

Monroe County Board of Commissioners

Minutes of October 7, 2025

Regular Meeting

6:00 P.M.

Present:

Alan Gibbs, Chairman-Not Present

John Ambrose, Vice-Chairman

Lamarcus Davis, District 1

Eddie Rowland, District 2

Al Turner, District 4

Staff:

Jim Hedges, County Manager

Lorri Robinson, Finance Director/Deputy County Manager

Ben Vaughn, County Attorney

Janet Abbott, County Clerk

Kelsey Fortner, Community Development Manager

Welcome

Vice Chairman Ambrose welcomed everyone in attendance.

Prayer

Nathan Jackson with New Providence Baptist Church gave the invocation.

Pledge

Moment of Silence

Mr. Jackson asked for a moment of silence for former Commissioner Larry Evans and Judge Donna Robins daughter who recently passed.

Roll Call

County Clerk Janet Abbott called roll.

Call to Order

Vice Chairman Ambrose called the meeting to order at 6:00 p.m.

Proclamation-Faith & Community Impact

Commissioner Ambrose read a Proclamation commemorating October 7, 2025, as Faith & Community Impact Day. The proclamation marked the 1st anniversary of the opening of St. Paul Christian Community Church and the Joseph A. Finney Sr. Community Center at 150 East Redding Road in Juliette. The proclamation was presented to Pastor Cheryl Finney and members of the Wings & Words of Hope Foundation.

New Business

Approve Agenda

Vice Chairman Ambrose presented the agenda for approval moving Item F first on the agenda, then Item E, then C and then D.

Commissioner Davis motioned to approve the agenda with said changes.

Commissioner Turner seconded the motion, and the motion carried 4-0.

Approve Minutes-October 1, 2025, meeting

Removed from the agenda

P&Z Hearing-Variance in A-R

Commissioner Rowland motioned to enter a public hearing at 6:09 pm for variance in A-R located at 346 Buck Creek Road, Jackson Ga, map 012C parcel 041.

Commissioner Davis seconded the motion, and the motion carried 4-0.

Community Development Manager Kelsey Fortner presented a variance application in A-R located at 346 Buck Creek Road. Mrs. Fortner stated 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 a 1,100 square-foot home. One home will be a duplex type of build with a breezeway to connect. Placement of the 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, road frontage variances and acreage variances. Mrs. Fortner stated the property owner stated she wanted to live in one portion of the duplex, rent out the other duplex and then have the 300 sq ft home in the back as an office.

The Planning and Zoning Board recommended denial.

The applicant spoke on behalf of the application.

Rob Law, resident of Lassiter Road, spoke in opposition.

Commissioner Ambrose asked did anyone currently live on the property. The applicant responded no, there was a mobile home on the property, but it had been removed.

Commissioner Rowland motioned to come out of the public hearing at 6:20 p.m.

Commissioner Davis seconded the motion, and the motion carried 4-0.

Commissioner Rowland motioned to deny.

Commissioner Ambrose seconded for discussion.

Commissioner Rowland stated there are already so many problems with really small lots and to make a duplex and office is way to far out of the realm of what we have decided to allow.

Commissioner Ambrose stated most of the stuff built on Buck Creek Road was built prior to zoning.

The motion to deny carried 4-0.

P&Z Hearing-Special Use in C-1

Commissioner Davis motioned to enter a public hearing at 6:21 pm for special use in C-1 to open a package store.

Commissioner Ambrose seconded the motion, and the motion carried 4-0

Community Development Manager Kelsey Fortner presented a special use application in C-1 to open a package store that will be an addition to an existing convenience store. The property owner/applicant is Adityakimar Patel/Bhauanaben Patel, and the location is 9042 Thomaston Road, Map 084 Parcel 023A. Mrs. Fortner stated 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.

The Planning and Zoning Board recommended approval.

NO one present in opposition

Brian Brawn, Engineer for the applicant spoke on behalf of the application.

Commissioner Rowland stated the area the store is located in goes all the way to Culloden for the Sheriff's Office. Commissioner Rowland stated we are going to monitor your location, but it will be a challenge, we are asking that you work with the Monroe County Sheriff's Office to make sure your security system is adequate for your liability and the health and safety of your patrons.

Mr. Brawn stated we don't have a problem providing an adequate security system.

Commissioner Rowland motioned to come out of the public hearing at 6:29 p.m.

Commissioner Davis seconded the motion, and the motion carried 4-0.

Commissioner Rowland motioned to approve with the condition the applicant works with the Monroe County Sheriff's Office to ensure an adequate security system is installed.

Commissioner Davis seconded the motion, the motion carried 3-1 with Commissioner Ambrose opposed due to not liking the condition being placed on the application.

CP&Z Hearing-Amendment-Curb Cut Strickland Woods II

Commissioner Davis motioned to enter a public hearing for an amendment to Curb Cut for Strickland Woods II at 6:31 pm.

Commissioner Rowland seconded the motion, and the motion carried 4-0

Community Development Manager Kelsey Fortner presented application 2025-19 for a curb cut amendment. The property owner/applicant is Brian Wesley, and the location is Strickland Loop (entrance of Phase II Strickland Woods) map 052 parcel 018.

Mrs. Fortner stated the property owner requests an extra curb cut on Strickland Loop for Phase II of Strickland Woods. The 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.

Ms. Fortner stated 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.

The Planning and Zoning Board recommended denial 4-1.

Attorney Billy Thomas spoke on behalf of the application representing Meredith Homes.

Billy Thomas, attorney representing Meredith homes but would rather defer to Kerry Swearingen.

Kerry Swearingen, resident of 412 Reedy Creek Road, stated she is the real estate broker involved in the project. Ms. Swearingen spoke regarding the conditions that were placed on the project in prior meetings. Ms. Swearingen addressed the number of curb cuts that were on Sutton Road prior to this development and the limiting of curb cuts that were placed on this development. Ms. Swearingen stated an error was made when lot 18 was sold in not clarifying to the buyer there would be a future entry point on his lot and buyer was not ok with it.

Brian Brawn spoke, stating from an engineering perspective the curb cuts and access points were not out of the normal and spoke in favor of the application. Mr. Brawn state when you get a permit you assume you have the ability to develop and sometimes you need a little grace.

Tara Bunce, resident of Strickland Loop, passed out meeting notes from the board approving the nine curb cuts. Ms. Bunce stated we have been fighting this from day one and things are not being done the right way and now they want to argue it was a mistake.

Rob Law spoke in opposition to the application

Trent Johnson, owner of lot 18, stated nothing was disclosed to him regarding the driveway being moved or driveway being connected to his property. Mr. Johnson stated he moved here for the schools and now the schools are overcrowded and the more people that move in the more overcrowding we will experience.

Carol Edge, resident of Stokes Store Road, asked when the plat was presented to commissioners, did you approve as a whole for Phase I and Phase II or separate. Ms. Edge stated her objection is all this was done before approval.

Ms. Fortner explained the subdivision approval process.

Commissioner Rowland motioned to come out of the public hearing at 7:10 pm.

Commissioner Davis seconded the motion, and the motion carried 4-0.

Commissioner Ambrose motioned to follow the Planning & Zoning recommendation to deny.

Commissioner Turner seconded the motion.

The vote to deny was 2-2 with Commissioner Ambrose and Commissioner Turner in favor of denial and Commissioner Rowland and Commissioner Davis opposed.

County Attorney Ben Vaughn stated the vote would need affirmative action and would need to be tabled until the next meeting when the Board would have a full quorum.

The Board agreed by general consensus to move the vote to October 21, 2025, meeting at 6:00 pm.

P&Z Hearing-Amendment Mid-South Packers

Commissioner Davis motioned to enter a public hearing at 7:14 pm for an amendment to Zoning Conditions set forth on Mid-South Packers.

Commissioner Rowland seconded the motion, and the motion carried 4-0.

Community Development Manager Kelsey Fortner presented application 2025-17 for an amendment.

The property owner/applicant is Joseph Egloff, Midsouth Packers and the location is 2682 HWY 42 South, map 043 parcel 013M.

Mrs. Fortner stated the property/owner applicant is requesting 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 and 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 adjoining 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.

Mrs. Fortner stated 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.

Ms. Fortner stated the following conditions were changed at the Board of Commissioners meeting on May 04, 2021:

- L. No billboards or lighted signs. Property owners requested a sign to be placed at the end of the driveway at the entrance of HWY 42 South with a light to show where it is located. A 4x8 reflective sign was approved by the BOC.
- M. Processing goats, lambs and sheep along w/beef. Total livestock shall not exceed 30 heads a week. (120 a month) The Board of Commissioners changed it and approved increasing the number to 200 a month.
- N. Hours 7 am to 9 am. Maximum three days a week. The BOC extended the use hours to 7 am. To 3:30 pm-Monday through Friday.

Ms. Fortner stated the following conditions are ongoing:

- F. Beef processed shall be USDA inspected. This is a federal requirement
- G. Municipal Water hook-up when available. This condition took a lengthy amount of time to complete but it was finally completed.

H. No retention ponds, wastewater shall be captured in an approved non-domestic septic system. Nothing shall be distributed to adjoining property. This condition is placed as completed because a retention pond has been placed. We did receive complaints about the septic system and Environmental Health was contacted and has reported as corrected. There are no current violations.

I. Vegetative Buffer. Trees are planted however you can still see the building. This condition is placed as completed because the minutes from 2018 did not specify a specific buffer or how it should be planted. The buffer did take a lengthy amount of time to complete.

K. All waste and product shall be stored inside the building and stay compliant. This condition is placed as completed. The products are inside, and waste is in the septic system.

Ms. Fortner stated the remaining conditions are as follows:

A. This condition would need further steps if retail sales are going to take place. The location would need to be rezoned to Commercial.

B. Not including personal vehicles; this would lift the amount of commercial cattle trailers, large box trucks, and tractor trailers. Right now, the limit is 10 (not specified daily, weekly, etc.)

C. Documentation of inspections, animals processed, pest inspections, excluding pest inspections, these reports must be pulled from the agriculture website that they report to.

D. Operations for the slaughterhouse must stay on the parcel 043 013M and not extend to a different parcel.

E. The facility conditions must stay on the slaughterhouse and this parcel even if it changes ownership.

The Planning and Zoning recommended approval of lifting conditions A, B, & C leaving condition E & F.

Applicant Joseph Egloff spoke on behalf of the application stating he was under the impression he was asking for all of conditions to be lifted. Mr. Egloff spoke regarding business operations, compliance, challenges, economic impact, and limits set by current facilities/acreage and stream mitigation.

Dale Simms, resident of 13968 Hwy 74 Culloden, spoke in support of lifting the restrictions.

Dale Simms 13968 Hwy 74 Culloden in support of lifting restrictions.

Carol Edge, resident of Stokes Store Road, asked could Mr. Egloff start having retail, Ms. Fortner replied he would have to be rezoned for a commercial retail space.

Rob Law, resident of Lassiter Road, stated Mr. Egloff's reputation is impeccable Mr. Law stated he has a freezer truck that he is allowed to sell from anywhere, and stated if the business was sold to someone else without integrity you would have no recourse against it.

Craig Martin stated he was and stated Mr. Egloff has not stuck to the original business plan and thinks the board should keep the conditions in place.

Commissioner Ambrose motioned to close the public hearing at 8:15 pm.

Commissioner Davis seconded the motion, and the motion carried 4-0.

Commissioner Ambrose motioned to agree with the Planning & Zoning recommendation and remove all but the last two condition and he can come back for the others that were not advertised.

Commissioner Rowland seconded for discussion.

Commissioner Rowland gave an explanation of his opinion on the application:

Commissioner Rowland recounted his initial support for the Mid South Packers processing facility, including visiting a similar site at the University of Georgia and helping establish the original operating conditions with applicant Joseph Egloff. Commissioner Rowland emphasized personal understanding: Egloff agreed not to return requesting further changes. However, Egloff returned two years later seeking amended conditions, and Commissioner Rowland declined to support the changes based on that prior agreement. Commissioner Rowland described another issue from the original approval: they advocated for county water installation to address community concerns about wells. While the project ultimately provided water to several households, Mr. Egloff refused to connect causing the county to spend an extra \$60,000 to run water lines under the road to the opposite side, down the road and back under to get to the homes. The commissioner reflected on lessons learned and explained their opposition to relaxing existing restrictions due to principles and past assurances.

Motion failed 1-3 with Commissioner Ambrose in favor and Commissioner Davis, Commissioner Rowland and Commissioner Davis were opposed.

Public Comment

Joseph Egloff spoke in response to Commissioner Rowlands' statement regarding the installation of water lines on his property.

Rob Law, resident of Lassiter Road, spoke regarding the Strickland Woods application and the Buck Creek Road application.

Carol Edge, resident of Stokes Store Road, spoke regarding the Strickland Woods application.

Dale Simms spoke regarding the Commissioners decision on the Mid South packer's application.

Commissioners' Comments

District 1 Lamarcus Davis

Commissioner Davis thanked everyone in attendance and stated former Commissioner Larry Evans' served 33 years on the Board of Commissioners and stated there would be a memorial service at the Monroe County Conference Center on October 24th at 12:00 pm.

District 2 Eddie Rowland

Commissioner Rowland had no additional comments.

District 3 John Ambrose

Commissioner Ambrose stated he and Commissioner Evans didn't always see eye to eye, but he was a good commissioner. Commissioner Ambrose stated there would be a Charlie Kirk Memorial in town next Tuesday night at 7 pm.

Commissioner Al Turner

Commissioner Turner stated what was heard tonight was disappointing but when a man gives his word he should stick to it.

Chairman Alan Gibbs

Chairman Gibbs was not present.

Executive Session

There was no executive session.

Action from Executive Session

Adjourn

Commissioner Davis motioned to adjourn at 8:38 pm.

Commissioner Turner seconded the motion, and the motion carried 4-0.

Respectively Submitted by:

Janet Abbott, County Clerk