

BOARD MEMBERS

John Kruzan, Chairman
Danny England, Vice-Chairman
John H. Culbreth, Sr
Jim Oliver
Boris Thomas

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
November 6, 2025
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 John Kruzan called the November 6, 2025, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman John Kruzan offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Ms. Deborah Sims amended the agenda to include under item 5 plats, letter g. Minor Final Plat of 183 Busbin Road. Jim Oliver made a motion to approve the amended agenda as presented. John H. Culbreth, Sr., seconded the motion. The motion carried 5-0. Deborah Bell, Planning and Zoning Director, was absent.*
4. Consideration of the Minutes of the meeting held on October 2, 2025. *Danny England made a motion to approve the minutes of the meeting held on October 2, 2025. John H. Culbreth seconded the motion. The motion carried 5-0.*
5. Plats
 - a. Major Final Plat of Huntcliff Manor II. *Jim Oliver made a motion to approve the Major Final Plat of Huntcliff Manor II. John Culbret, Sr., seconded the motion. The motion passed 5-0.*
 - b. Minor Final Plat of Hanner Farm's – North. *Jim Oliver made a motion to approve the Minor Final Plat of Hanner's Farm – North. Danny England seconded the motion. The motion passed unanimously.*

- c. Minor Final Plat of Hanner's Farm – South. ***Jim Oliver made a motion to approve the Minor Final Plat of Hanner's Farm – South. John Culbret, Sr., seconded the motion. The motion passed unanimously.***
- d. Major Final Plat of Windsor Court. ***Jim Oliver made a motion to approve the Major Final Plat of Windsor Court. John Culbret, Sr., seconded the motion. The motion passed 5-0.***
- e. Minor Final Plat of Rose Brown Mask Estate. ***Jim Oliver made a motion to approve the Minor Final Plat of Rose Brown Mask Estate. John Culbret, Sr., seconded the motion. The motion passed unanimously.***
- f. Minor Final Plat of William Mercer Massengale. ***Jim Oliver made a motion to approve the Minor Final Plat of William Mercer Massengale. John Culbret, Sr., seconded the motion. The motion passed 5-0.***
- g. Minor Final Plat of 183 Busbin Road. ***Jim Oliver made a motion to approve the Minor Final Plat of 183 Busbin Road. John Culbret, Sr., seconded the motion. The motion passed 5-0.***

PUBLIC HEARING

Due to an error in the public notice for the November 6th, 2025, meeting, the following cases have been rescheduled for the Planning Commission meeting on Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026:

- 1. Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec.110-241.- Public Hearing. ***Danny England made a motion to TABLE the Consideration of Amendments to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeals. Sec 110-241.- Public Hearing to the Planning Commission meeting for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.***
- 2. 1368-25 – 183 Sun Road. ***Danny England made a motion to TABLE Petition 1368-25 to the Planning Commission meeting for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.***
- 3. 1369-25-A-B – 229 Fletcher Ford Road;

1369-25-A: Danny England made a motion to TABLE Petition 1369-25-A (229 Fletcher Ford Rd) for Thursday, December 4th, 2025, and for the Board of Commissioners on

Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

1369-25-B: Danny England made a motion to TABLE Petition 1369-25-B (229 Fletcher Ford Rd) to for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

4. 1370-25 – 366 Antioch Road. *Danny England made a motion to TABLE Petition 1370-25 (366 Antioch Road) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.*
5. 1371-25 – Highway 138. *Danny England made a motion to TABLE Petition 1371-25 (Highway 138) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.*
6. 1372-25-A-B – 1246 Highway 314;

1372-25-A: Danny England made a motion to TABLE Petition 1372-25-A (1246 Highway 314) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

1372-25-B: Danny England made a motion to TABLE Petition 1372-25-B (1246 Highway 314) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

7. 1373-25 – 211 Harp Road. *Danny England made a motion to TABLE Petition 1372-25-A (211 Harp Road) for Thursday, December 4th, 2025, and for the Board of Commissioners on Thursday, January 22nd, 2026. John Culbreth, Sr., seconded the motion. The motion passed 5-0.*

Jim Oliver moved to adjourn the November 6, 2025, Planning Commission meeting. John Culbreth Sr. seconded. The motion passed 5-0.

The meeting adjourned at 7:12 pm