

BOARD OF APPEALS

Marsha Hopkins, Chairman
Kyle McCormick, Vice-Chairman
John Tate
Brian Haren
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
May 18, 2026
7:00 P.M.**

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

1. Call to Order. *Chairman Marsha Hopkins called the May 18, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Marsha Hopkins offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *John Tate made the motion to approve the agenda. Vice Chairman Kyle McCormick seconded the motion. The motion carried 5-0. Planning and Zoning Director Deborah Bell was absent.*
4. Consideration of the Minutes of the Meeting held on April 27, 2026. *John Tate made a motion to APPROVE the Minutes as presented for the April 27, 2026, meeting. Brian Haren seconded the motion. The motion passed 5-0.*

PUBLIC HEARING

5. Consideration of Petition No. **A-934-26** – Milton McLean Jr., owner, and Roderick Cloud, Agent. Applicants are requesting a variance to Sec. 110-137(d)(6), in the R-40 zoning, to reduce the side yard setback from 15 feet to 4 feet. The subject property is located in Land Lot 6 of the 7th District and fronts Blue Point Parkway. *Chairman Marsha Hopkins made a motion to APPROVE Petition No. A-934-26. Brian Haren seconded the motion. The motion passed 5-0.*
6. Consideration of Petition No. **A-935-26** – John T. and Frances S. Watkins, owners, and Randy Boyd, Agent, are requesting the following variance: Per Sec. 110-125(d)(1), 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 205,603 square feet (4.72 acres) in the A-R zoning district to be eligible for development. The subject property is located in Land Lots 162 & 163 of the 4th District and fronts Old Highway 85 and SR 85. *John Tate made a motion to APPROVE Petition No. A-935-26. Vice-Chair Kyle McCormick seconded the motion. The motion passed 5-0.*

7. Consideration of Petition No. **A-936-26-A** – Matthew D. Brown & Kimberly A. Brown, owners, and Joe Cook with JDC Homes, LLC, agent, are requesting the following variance: A) Per Sec. 110-125(d)(4)a.2., in A-R zoning, to reduce the front yard setback along Mask Rd. from 100 feet to 60 feet to allow additional area for a new residential home. The subject property is located in Land Lots 3 of the 4th District and fronts Mask Road and Tri County Road. **Brian Haren made a motion to APPROVE Petition No. A-936-26-A. John Tate seconded the motion. The motion passed 5-0.**

8. Consideration of Petition No. **A-936-26-B** – Matthew D. Brown & Kimberly A. Brown, owners, and Joe Cook with JDC Homes, LLC, agent, are requesting the following variance: B) Per Sec. 110-125(d)(6), in A-R zoning, to reduce the side yard setback along Mask Rd. from 50 feet to 40 feet to allow additional area for new home construction outside of the floodplain and buffers. The subject property is located in Land Lots 3 of the 4th District and fronts Mask Road and Tri County Road. **John Tate made a motion to APPROVE Petition No. A-936-26-B. Latisha Roebuck seconded the motion. The motion passed 5-0.**

Brian Haren moved to adjourn the May 18, 2026, Zoning Board of Appeals meeting. Vice-Chair Kyle McCormick seconded the motion. The motion passed 5-0.

The meeting adjourned at 7:44 pm.