



PLANNING COMMISSION MEETING

Thursday, August 06, 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

- 3.1. Z26-0159 – Rezone a portion of Parcel C0590057 (4.00) acres from R1 to A1 to have personal outside animals – Applicant/Owner: Fig Leaf Risk Advisors, LLC - property located at 3084 Brooks Trail - District 1

4. NEW BUSINESS

- 4.1. LU26-0188 & Z26-0187 – Land Use Change from Rural Residential and Agriculture to Suburban and Rezone 5.99 acres from A1 to R1 to create a 5-lot residential subdivision – Applicant/Owner: Mark Sanchez – property located on Locklin Road – Map/Parcel C1780012Z00 - District 4
- 4.2. Z26-0189 – Rezone 5.70 acres from A1/B3/M1/M2 to M2 & B3 for Motor Vehicle Sales, Auto Repair & Maintenance, Salvage Yard, Warehouse and outdoor storage and Variances on setbacks, buffers and eliminate the 10 ft landscape strip along Highway 11 – Applicant/Owner: Reyes Autos & Trucks, LLC – property located at 2412 Highway 11 – Map/Parcels C0850109, C0850109B00 & C0850111 - District 5
- 4.3. Z26-0192 – Rezone 103.56 acres from A2 to R1OSC to create a 57-lot residential subdivision – Applicant: Baldpates General Contracting, LLC/Owner: Grady Thompson Enterprises, LLLP – property located on Nicholsville Road – Map/Parcel C0850158 – District 5

- 4.4. Z26-0195 – Rezone 14.97 acres from A1 to A2 to create two 1.50 acre buildable lots for his children – Applicant/Owner: Sunil G. Rampersad – property located at 2940 Fannie Thompson Road – Map/Parcel C0850028B00 – District 5
- 4.5. LU26-0179 and Z26-0177 – Land Use Change from Employment Center to Neighborhood Residential and Rezone 32.479 acres from A1 to R1OSC to create a 20-lot residential subdivision – Applicant: Reliant Homes GA, LLC/Owner: 81 Investment Company, LLC – property located on Cedar Ridge Road – Map/Parcel C0910004 - 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.