

Community Development Department

Office of Planning and Zoning, Building, Inspections and Code Enforcement
38 West Main Street, Forsyth, Ga 31029 - 478-994-7040 - kfortner@monroecoga.org

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Planning and Zoning Public Hearing Notice

July 25, 2025

Dear Property Owner:

This letter is to inform you that an application has been filed in the Monroe County Community Development Department. Property owners within 200' of the subject property shall be notified per our Monroe County Unified Development Ordinance. You are receiving this letter because you are within 200' of the subject property with the zoning request. You are welcome to attend both public hearings. You can also email or write our office with your support or opposition.

Should you have any questions or concerns about the application or the process, please contact us at (478) 994-7040. The public is welcome to all public hearings and our meeting room is handicap accessible. However, please give our office 24-hour notice should you need additional accommodations.

Respectfully,



Kelsey Fortner
Community Development Manager

Website: www.monroecoga.org
Facebook: Monroe County Georgia Planning and Zoning
Instagram: Monroe_County_PZ

Rezoning: R-1 to C-1
Monroe County Planning and Zoning

Application: 2025-014

Property Owners: Bolingbroke Business Park II, LLC

Applicant: Rowland Engineering, Inc.-Steven Rowland, PE

Location: Hwy 41 South (not addressed) (LL 124 LD 13)

Map/parcels: 092 004

The property is currently zoned R-1, and the property owner is requesting the 3.85-acres to be rezoned to C-1. Rezoning this property will follow the zoning of the adjoining parcel of 092 005 (57.53-acres) that is currently zoned commercial.

Planning and Zoning Public Hearing:

Tuesday, September 2, 2025

5:30 pm

Board of Commissioners Public Hearing:

Tuesday, September 9, 2025

6:00 pm

Public Hearings Location:

38 West Main Street

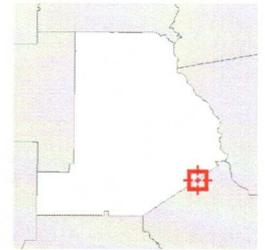
Forsyth, Ga 31029



Monroe County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	092 004	Owner	BOLINGBROKE BUSINESS PARK II	Last 2 Sales			
Class Code	Commercial		LLC	Date	Price	Reason	Qual
Taxing District	COUNTY		PO BOX 27266	3/24/2023	\$1051590	MP	U
Acres	3.85		BOLINGBROKE, GA 31004	4/3/2004	0	AS	U
		Physical Address	HWY 41 S				
		Assessed Value	Value \$154000				

(Note: Not to be used on legal documents)

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