

BOARD MEMBERS

Arnold L. Martin, Chairman
Brian Haren, Vice-Chairman
John H. Culbreth, Sr.
Danny England
Jim Oliver

STAFF

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

AGENDA
FAYETTE COUNTY PLANNING COMMISSION MEETING
140 STONEWALL AVENUE WEST
October 6, 2022
7:00 pm

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

1. Consideration of the Minutes of the meeting held on September 1, 2022.

*John Culbreth Sr. made a motion to approve the minutes of the meeting held on September 1st, 2022.
Danny England seconded the motion. The motion passed 5-0.*

2. Consideration of 2023 Planning Commission meeting dates.

*Brian Haren made a motion to approve the 2023 Planning Commission meeting dates.
John Culbreth Sr. seconded the motion. The motion passed 5-0.*

NEW BUSINESS

3. Consideration of a Minor Revision to a Major Final Plat of Kenwood Business Park,
Phase Five (Lots 114 – 118).

*Jim Oliver made a motion to approve the Minor Revision to a Major Final Plat of
Kenwood Business Park, Phase Five (Lots 114-118). Brian Haren seconded the
motion. The motion passed 5-0.*

4. Consideration of a Minor Final Plat for Williams Farm.

*Brian Haren made a motion to approve the Minor Final Plat for Williams Farm. Jim
Oliver seconded the motion. The motion passed 5-0.*

PUBLIC HEARING

5. Consideration of Petition No. 1323-22 Johnnie K. Holland, Owner, and Randy M. Boyd, Agent, request to rezone 8.056 acres from A-R to R-45 to create four (4) residential lots. This property is located in Land Lot 254 of the 5th District and fronts on Kenwood Road and South Kite Lake Road.

Brian Haren made a motion to recommend approval of Petition No. 1323-22, request to rezone 8.056 acres from A-R to R-45 to create four (4) residential lots with conditions. John Culbreth Sr. seconded the motion. The motion passed 5-0.

6. Consideration of Petition No. 1324-22A Tyrone 54, LLC and BBWJ, LLC Owner, and DG Development Partners, LLC, Agent, request to rezone 5.615 acres from C-C to C-H to build a convenience store, car wash, interior access self-storage, quick serve restaurant with drive through. This property is located in Land Lot 26 of the 7th District and fronts on S.R. 54 and Tyrone Road.

Jim Oliver made a motion to recommend approval of Petition No. 1324-22A, request to rezone 5.615 acres from C-C to C-H to build a convenience store, car wash, interior access self-storage, quick serve restaurant with drive through with amended conditions. John Culbreth Sr. seconded the motion. The motion passed 5-0.

7. Consideration of Petition No. 1324-22B Tyrone 54, LLC and BBWJ, LLC Owner, and DG Development Partners, LLC, Agent, request to rezone 0.331 acres from C-C to C-H to build a convenience store, car wash, interior access self-storage, quick serve restaurant with drive through. This property is located in Land Lot 26 of the 7th District and fronts on Tyrone Road.

Jim Oliver made a motion to recommend approval of Petition No. 1324-22B, request to rezone 0.331 acres from C-C to C-H to build a convenience store, car wash, interior access self-storage, quick serve restaurant with drive through with conditions. John Culbreth Sr. seconded the motion. The motion passed 5-0.

8. Consideration of Petition No. 1324-22C Tyrone 54, LLC and BBWJ, LLC Owner, and DG Development Partners, LLC, Agent, request to rezone 1.993 acres from C-C to C-H to build a convenience store, car wash, interior access self-storage, quick serve restaurant with drive through. This property is located in Land Lot 25 of the 7th District and fronts on Tyrone Road.

John Culbreth Sr. made a motion to recommend approval of Petition No. 1324-22C, request to rezone 1.993 acres from C-C to C-H to build a convenience store, car wash, interior access self-storage, quick serve restaurant with drive through with conditions. Danny England seconded the motion. The motion passed 5-0.

9. Consideration of Petition No. 1324-22D Tyrone 54, LLC and BBWJ, LLC Owner, and DG Development Partners, LLC, Agent, request to rezone 1.948 acres from C-C to C-H to build a

convenience store, car wash, interior access self-storage, quick serve restaurant with drive through. This property is located in Land Lot 25 of the 7th District and fronts on Tyrone Road.

John Culbreth Sr. made a motion to recommend approval of Petition No. 1324-22D, request to rezone 1.948 acres from C-C to C-H to build a convenience store, car wash, interior access self-storage, quick serve restaurant with drive through with conditions. Danny England seconded the motion. The motion passed 5-0.

10. Consideration of Petition No. 1325-22, Eric K. Maxwell, Owner, and Randy M. Boyd, Agent, request to rezone 8.49 acres from A-R to R-75 to create three (3) residential lots. This property is located in Land Lot 2 of the 5th District and fronts on Redwine Road.

Jim Oliver made a motion to recommend approval of Petition No. 1325-22, request to rezone 8.49 acres from A-R to R-75 to create three (3) residential lots without conditions. John Culbreth Sr. seconded the motion. The motion passed 5-0.

11. Consideration of Petition No. 1326-22, Amina, Omar, Saed and Hassan Zakaria, Owner, and Taylor English Duma LLP (Steven L. Jones), Agent, request to rezone 13.035 acres from O-I to C-H to create Truck Parking Facility. This property is located in Land Lot 233 of the 5th District and fronts on Highway 85 North. **(This petition cannot be heard due to issues with the survey and legal description. Rescheduled for November 3, 2022)**