

BOARD OF APPEALS

John Tate, Chairman
Marsha Hopkins, Vice-Chairman
Brian Haren
Kyle McCormick
Latisha Roebuck

STAFF

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

AGENDA OF ACTIONS

**Fayette County Zoning Board of Appeals
Fayette County Administrative Complex**

Public Meeting Room

January 26, 2026

7:00 P.M.

***Please turn off or turn to mute all electronic devices during the
Zoning Board of Appeals Meetings**

1. Call to Order. *Chairman John Tate called the January 26, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman John Tate offered the invocation and led the audience in the Pledge of Allegiance.*
3. Amendment of the Agenda. *Ms. Deborah Sims amended the agenda for the election of officers of the 2026 Fayette County Zoning Board of Appeals and the installation of the new board member, Mrs. Latisha Roebuck, and added items 5 through 8. Marsha Hopkins made a motion to approve the amended agenda with the addition of items 5 through 8 to elect new officers on the 2026 Fayette County Zoning Board of Appeals and the new board member, Ms. Latisha Roebuck. Brian Haren seconded the motion. The motion passes 4-0. Planning and Zoning Director Deborah Bell was absent.*
4. Consideration of the Minutes of the Meeting held on December 15, 2025. *Chairman John Tate made the motion to approve the minutes of the meeting held on December 15, 2026. Brian Haren seconded the motion. The motion carried 4-0.*
5. Installation of Mrs. Latisha Roebuck as New Board Member. Oath of Office for Mrs. Latisha Roebuck. *E. Allison Ivey Cox, County Attorney, read the Oath of Office to Latisha Roebuck, who was sworn in as a board member for the 2026 Fayette County Zoning Board of Appeals.*
6. Election of the Chairman. *Brian Haren nominated Marsha Hopkins as the Chairman of the 2026 Fayette County Zoning Board of Appeals. John Tate made a motion to close the nomination. Nominations were closed. The board voted 5-0 to approve the nomination. The motion passes 5-0.*
7. Election of the Vice-Chairman. *Kyle McCormick nominated as the Vice-Chairman of the 2026 Fayette County Zoning Board of Appeals. John Tate made a motion to close the*

nomination. Nominations were closed. The board voted 5-0 to approve the nomination. The motion passes 5-0.

8. Election of Secretary. *Brian Haren nominated Maria Binns for 2026 Fayette County Zoning Board of Appeals Secretary. Brian Haren made a motion to close the nomination. Nominations were closed. The board voted 5-0 to approve the nomination. The motion passes 5-0.*

PUBLIC HEARING

9. Consideration of Petition No. A-912-25 – Michael Edward Newman and Billie Gail Newman, as Trustees of the Mike and Billie Newman Living Trust. Applicants are requesting the following: Variance to Sec. 110-125(d)(1)- A-R., as allowed under Sec. 110-242(c)(1)-Requesting a variance to the minimum lot size for a legal nonconforming lot, to allow a lot that is 4.995 acres in the A-R zoning district to be eligible for development. The subject property is located in Land Lots 31 of the 7th District and fronts Nelms Road. *John Tate made a motion to APPROVED Petition No. A-912-25. Brian Haren seconded the motion. The motion passed 5-0.*
10. Consideration of Petition No. A-915-25 – Kimberly N. Waldrop, Owner. Applicant is requesting the following: Variance to Sec. 110-137(d)(6)- R-40., to reduce the side yard setback from 15 feet to 5 feet to allow the construction of a detached garage. The subject property is located in Land Lots 184 of the 4th District and fronts Hammock Bay Road. *John Tate made a motion to APPROVED Petition No. A-915-25. Brian Haren seconded the motion. The motion passed 5-0.*
11. Consideration of Petition No. A-916-25 – Ritchey Living Trust, Owner. Applicants are requesting a Variance to Sec. 110-149 (d)(6)(c)- PUD., to reduce the side yard setback from 15 feet to 12.63 feet to allow an existing attached garage to remain. The subject property is located in Land Lots 4 of the 6th District and fronts Wellborn Chase. *Vice-Chairman Kyle McCormick made a motion to APPROVED Petition No. A-916-25. Marsha Hopkins seconded the motion. The motion passed 5-0.*
12. Consideration of Petition No. A-917-25 – Douglas John Williams, Owner. Applicant is requesting a variance to reduce the side yard setback in the R-40 zoning district from 15 feet to 7 feet to allow a new accessory structure to be constructed. The subject property is located in Land Lots 221 of the 5th District and fronts Bentley Way. *Staff will request a motion to withdraw by petitioner. Marsha Hopkins made a motion to APPROVED Petition No. A-917-25. Latisha Roebuck seconded the motion. The motion passed 5-0*

Consideration of Petition No. A-918-25 – Kerr Firefly Properties, LLC, Owner. Applicant is requesting a variance to Sec. 110-179(c)(1)(b)-In the A-R zoning. - Request to approve an increase of an accessory structure maximum footprint from 700 SF to 1200 SF to allow an existing accessory structure to remain. The subject property is located in Land Lots 104 of the

7th District and fronts Dogwood Trail. *Staff will request a motion to withdraw by petitioner.*
WITHDRAWN BY PETITIONER, John Tate made a motion to ACCEPT THE WITHDRAWAL BY PETITIONER of Petition A-918-25. Brian Haren seconded the motion. The motion carried 5-0.

13. Consideration of Petition No. **A-919-25-A** – Neil Orand and Tara Fogle Orand, Owner. Applicant is requesting the following: A) Variance to Sec. 110-137(d)(6)- R-40.- Requesting a variance to reduce the side yard setback from 15 feet to 7 feet to allow a new accessory structure to be built. The subject property is located in Land Lots 184 of the 4th District and fronts Hammock Way Drive and Brooks Woolsey Road. **Brian Haren made a motion to approved Petition No. A-919-25-A. John Tate seconded the motion. The motion passed unanimously.**
14. Consideration of Petition No. **A-919-25-B** – Neil Orand and Tara Fogle Orand, Owner. Applicant is requesting B) Variance to Sec. 110-137(d)(4)- R-40.- Requesting a variance to reduce the front yard setback along Brooks Woolsey Road from 60 feet to 40 feet. The subject property is located in Land Lots 184 of the 4th District and fronts Hammock Way Drive and Brooks Woolsey Road. **Brian Haren made a motion to APPROVED Petition No. A-919-25-B. John Tate seconded the motion. The motion passed unanimously.**
15. Consideration of Petition No. A-920-25 – Neal W. McEwen and Patricia H. McEwen, Owners. Applicant is requesting a variance to Sec. 110-79(c)(1)(b) to increase the maximum square footage of a guest house from 700 square feet to 1,782 square feet to allow an existing and permitted guesthouse to remain. The subject property is located in Land Lots 98 of the 4th District and fronts Morgan Mill Road. *Removed by staff, this case is not eligible for a variance.* **REMOVED BY STAFF, John Tate made a motion to ACCEPT THE REMOVAL BY STAFF, THIS CASE IS NOT ELIGIBLE FOR A VARIANCE of Petition A-920-25. Latisha Roebuck seconded the motion. The motion carried 5-0.**
16. Consideration of Petition No. **A-921-25-A** – Alexis Kirkbride, Owner. Applicant is requesting A) Variance to Sec. 110-79(e) to allow an accessory structure located in front yard to remain. The subject property is located in Land Lots 1 of the 9th District and fronts Rivers Road. **Chairman Marsha Hopkins made a motion to APPROVED Petition No. A-919-25-A. John Tate seconded the motion. The motion passed unanimously.**
17. Consideration of Petition No. **A-921-25-B** – Alexis Kirkbride, Owner. Applicant is requesting B) Variance to Sec. 110-133(d)(5) to reduce the rear yard setback from 50 feet to 37.6 feet to allow an existing accessory structure to remain. The subject property is located in Land Lots 1 of the 9th District and fronts Rivers Road. **Brian Haren made a motion to APPROVED Petition No. A-921-25-B. Vice-Chairman Kyle McCormick seconded the motion. The motion passed 5-0.**
18. Consideration of Petition No. **A-921-25-C** – Alexis Kirkbride, Owner. Applicant is requesting C) Variance to Sec. 110-133(d)(5) to reduce the rear yard setback from 50 feet to 33.7 feet to allow the pool deck/equipment to remain as required in Sec. 110-79(k). The subject property is located in Land Lots 1 of the 9th District and fronts Rivers Road. **John Tate**

made a motion to APPROVED Petition No. A-921-25-C. Brian Haren seconded the motion. The motion passed 5-0.

19. Consideration of Petition No. **A-922-25-A** – Tim A. Belcher and Ruth M. Belcher Revocable Living Trust, Owners. Applicants are requesting the following: A) Variance to Sec. 110-79(e), to allow an accessory structure in the front yard. The subject property is located in Land Lots 65 of the 5th District and fronts Lester Road and Sherwood Road. *John Tate made a motion to APPROVED Petition No. A-922-25-A. Brian Haren seconded the motion. The motion passed 5-0.*
20. Amendment of the Agenda. *Chairman Marsha Hopkins amended the agenda to reverse items No.21(A-922-25-B) and No.22 (A-922-25-C), where now item No.22(A-922-25-C) will be No.21(A-922-25-B). Marsha Hopkins made a motion to approve the amended agenda with the reversion of items No.22(A-922-25-C) to be No.21(A-922-25-B) Brian Haren seconded the motion. The motion passes 5-0.*
21. Consideration of Petition No. **A-922-25-C** – Tim A. Belcher and Ruth M. Belcher Revocable Living Trust, Owners. Applicants are requesting the following: C) Variance to Sec.110-79 (c)(1)(a) to exceed the allowable quantity (three) total, to allow four accessory structures on a lot with a minimum of five acres. The subject property is located in Land Lots 65 of the 5th District and fronts Lester Road and Sherwood Road. *Chairman Marsha Hopkins made a motion to DENY Petition No. A-922-25-C. Brian Haren seconded the motion. The motion passed 5-0.*
22. Consideration of Petition No. **A-922-25-B** – Tim A. Belcher and Ruth M. Belcher Revocable Living Trust, Owners. Applicants are requesting the following: B) Variance to Sec. 110-79(c)(1)(c), to exceed the allowable 3,600 square footage of an accessory structure in the R-40 zoning to a total of 7,407 square feet to allow the construction of an aircraft hangar. The subject property is located in Land Lots 65 of the 5th District and fronts Lester Road and Sherwood Road. *John Tate made a motion to APPROVED Petition No. A-922-25-B. Vice-Chairman Kyle McCormick seconded the motion. The motion passed 5-0.*

John Tate moved to adjourn the January 26, 2026, Zoning Board of Appeals meeting. Vice-Chairman Marsha Hopkins seconded the motion. The motion passed 5-0.

The meeting adjourned at 9:19 pm.