

November 24, 2025, Planning and Zoning Public Hearing
December 2, 2025, Board of Commissioners Public Hearing

Amendment to the U.D.O.
Monroe County Planning and Zoning
Application: 2025-24

NOW THEREFORE BE IT ORDAINED, AND IT HEREBY IS ORDAINED, by virtue of the authority vested in the Board of Commissioners of Monroe County, Georgia, that the Unified Development Code of Monroe County shall be amended as follows:

Section One

The Unified Development Ordinance of Monroe County is hereby amended as follows:

A. In Chapter 2, Section 2.02.02, the table of use is hereby amended as follows:

“Agritourism” is added to the Uses & Structures section and is hereby added as a Permitted Use in the A-R District

B. In Chapter 1, Section 1.10.00, Definitions, the following definition is added:

Agritourism: the practice of linking agricultural operations with tourism to attract visitors to farms and other rural areas for education, entertainment, or active involvement with agricultural activities. Such a use will include accompanying playground equipment, including but not limited to, slides, swing sets, bouncy houses and other amusement or entertainment activities for children. Such a use will also include a petting zoo, subject to any requirements of the State Department of Natural Resources or State Department of Agriculture.

Explanation:

This amendment for the current UDO will assist those in agricultural zoning who are wanting to provide petting zoos, small playgrounds, birthday parties and entertainment for children and families. Agritourism would meet all state requirements included but not limited to DNR, the department of AG.

Official Zoning Map Amendment Monroe County Planning and Zoning

Application: 2025-25

The Monroe County Board of Commissioners adopted the Monroe County Unified Development Ordinance on September 5, 2023, replacing the existing provisions of the Monroe County Code of Ordinances including adopting a new official Zoning Map. Parcels that are owned and operated by the rock quarry located at 3582 Pea Ridge Road, Juliette, Georgia 31046 are currently zoned industrial but not under the proper level of industrial zoning. The Monroe County Board of Commissioners hereby exercise its authority to amend Monroe County's Official Zoning Map to clarify the zoning levels of industrial zoning for Vulcan's Macon Quarry and adjoining parcels. Monroe County Official Zoning Map shall be amended and updated for the following list of specific parcels to reflect the correct zoning district and level of industrial zoning: 111 018 – M-3 with SU, 107 010 – M-3 with SU, 107 009A – M-3 with SU, 107 010A – M-3 with SU, 107 009H – M-3 with SU, 107 009M – M-3 with SU, 107 009L – M-3 with SU, 107 009K – M-3 with SU, 107 009V – M-3 with SU, 107 009N – M-3 with SU, 107 009W – M-3 with SU, 111 019 – M-3 with SU, 111 032A – M-3 with SU, 111 033A – M-3 with SU, 111 035 – M-3 with SU, 111 037 – M-3 with SU, 111 033 – M-3 with SU, 111 034 – M-3 with SU, 111 036 – M-3 with SU.

Explanation:

This map amendment will place specific parcels that are currently zoned industrial under a different level of zoning that fits each parcel better. These parcels pertain to the rock quarry located off Pea Ridge Road. When the UDO was passed September 5, 2023, some parcels in Monroe County needed to be amended to match the zoning levels adopted. Starting with these parcels for the rock quarry. M-1 is currently not stringent enough for activities. We are requesting a map amendment {zoning level change} to M-3 with Special Use for these parcels.

Other map amendments will be brought forward in the near future.

**Special Use in C-1
Monroe County Planning and Zoning**

Application: 2025-23

Legal Description: 5196 Juliette Road, Juliette, Ga 31046

Map 096 Parcel 004

Property Owner/Applicant: Cara & Jessiah Inc. / Lachu S. Punjabi

Request: Operate a package store in an existing building.

Explanation:

An existing building, in the past has been used as a store—similar to a convenience store without gas pumps and service stations. The property owner would like to open a package store in this building.



**Rezoning from R-1 to R-3
Monroe County Planning and Zoning**

Application: 2025-22

Legal Description: 83 Atkinson Drive, Forsyth, Ga 31029 (newly addressed)

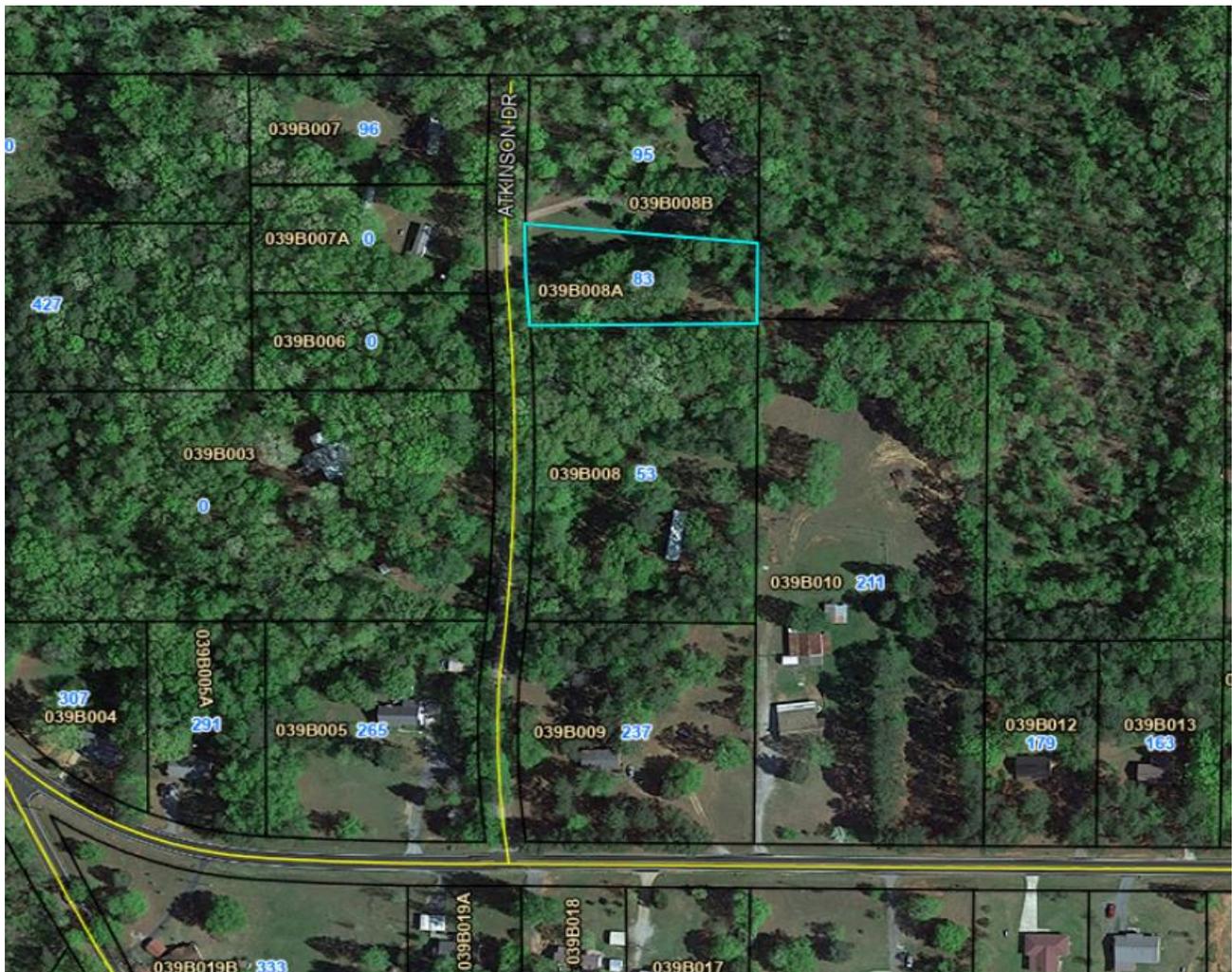
Map 039B Parcel 008A

Property Owner/Applicant: Joshua Lundy

Request: Property owner would like to place a manufactured home on the 1-acre lot. Rezoning from R-1 to R-3 which allows manufactured homes.

Explanation:

The owner of the property would like to place a manufactured home on the 1-acre lot. Manufactured homes are not allowed in R-1, we the request is to rezone to R-3. R-3 fits the lot for acreage and road frontage...it will only change the level of zoning and allow the manufactured home.



Variance in A-R
Monroe County Planning and Zoning

Application: 2025-26

Legal Description: 339 McCowan Road, Forsyth, Ga 31029

Map 055 Parcel 091C

Property Owner/Applicant: Rocky and Rose Malone

Request: Property owner, Malones, is requesting to deed 3-5 acres out of 66-9 acres. Request is for the private road—private road minimum is 10-acres.

Explanation:

The road frontage and acre amounts are sufficient. However, the minimum acreage is 10- on the private road.

