

BOARD OF APPEALS

John Tate, Chairman
Marsha Hopkins, Vice-Chairman
Bill Beckwith
Brian Haren
Kyle McCormick

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
October 27, 2025
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 October 27, 2025, 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. Approval of Agenda. *Brian Haren made a motion to approve the agenda. Bill Beckwith seconded the motion. The motion passed unanimously*
4. Consideration of the Minutes of the Meeting held on September 22, 2025. *Vice -Chairman Marsha Hopkins made the motion to approve the minutes of the meeting held on September 22, 2025. Kyle McCormick seconded the motion. The motion passed unanimously*

PUBLIC HEARING

5. Consideration of Petition No. A-904-25 – Jose Ruiz, Maria Ruiz, and Jorge A. Ochoa Farias. 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 2.9941 acres to be eligible for development. The subject property is located in Land Lots 235 of the 4th District and fronts Highway 92 South. *Brian Haren made a motion to APPROVE Petition No. A-904- 25. Chairman John Tate seconded the motion. The motion carried 5-0.*

6. Consideration of Petition No. A-905-25 – Jean Allen Living Trust. Applicants are requesting the following: Variance to reduce the side yard setback from 50' to 20.0' to allow an existing home to remain. The subject property is located in Land Lots 249 and 250 of the 4th District and fronts Antioch Road. ***WITHDRAWN BY PETITIONER, Bill Beckwith made a motion to ACCEPT THE WITHDRAWAL BY THE PETITIONER of Petition A-905-25. Brian Haren seconded the motion. The motion passed unanimously.***
7. Consideration of Petition A-906-25-A-B-C – 5 Parcel Mills, LLC. Applicant is requesting the following: **A-906-25-A:** Per Sec. 110-143(6).- Buffer. Reduce the side yard buffer on the north property line from 50 feet to 0 feet to accommodate the installation of the septic drain field. **A-906-25-B:** Per Sec. 110-93.- Reduce the septic tank and septic drain field line setback on the north property line from 25 feet to 6 feet to install the septic drain field. **A-906-25-C:** Per Sec. 110-174(5)a.- Street frontage landscape area: to reduce the septic system placement setback from 25 feet to 5 feet on the north side of the SR 74 entrance to install the septic drain field. The subject property is located in Land Lots 8 of the 6th District and fronts Antioch Road.

A-906-25-A: Marsha Hopkins made a motion to APPROVE Petition No. A-906- 25-A. Brian Haren seconded the motion. The motion passed unanimously.

A-906-25-B: Brian Haren made a motion to APPROVE Petition No. A-906-25-B. Bill Beckwith seconded the motion. The motion passed unanimously.

A-906-25-C: Kyle McCormick made a motion to APPROVE Petition No. A-906-25-C. Brian Haren seconded the motion. The motion passed unanimously.

8. Consideration of Petition A-907-25 – Michael E. Newman and Billie G. Newman, owners. Applicants are requesting the following: Per 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. ***Debbie Bell amended the agenda to correct the applicant's request Per Sec. 110-242(h), requesting an illegal lot to be deemed a non-conforming lot. Chairman John Tate made a motion to TABLE Petition No. A-907-25 to December 15, 2025, Meeting. Bill Beckwith seconded the motion. The motion passed unanimously.***
9. Consideration of the Fayette County Zoning Board of Appeals 2026 Calendar Schedule. ***Bill Beckwith made a motion to TABLE the Consideration of the Fayette County Zoning Board of Appeals 2026 Calendar Schedule to the November 24, 2025, Meeting. Chairman John Tate seconded the motion. The motion passed unanimously.***

Brian Haren moved to adjourn the October 27, 2025, Zoning Board of Appeals meeting. Chairman John Tate seconded the motion. The motion carried 5-0.

The meeting adjourned at 8:05 pm.