

# Community Development Department

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

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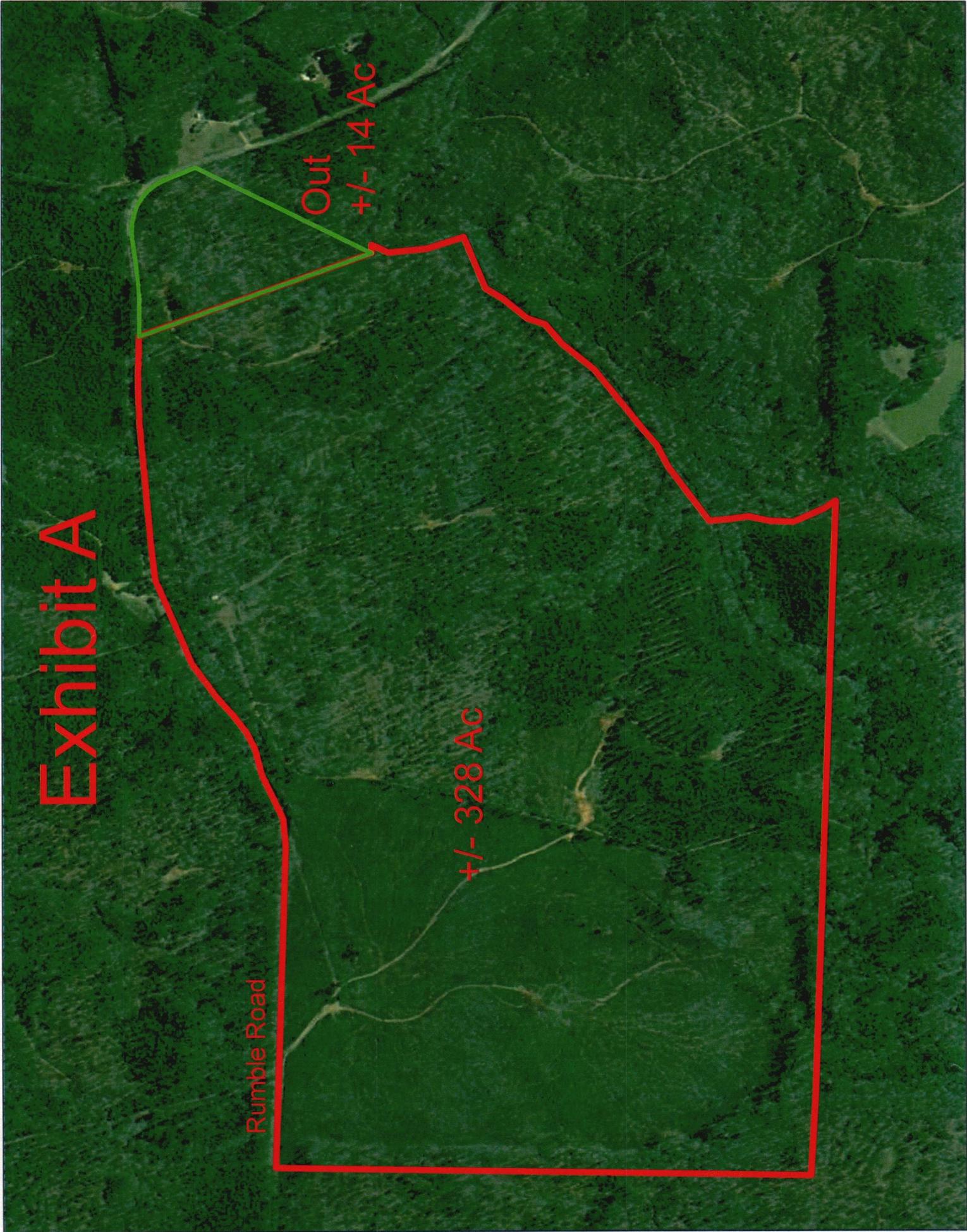
Website: [www.monroecoga.org](http://www.monroecoga.org)  
Facebook: Monroe County Georgia Planning and Zoning  
Instagram: Monroe\_County\_PZ

# Exhibit A

Rumble Road

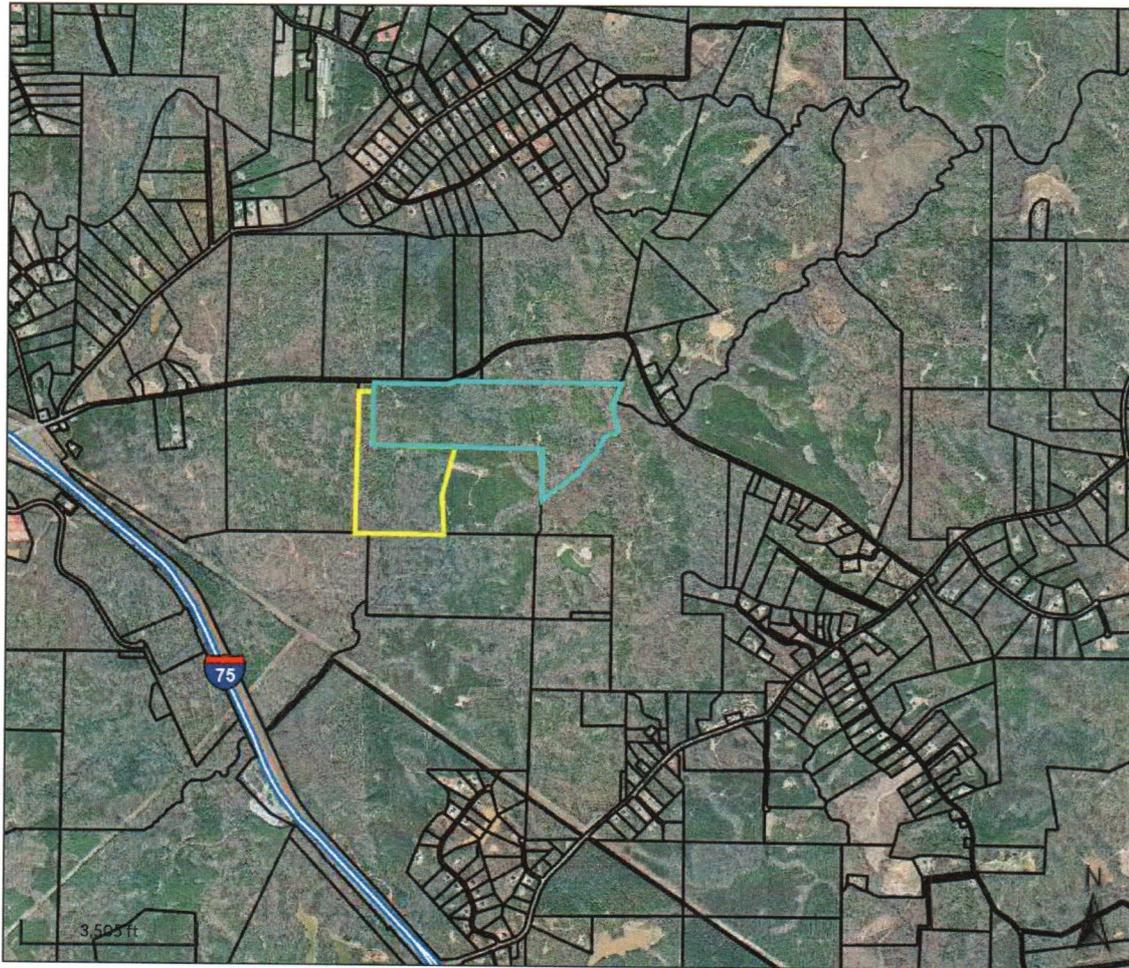
Out  
+/- 14 AC

+/- 328 AC

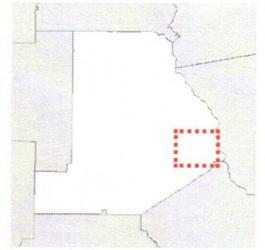




# Monroe County, GA



### Overview



### Legend

-  Parcels
-  Roads

Parcel ID 091007  
 Class Code Consv Use  
 Taxing District COUNTY  
 Acres 155.1

Owner JVA ACQUISITIONS LLC  
 15 WOODS ROAD  
 JULIETTE, GA 31046  
 Physical Address RUMBLE RD  
 Assessed Value Value \$280700

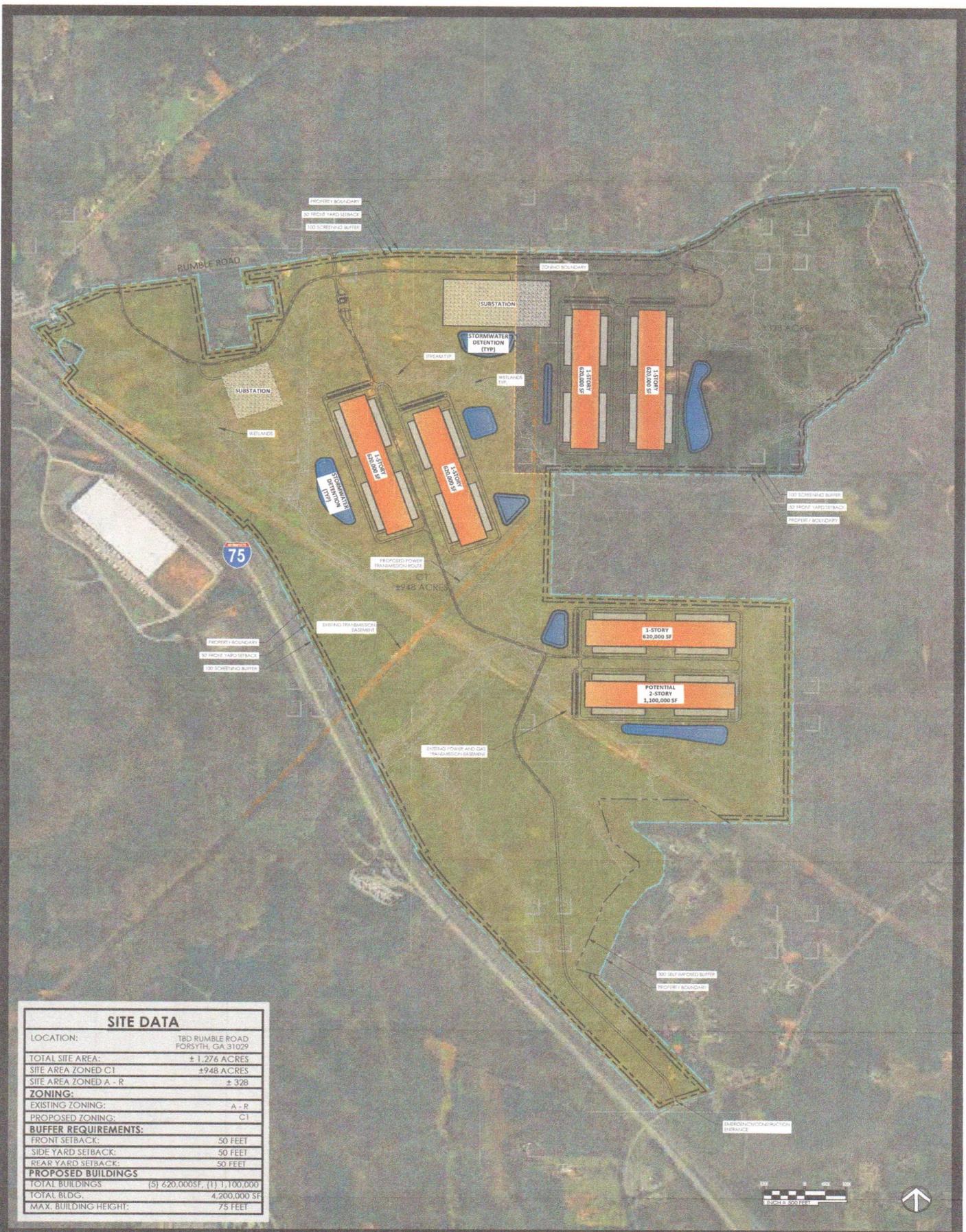
Last 2 Sales		Date	Price	Reason	Qual
		8/9/2023	\$90500	QC	U
		4/20/2023	\$1040635	MP	U

(Note: Not to be used on legal documents)

Date created: 7/25/2025  
 Last Data Uploaded: 7/25/2025 6:35:23 AM

Developed by  SCHNEIDER  
 GEOSPATIAL





SITE DATA	
LOCATION:	TBD RUMBLE ROAD FORSYTH, GA 31029
TOTAL SITE AREA:	± 1,276 ACRES
SITE AREA ZONED C1	±948 ACRES
SITE AREA ZONED A - R	± 328
<b>ZONING:</b>	
EXISTING ZONING:	A - R
PROPOSED ZONING:	C1
<b>BUFFER REQUIREMENTS:</b>	
FRONT SETBACK:	50 FEET
SIDE YARD SETBACK:	50 FEET
REAR YARD SETBACK:	50 FEET
<b>PROPOSED BUILDINGS</b>	
TOTAL BUILDINGS	(5) 620,000SF, (1) 1,100,000
TOTAL BLDG.	4,200,000 SF
MAX. BUILDING HEIGHT:	75 FEET

PREPARED FOR:

OVERALL CONCEPT SITE PLAN  
**RUMBLE TECHNOLOGY CAMPUS**  
 MONROE COUNTY, GEORGIA

JULY 22, 2025

**THOMAS & HUTTON**  
 5563 Peachtree Road, Suite 175  
 Atlanta, GA 30341 • 470.893.1700  
 www.thomasandhutton.com

This map, sketch or general plan of the development shown is for discussion purposes only. It does not constitute a contract or any other legal instrument and shall not be used for any purpose other than that for which it is prepared. It is not intended to be a final plan or to be used for any other purpose.

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