



PLANNING COMMISSION MEETING

Thursday, February 05, 2026 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

4. NEW BUSINESS

- 4.1. Z25-0392 – Rezone 3.00 acres from A1 to R1 to create buildable lot with a shared driveway– Applicant: Daniel Haywood/Owner: Walker Haywood – property located at 3111 North Sharon Church Road – Map/Parcel C0280001C00 - District 2
- 4.2. Z25-0394 – Rezone 1.22 acres from A1 to B2 for used motor vehicle sales – Applicant/Owner: Ramo Manjic – property located at 4743 Highway 81 & Lee Byrd Road – Map/Parcel C0160011 - District 1
- 4.3. Z25-0397 – Rezone 7.83 acres from R1 to A1 to have personal outside animals – Applicants/Owners: Jeffrey Bryce & Amy Nicole Carter – property located at 2310 Ho Hum Hollow Road – Map/Parcel C0620012A00 - District 3
- 4.4. CU26-0001- Conditional Use on 15.90 acres for a place of worship on Youth Monroe Road- Applicant: Manchilo Guadie/ Owner: Gaudalupe Minhane-property located at 3601 Youth Monroe Road & Joanne Drive-Map/Parcel:C0510167A00-District 1
- 4.5. Z26-0002 – Rezone 5.00 acres from A1/R1 to B3 for a convenience store with a gas station, restaurant and retail space – Applicant: Nikhil Agarwal/Owners: James Little, Kevin Little & Kaye Hanney – property located on Good Hope Road & Bypass – Map/Parcel C1660104 - District 6

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.