

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
December 04, 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 December 4, 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 Bell amended the agenda to change items number 7 and 8 (Petitions No. 1372-25-A and B) to number 1 and 2. John H. Culbreth, Sr., made a motion to approve the amended agenda with the changes. Jim Oliver seconded the motion. The motion carried 5-0*
4. Consideration of the Minutes of the meeting held on November 6, 2025. *Jim Oliver made a motion to approve the minutes of the meeting held on November 6, 2025. John H. Culbreth seconded the motion. The motion carried 5-0*
5. Plats. *No Plats were presented on the December 4, 2025, hearing.*

PUBLIC HEARING

1. *Consideration of Petition 1372-25-A, 1246 Highway 314 Fayette Co, LLC, Owner, is requesting to rezone Parcel No. 1306 011 (45.412 acres) Tract I, from R-40 (Single-Family Residential) to A-R (Agricultural-Residential). Property is located in Land Lot 219 of the 13th District and fronts Highway 314 North. John Culbreth, Sr., made the motion to DENY Petition 1372-25-A. Danny England seconded the motion. The motion passed 5-0.*

2. ***Consideration of Petition 1372-25-B***, 1246 Highway 314 Fayette Co, LLC, Owner, is requesting to rezone Parcel No. 1306 117 (4.738 acres) Tract II, from R-40 (Single-Family Residential) to A-R Agricultural-Residential (Single-Family). Property is located in Land Lot 219 of the 13th District and fronts Highway 314 North. ***John Culbreth, Sr., made the motion to DENY Petition 1372-25-B. Danny England seconded the motion. The motion passed 5-0.***
3. ***Consideration of Amendments to Chapter 110***. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeal. Sec.110-241.- Public Hearing. ***Jim Oliver made the motion to recommend APPROVAL of Amendment to Chapter 110. Zoning Ordinance, regarding Article VII.- Zoning Board of Appeal. Sec.110-241.- Public Hearing. John Culbreth, Sr., seconded the motion. The motion passed unanimously.***
4. ***Consideration of Petition 1368-25***, Stuart Reagan and Laura K. Reagan, Owners, are requesting to rezone 8.053 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential). Property is located in Land Lot 75 of the 7th District and fronts Sun Road. ***Jim Oliver made the motion to recommend APPROVAL of Petition 1368-25. Danny England seconded the motion. The motion passed 5-0***
5. ***Consideration of Petition 1369-25-A***, The McCotter Family Trust, Owner, is requesting to rezone 3.00 acres of Parcel No. 0433 049, Tract 2, from R-45 (Single-Family Residential) to A-R Agricultural-Residential (Single-Family). Property is located in Land Lot 183 of the 4th District and fronts Fletcher Ford Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1369-25-A. Boris Thomas seconded the motion. The motion passed unanimously.***
6. ***Consideration of Petition 1369-25-B***, The McCotter Family Trust, Owner, is requesting to rezone 3.00 acres of Parcel No. 0433 051, Tract 1, from R-45 (Single-Family Residential) to A-R Agricultural-Residential (Single-Family). Property is located in Land Lot 183 of the 4th District and fronts Fletcher Ford Road. ***Jim Oliver made the motion to recommend CONDITIONAL APPROVAL of Petition 1369-25-B. Danny England seconded the motion. The motion passed unanimously.***
7. ***Consideration of Petition 1370-25***, Jean Allen Living Trust, Jerome Allen POA, is requesting to rezone 6.00 acres of Parcel No. 0448 013 from A-R Agricultural-Residential (Single-Family) to R-80 (Single-Family). Property is located in Land Lot 249 of the 4th District and fronts Antioch Road. ***John Culbreth, Sr., made the motion to recommend CONDITIONAL APPROVAL of Petition 1370-25. Danny England seconded the motion. The motion passed 5-0.***
8. ***Consideration of Petition 1371-25***, CK 138, LLC, Owner, is requesting to rezone 15.733 acres from R-40 (Single-Family) to C-H (Highway Commercial) for future office development. Property is located in Land Lot 198 of the 13th District and fronts Highway 138. ***Danny England made the motion to recommend APPROVAL of***

Petition 1371-25. John Culbreth, Sr., seconded the motion. The motion passed 5-0.

9. ***Consideration of Petition 1373-25***, Kyle D. Weishaar and Laura S. Weishaar, Owners, are requesting to rezone 7.745 acres from A-R Agricultural-Residential (Single-Family) to R-78 Single-family Residential. Property is located in Land Lot 26 of the 5th District and fronts Harp Road. ***Danny England made the motion to recommend CONDITIONAL APPROVAL of Petition 1373-25. John Culbreth, Sr., seconded the motion. The motion passed 5-0.***

10. Consideration of the Fayette County Planning Commission 2026 Calendar. ***John Culbreth, Sr., made the motion to APPROVE the 2026 Fayette County Planning Commission Calendar. Danny England seconded the motion. The motion passed 5-0.***

John Culbreth, Sr., moved to adjourn the December 4, 2025, Planning Commission meeting. Danny England seconded. The motion passed 5-0.

The meeting adjourned at 8:25 pm