

Monroe County Planning and Zoning

October 9, 2020

Dear Property Owner:

An application has been filed with the Monroe County Planning and Zoning Office requesting a variance of the Official Zoning Ordinance of Monroe County.

General Design Requirements—

Section 4.1.4—Access. Access to every subdivision shall be provided over a public street and minimum of one hundred (100) feet of lot frontage on a public street.

Telecommunications Tower and Antennae—

Section 87.3.6—Setbacks and separation. A. Towers shall be set back a distance equal to the height of the tower from its base to any public right-of-way, occupied structure, or property line of the lot or parcel containing the tower. B. Guywires and accessory buildings and facilities shall meet the minimum accessory use location and setbacks requirements.

Applicant: John P. Fox—Adams, Hemingway, Wilson & Rutledge, LLC
Property Owner: The Estates of Timothy Michael Cook and Charlotte Christine Cook, deceased, c/o Amanda J Cook, Executor
Location: 466 Christian Road, Juliette, Ga 31046
Map: 106
Parcel: 048
Current Zoning: Agriculture

Objective:

This request is a variance for the road frontage shortage on Christian Road due to a utility right-of-way held in fee-simple by Georgia Power Company. A variance is also in request for an existing cell tower's setback from the utility right-of-way held in fee-simple by Georgia Power Company. Variances are requested for possible future subdivision of this tract. ***It is not the entire 171.2-acres as shown on the Monroe County Tax Assessors listing—some lots have been sold.***

Planning and Zoning Public Hearing: Mon. Oct. 26, 2020 at 5:30pm
Board of Commission Public Hearing: Thurs. Nov. 5, 2020 at 6:00 pm

Location: Monroe County Administration Building
38 West Main Street
3rd Floor Conference Room
Forsyth, Georgia 31029

You are receiving this notice because your property line is within 200' of this request. This request will be presented at two public hearings, both held at the County Administration Building, third floor conference room, located at 38 W. Main Street, Forsyth, GA 31029. The first public hearing is overseen by the Monroe County Planning and Zoning Board. The applicant will present the request and answer any questions from the Board. Anyone attending the meeting will also have an opportunity to speak for or against the application or ask any questions. The Planning and Zoning Board will then close the hearing and make a recommendation to either approve or deny the application. The second public hearing is governed by the Monroe County Board of Commissioners. The same process is followed as with the Planning and Zoning Board. Each side will have a total of fifteen (15) minutes to speak for or against. Please know that with any public hearing; sometimes, having a representative from your side of being in opposition or in acceptance of the application calls for a more efficient meeting. When the hearing is closed, the Commissioners will also vote to approve or deny the application based on *Section 94 of the Zoning Ordinance*, generally referred to as *Standards of Decision*. This vote is final although the applicant does have the right to appeal.

If you have any questions about the application or the process, please contact me at 478-994-7040 or email me at kfortner@monroecoga.org. Our website can be accessed at any time and will have information on this request along with all other zoning applications in motion at this time.

Respectfully,

A handwritten signature in black ink that reads "Kelsey Fortner". The signature is written in a cursive, flowing style.

Kelsey Fortner
Zoning Officer

**Cook cell tower Property
the purple area is owned
fee simple by Ga Power**

9.25 ac

6.9 ac

Christian Rd

Quaker Run Rd

18

Legend

Google Earth

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700 ft

20 ac

