

September 29, 2025 Planning and Zoning Public Hearing
October 7, 2025 Board of Commissioners Public Hearing

**Amendment to Zoning Conditions set forth on Mid-South Packers
Monroe County Planning and Zoning**

Application: 2025-17

Property Owners: Joseph Egloff, Mid-South Packers

Applicant: Joseph Egloff, Mid-South Packers

Location: 2682 HWY 42 South, Forsyth, Ga 31029

Map/parcels: 043 013M

Request: The property owner/applicant requests to lift the existing conditions on the building operations of the property owner/applicant's slaughterhouse. Mid-South Packers was approved November 16, 2018, to operate a slaughterhouse. Fourteen conditions were originally placed—six have been completed and in 2021, three were changed. The remaining five are requested to be lifted from the property. The remaining conditions are as follows:

- No retail sales of processed products shall be allowed on site
- To address the concern of the number of commercial cattle trailers, tractor trailers, and large box trucks entering the property site, there shall be no more than 10 commercial vehicles entering the property in one given day. This does not include personal vehicles.
- Proper documentation of process inspections, number of animals processed, pest inspections and controls shall be kept up to date and submitted to Monroe County.
- All operations directly related to the processing plant shall be limited to the subject tract no other adjoined tract.
- These conditions shall apply to any processing facility run on this site now or any time in the future, regardless of name or ownership change.

Should the conditions be lifted all USDA inspections and compliance with all federal and state regulations shall still be followed. This would only lift Monroe County's conditions.

History

Remaining Conditions

- A) No retail sales of processed products shall be allowed on site
 - B) To address the concern of the number of commercial cattle trailers, tractor trailers, and large box trucks entering the property site, there shall be no more than 10 commercial vehicles entering the property in one given day. This does not include personal vehicles.
 - C) Proper documentation of process inspections, number of animals processed, pest inspections and controls shall be kept up to date and submitted to the Monroe County Zoning Officer every 30 days.
 - D) All operations directly related to the processing plant shall be limited to the subject tract no other adjoined tract.
 - E) These conditions shall apply to any processing facility run on this site now or any time in the future, regardless of name or ownership change.
-

Completed Conditions

- F) All beef processed shall be USDA inspected. The processing facility shall be USDA/TA inspected, approved, and monitored.
 - G) Municipal water is currently unavailable at the property. Should municipal water be run to the property at the road, the business shall tap on to the new water line at the expense of the processing facility.
 - H) Wastewater shall be captured in an approved non-domestic septic system. No wastewater, sludge, or liquid of any kind that is a product of wastewater from the facility shall be distributed by spray or any other means onto the field on or adjoining the property site. No retention ponds shall be allowed on site.
 - I) Vegetative buffers shall be established around the building as much as practically possible to block the view of the building from the road and neighboring residences.
 - J) The building shall be a minimum of 700 feet from the road.
 - K) All waste and by product because of processing shall be stored inside the building in a refrigerated room and be compliant with the state processing regulations.
-

Conditions Changed at BOC meeting 5/4/2021

- L) No billboards or lighted signs shall be allowed. A small sign at the road for processing plant identification purposes shall be allowed.

- M) The processing of beef shall be limited to 30 heads per week. The processing of goats, lambs and sheep shall also be allowed if the total amount of livestock processed does not exceed 30 heads per week.
- N) The maximum number of animals delivered to the facility for slaughter shall be 10 per day with a maximum of 3 delivery days per week. The animals shall be delivered between the hours of 7am and 9am.

In the past, we've received complaints on this property and they've all been assessed and corrected.

Complaints we've had:

Silt fence fell down. Cows tore it down and the property owner fixed it.

Sewer issues. Environmental Health was called and inspected and the property owner fixed the issue.

Cats and birds on the trailer of **offal**. The truck sat for about 30 minutes waiting to be taken to the land fill and in that time frame cats and birds landed on the trailer.

Offal refers to the edible internal organs and other by-products of butchered animals, also known as organ meats or variety meats. Examples include liver, heart, kidneys, tongue, and even intestines.

The truck has some leakage from the trailer when taking the offal to the landfill. The property owner was called and he made better precautions on the trailer to ensure this was corrected.

Below is the letter from Midsouth Packers.

August 21, 2025

Monroe County Board of Commissioners

Re: Request for Removal of Restrictions – MidSouth Packers

Dear Commissioners,

Five years ago, when we first sought approval to establish MidSouth Packers, a USDA/TA-inspected packing house, this board granted us the opportunity to build and operate with a number of restrictions. We understood and respected the concerns of the community at the time and have worked diligently to ensure full compliance with those requirements.

Now, having successfully operated for five years, we respectfully request the board's consideration in removing the restrictions originally placed on our business. Over this period, we have:

- ♦ Maintained full USDA inspection and compliance with all federal and state regulations.
- ♦ Followed County regulations.
- ♦ Operated responsibly with no violations.
- ♦ Provided jobs and contributed positively to the local economy.
- ♦ Built strong relationships with area producers and customers.

We believe our proven record demonstrates that the initial concerns have been addressed through our commitment to responsible operations. Removing these restrictions would allow us to continue to grow, improve efficiency, and better serve the community while remaining a safe, compliant, and valued business.

We respectfully request to be placed on the agenda for an upcoming commissioners' meeting to formally present our request and answer any questions the board may have.

Thank you for your time, consideration, and continued support.

Sincerely,



Joseph Egloff
478-731-6262

Mid-South Packers location



New Pine Grove Baptist Church



HWY 42 S.

September 29, 2025 Planning and Zoning Public Hearing
October 7, 2025 Board of Commissioners Public Hearing

**Amendment to Zoning Conditions set forth on Curb Cuts for Strickland
Woods Phase II
Monroe County Planning and Zoning**

Application: 2025-19

Property Owners: PTW Properties/Meredith Homes/Brian Wesley

Applicant: PTW Properties/Meredith Homes/Brian Wesley

Location: Strickland Loop (entrance of Phase II of Strickland Woods)

Map/parcels: 052 018

The property owner requests an extra curb cut on Strickland Loop for Phase II of Strickland Woods. Conditions were placed on the plat in 2021 for nine curb cuts. The developer must request a tenth curb cut for the entrance of Phase II. The original plan presented must be amended.

In 2021, plans were to relocate lot 18 on Strickland Loop to become the entrance of Strickland Woods Phase II. An agreement cannot be made—the developer is requesting an additional curb cut to access Phase II.

Should the proposed be approved the development would have a total of 10 (ten) curb cuts. 7 (seven) cuts on Strickland Loop and 3 (three) cuts on Sutton Road.

The Board of Commissioners placed these conditions on this plat—it requires Board approval to amend this request.



September 29, 2025 Planning and Zoning Public Hearing
October 7, 2025 Board of Commissioners Public Hearing

Variances in A-R
Monroe County Planning and Zoning

Application: 2025-20

Property Owners: Leisa Kemp / Island Flavor, LLC

Applicant: Leisa Kemp / Island Flavor, LLC

Location: 346 Buck Creek Road, Jackson, Ga 30233

Map/parcels: 012C 041

The property owner is requesting to place two homes on a lot. The lot lacks road frontage, the acreage and will have setback encroachment. The lot is 0.4 of an acre. The lot would have a 300 square foot home and 1,100 square foot home. One home will be a duplex type build with a breezeway to connect. Placement of homes will be determined upon bleeder lines and septic placement. The existing road frontage measurement is 102' of road frontage. (approximate)

The property is zoned A-R and will need setback variances. (Minimums are as follows)

Collector Road—setback 50'

Rear—setback 50'

Sides—setback 30'

The property is zoned A-R and will need road frontage variances. (Minimum as follows)

Road frontage—200'

The property is zoned A-R and will need acreage variances. (Minimum as follows)

3-acres per home when another home is proposed and/or with the division of land.



Estimated
Location

September 29, 2025 Planning and Zoning Public Hearing
October 7, 2025 Board of Commissioners Public Hearing

Special Use in C-1
Monroe County Planning and Zoning

Application: 2025-21

Property Owners: Adityakimar Patel / Bhauanaben Patel

Applicant: Adityakimar Patel / Bhauanaben Patel

Location: 9042 Thomaston Road, Macon, Ga 31220

Map/parcels: 084 023A

Request: The property owner is requesting a special use in C-1 to open a package store. The proposal will be an addition to an existing convenience store.

In February of 2025, an alcohol ordinance was adopted to allow package stores. The ordinance requires the property to be Commercially zoned with a special use. This property has an existing, legally operated gas station/convenience store.



Proposed addition
for package store.