

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
April 02, 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 April 2, 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. *John Kruzan made a motion to approve the agenda as presented. Vice-Chairman Boris Thomas seconded the motion. The motion carried 5-0.*
4. Consideration of the Minutes of the meeting held on March 5, 2026. *Jim Oliver made a motion to approve the minutes of the meeting held on March 5, 2026. John Kruzan seconded the motion. The motion carried 5-0.*
5. Plats. *No Plats were presented at the April 2, 2026, hearing.*

PUBLIC HEARING

6. Consideration of Petition **1375-26-A**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 002 (10.62 acres) from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West. *Jim Oliver made the motion to recommend **CONDITIONAL APPROVAL** of Petition 1375-26-A. Virgil Hooper seconded the motion. The motion passed 4-1. John Kruzan opposed.*

CONDITIONS:

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 002 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
 2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a non-residential site plan, whichever comes first.
 3. Article VII Watershed Protection shall apply to the property after rezoning.
 4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.
7. Consideration of Petition **1375-26-B**, William Jerry Cleveland, Owner. Applicant is requesting to rezone Parcel No. 0704 004 (2.81 acres), from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1375-26-B. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

CONDITIONS:

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 004 (aka 1472 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
3. Article VII Watershed Protection shall apply to the property after rezoning. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than the removal of the parking lot to return the property to natural conditions.

8. Consideration of Petition 1376-26, US Management Association, LLC, Owner. Applicant is requesting to rezone 13.32 acres from M-H-P (Manufactured Home Park) to O-I (Office-Institutional). Property is located in Land Lots 26 of the 7th District and fronts Highway 54 West. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1376-26. Virgil Hooper seconded the motion. The motion passed 3-2. Vice -Chairman Boris Thomas and John Kruzan opposed.***

CONDITIONS:

1. A demolition permit from Department of Building Safety be obtained for all existing structures, including the proper abandonment of all wells, on parcel 0704 052 (aka 1486 Highway 54) and be removed from the property within 180 days or prior to the submittal of a minor final plat, whichever comes first.
 2. Parcels 0704 002, 0704 004, and 0704 052 shall be combined by a recorded final plat within 180 days of the approval of the petition or prior to the submittal of a nonresidential site plan, whichever comes first.
 3. Article VII Watershed Protection shall apply to the property after rezoning.
 4. The owner shall construct a 12-foot-wide concrete multi-use path and provide Fayette County with a 20-foot permanent construction, maintenance, and use easement. This easement should parallel the frontage along SR 54 within the Highway 54 overlay setback. The locations shall be established by the owner on the site plan and defined by a written legal description. The easements, with legal description and map from site plan, shall be recorded by Environmental Management Department upon receipt of documents that meet the requirements outlined. All requirements associated with this condition shall be completed as soon as practicable and no later than removal of the parking lot and restoration of the property to natural conditions.
9. Consideration of Petition 1377-26, Salim V. Popatiya & Shaheen Dhanani and Nadir Tejani & Laila S. Tejani, Owners. Applicants are requesting to rezone Parcel 0716 038 (7.957 acres) from A-R (Agricultural-Residential) to R-85(Single -Family Residential). Property is located in Land Lots 33 of the 7th District and fronts Quarters Road and Ebenezer Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1377-26. Vice -Chairman Boris Thomas seconded the motion. The motion passed 5-0.***

CONDITIONS:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Ebenezer Road within 90 days of this rezoning request.
2. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 30-ft of right of way as measured from the existing centerline of Quarters Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

10. Consideration of Petition **1378-26-A**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 107 (5.23 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-A. John Kruzan seconded the motion. The motion passed 5-0.***
11. Consideration of Petition **1378-26-B**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 129 (7.06 acres) from A-R (Agricultural-Residential) and R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-B. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
12. Consideration of Petition **1378-26-C**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 008A (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road. ***Vice-Chair Boris Thomas made a motion to DENY Petition 1378-26-C. John Kruzan seconded the motion. The motion passed 5-0.***
13. Consideration of Petition **1378-26-D**, Suren Nandlal, Owner. Applicant is requesting to rezone Parcel No. 0544 032 (0.98 acres) from R-20 (Single-Family Residential) to M-1 (Light Industrial District). Property is located in Land Lots 219 of the 5th District and fronts Longview Road. ***John Kruzan made a motion to DENY Petition 1378-26-D. Vice-Chairman Boris Thomas seconded the motion. The motion passed 5-0.***
14. Consideration of Petition **1379-26-A**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.234 acres from Parcel No. 0503 053, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5th District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-A. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

CONDITIONS:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.

Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

15. Consideration of Petition **1379-26-B**, Allegiance Homes, LLC, Owner. Applicant is requesting to rezone 10.143 acres from Parcel No. 0503 051, A-R (Agricultural-Residential) to R-75 (Single-Family). Property is located in Land Lots 6 of the 5th District and fronts Harp Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1379-26-B. John Kruzan seconded the motion. The motion passed 4-1. Vice-Chairman Boris Thomas opposed.***

CONDITIONS:

1. The owner /developer shall dedicate land to Fayette County as needed to provide a minimum of 50-ft of right of way as measured from the existing centerline of Harp Road within 90 days of this rezoning request.
Environmental Management Department will approve the required warranty/quitclaim deeds prior to Final Plat of the property.

Jim Oliver moved to adjourn the April 2, 2026, Planning Commission meeting. Vice-Chairman Boris Thomas seconded. The motion passed 5-0.

The meeting adjourned at 9:24 pm.