-H-P (Manufactured Home Park) to C-C (Community Commercial). Property is located in Land Lots 26 of the 7<sup>th</sup> District and fronts Highway 54 West. ***John Kruzan made a motion to APPROVE TO TABLE Petition No. 1376-26 to APRIL 2<sup>nd</sup>, 2026. Jim Oliver seconded the motion. The motion carried 5-0.***

\*\*\*\*\*

*Jim Oliver moved to adjourn the March 6, 2026, Planning Commission meeting. John Kruzan seconded. The motion passed 5-0.*

*The meeting adjourned at 8:34 pm.*