



# PLANNING COMMISSION REGULAR MEETING

Thursday, March 06, 2025 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

## AGENDA

### 1. MEETING OPENING

- 1.1. Invocation
- 1.2. Roll Call
- 1.3. Prayer
- 1.4. Pledge of Allegiance

### 2. APPROVAL OF MINUTES

- 2.1. Additions/Deletions

### 3. OLD BUSINESS

- 3.1. Z24-0067- Rezone 6.63 acres from A1 to A to raise “show quality” poultry/fowl & parrots- Applicant/Owner: Igor Mitrovic-Property located on 2435 Daniel Cemetery Rd/Map/Parcel C1200177-District 6.

### 4. NEW BUSINESS

- 4.1. Z25-0028-Rezone 2.60 acres from A2 to B1 for a martial arts studio-Applicant: Shield Sword LLC/Owner: James William Burson II located on 2069 Hwy 11 & Mountain Creek Church Rd/Map/Parcel C0860040-District 5
- 4.2. LU25-0061/Z25-0056-Land Use Change from Suburban to Highway Corridor & Rezone 0.63 acres from A2 to B2 for motor vehicle sales-Applicant: Nityanand Sankar/Owner: Jeremy Elrod-Property located on 2660 Gum Creek Church Rd & Hwy 81/Map/Parcel C0490025-District 2.
- 4.3. LU25-0063/Z25-0062 – Land Use Change from Suburban to Highway Corridor & Rezone 7.0 acres from R1 to B2 for mini warehouse/storage facility-Applicant: Angel Zurita/Owners: Pablo & Maria Zurita-Property located on 257 Hwy 81/Map/Parcel C0540258-District 3.

- 4.4.** Z25-0064 – Rezone 52.57 acres from A1 to M1 for fabricated metal product manufacturing facility-Applicant: Henderson Fab Inc/Map/Parcel C0090017/Owners: Efren Jimenez & Amelia Catalan – 6342 Hwy 20/Map/Parcel C0090016 split/Owners: Gideon & Patricia Moon, Carolyn Moon (Deceased) & Steve Moon-6327 Hwy 20 & Center Hill Church Rd/Map/Parcel C0110007A00/Owners: Carolyn Moon (Deceased) and James Moon-Center Hill Church Rd-District 2.
- 4.5.** Z25-0055- Rezone 54.786 acres from A1 to A1OSC for a residential subdivision-Applicant: Ned Butler/Owner: MFT Land Investments LLC-Property located on Double Springs Rd/Map/Parcel C0730043-District 5.

**5. DISCUSSION**

- 6. PUBLIC COMMENT** | *3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.*

**7. ANNOUNCEMENTS**

**8. EXECUTIVE SESSION**

**9. ADJOURNMENT**

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1485 at least 48 hours prior to the meeting and arrangements will be made.