

AGENDA OF THE DANVILLE-BOYLE COUNTY PLANNING & ZONING COMMISSION

DECEMBER 10, 2025, SPECIAL CALLED MEETING

DANVILLE CITY HALL, 445 W. Main Street, Danville, KY

LIVESTREAM LINK

[City of Danville YouTube Media Channel](#)

A. CALL TO ORDER / INVOCATION -

B. APPROVAL OF MINUTES – October 22, 2025

C. OLD BUSINESS – Zoning Ordinance Text Amendment, Fiscal Court Response

D. FINANCIAL REPORT – October 2025

E. CONSTRUCTION SURETIES – November/December 2025

1. Joedy Sharpe Construction, LLC., requests the Release of the LOC for Hunt Farm Section 5, said LOC in the amount of \$6,493.00, stating all contracted work has been completed.
2. Brown Family Holdings, LLC., requests the acceptance of a Letter of Credit in the amount of \$1,641,164.00 as surety for improvement completion at By-Pass Centre, Section 4, Shannon Way, Danville, and for a motion allowing Commission Chair to sign the construction contract.
3. Nancy Davis requests the Release of her cash bond in the amount of \$ 47,888.00, said funds held for of improvements on Summit Drive now complete.

F. SUBDIVISION APPROVALS –

1. Brown Family Holdings, LLC., have applied for the subdivision of a 29.09-acre parcel of land located at 0 Shannon Way, Danville, being known as By-Pass Center Section; the division thereof being plated as Section 4A, 4B, 4C, and 4D. The property is zoned single-family residential (R1-C)
2. Danville Host, LLC., has applied for a Final Plat Amendment of 51.395-acres, known as By-Pass Centre Section 3, and fronting on Shannon Way, S. Danville Bypass, and Gose Pike, and being zoned Highway Business (HB), multi-family residential (RM-3), and multi-family residential (RM-4).
3. Matthew and Renae Ellis have applied for the subdivision of a 30.822-acre parcel of land, into two (2) tracts, known as 8015 Perryville Road, in Boyle County. The property is zoned Agricultural (AG).
4. The Saddle Ridge Homeowners Association, Inc., has applied for the subdivision of a 2.516-acre tract with improvements thereon, known as Saddle Ridge Circle in the Villas at Ridgfield Farm. The property is zoned Multi-family (RM-3).

5. Dan Mann has applied for the subdivision of a 36.936-acre parcel of land, into five (5) tracts, located at 4156 Perryville Road, Danville. The property is zoned Agricultural (AG).
6. Michael & Jennifer Dutton have applied for the subdivision of 0.625 acres in five (5) tracts located at 205 Old Bridge Road, Danville. The property is zoned R1-A.

G. PUBLIC HEARINGS –

1. (Tabled 10.22.25) Jennifer Paycheck and John Modlin have applied for a Zoning Map Amendment from Single-family/duplex (RM-2) to Central Business (CB), on a 0.94-acre parcel of land known as 145 E. Martin Luther King Blvd., Danville.
2. Express Oil, through Tyler Hendon, member, has applied for a Site Plan for the construction of a commercial structure and associated improvements at 216 Brent Avenue, Danville. The property is zoned Highway Business (HB).
3. Five B Properties, LLC., by and through Bruce Robins, Member, have applied for a Site Plan Amendment adjusting the Gymnasium size and location from the Site Plan approved 04.06.2016 on the 15-acre parcel located at 2405 Lebanon Road, Danville. The property is zoned Highway Business (HB).
4. Twinkle Patel has applied for a Site Plan for the development of a commercial structure and associated Improvements on a 3.491-acre parcel of land located at 845 Stanford Road, Danville. The property is zoned Highway Business (HB).
5. Cornerstone Assembly of God, Inc., through M. Tom Lane, Member, has applied for a Zoning Map Amendment, from Agricultural (AG) to Highway Business (HB), on a 3.618-acre parcel of land known as 2035 Old Lexington Road.
6. Newcomb Oil Company, LLC., has applied for a Zoning Map Amendment, from Agricultural (AG) to Highway Business (HB), on a 4.268-acre parcel of land located at the intersection of Old Danville Rd., Lexington Road (KY Hwy 34), and KY Hwy 2168 (no address issued).

H. NEW BUSINESS

1. Advisory Committee Report
2. Budget Committee Report
3. Personnel Committee Report: Closed session
4. Other New Business: Approve 2026 meeting calendar; updating Officers & Committees in February
5. Announcements

I. ADJOURN