



## 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.