

**Monroe County Community Development Department**  
**38 West Main Street**  
**Forsyth, Georgia 31029**  
**478-994-7040**

Community Development Manager, Kelsey Fortner

Community Development Assistant Manager, Ariyl Fuentes

**December 22, 2025**

**Dear Property Owner:**

An application has been filed with the Monroe County Community Development Department for Planning and Zoning. You are receiving this notice because property you own is within 200' of the property this application was filed. Two public hearings will be held to discuss this application, and you are welcome to attend with opposition or support. Below are the request and public hearing dates, times and locations.

**Application Number:** 2026-01      **Type of Application:** Rezoning/Variance

**Applicant Requested by:** Charles Childs, Jr.

**Property Owner Requested by:** Charles Childs, Jr.

**Address of subject property:** 10400 HWY 74, Forsyth, Ga 31029

**Map/parcel:** 059 005A

**Request:** Rezoning in A-R to C-2 with a Variance. The 10-acres being requested for rezoning will be for Storage units and Covered Parking units. 40-50 Covered parking units for boats, recreational vehicles, trucks and large equipment. 150-200 dry and cool storage units. Additional parking for boats, recreational vehicles, trucks and large equipment. Variance for placing them storage buildings in front of any principal dwellings on the lot that may or may not exist at the time of this ordinance.

**Public Hearings will be held at:** 38 West Main Street, Forsyth, Ga 31029

**Planning and Zoning Board:** Monday, January 26, 2026, at 5:30 pm

**Board of Commissioners:** Tuesday, February 3, 2026, at 6:00 pm

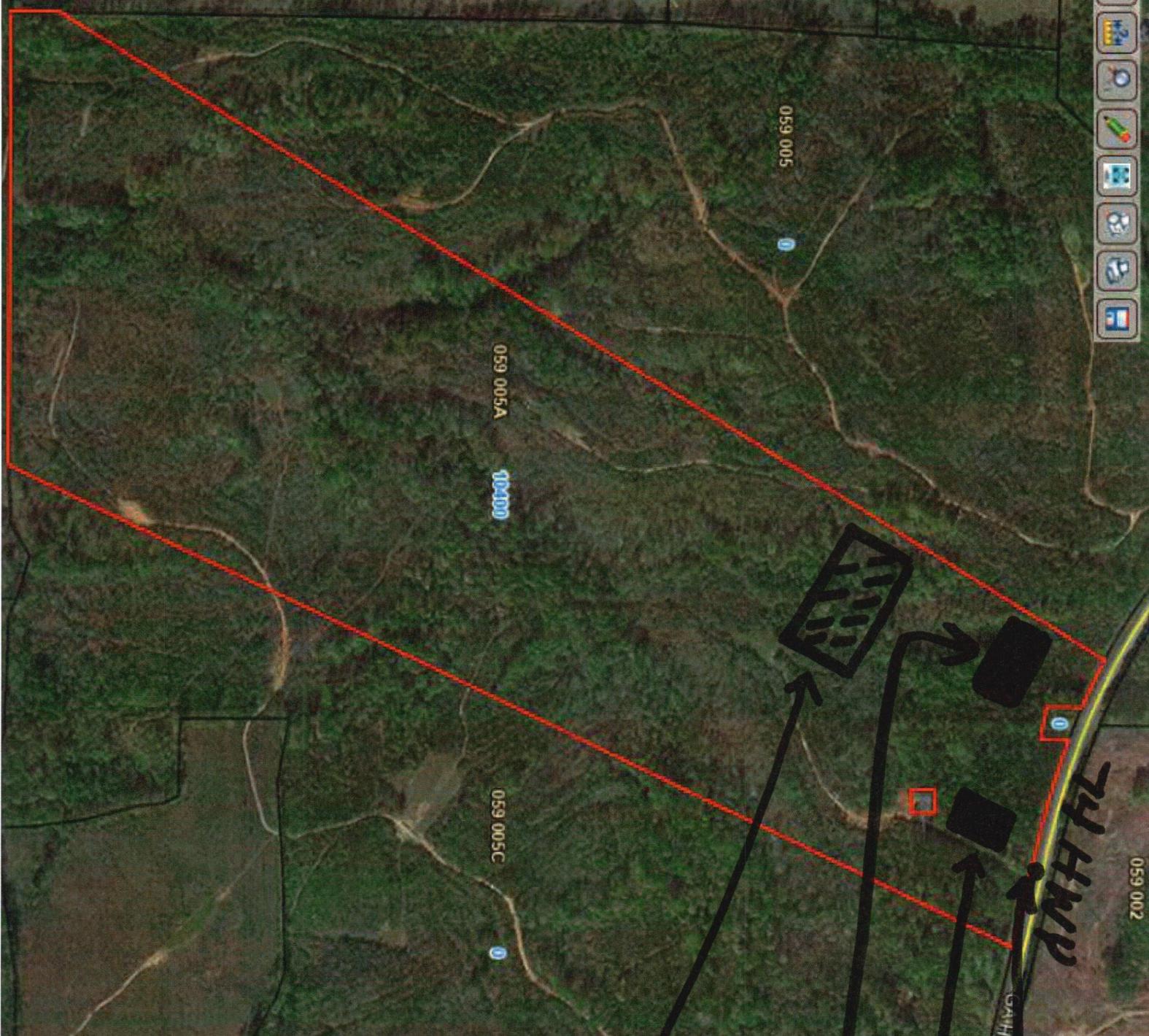
Sincerely,



**Kelsey Fortner**

**Community Development Manager**

\*If you cannot attend but would still like to offer opposition or support—please email us at [Kfortner@monroecoga.org](mailto:Kfortner@monroecoga.org) and/or [Afuentes@monroecoga.org](mailto:Afuentes@monroecoga.org).



ENTRANCE

COVERED PARKING

STORAGE UNITS

ADDITIONAL  
PARKING

\* This is the approximate locations. Surveys will be completed should it be approved.

**CHAPTER 10-ADMINISTRATIVE-UNIFIED DEVELOPMENT ORDINANCE  
STANDARDS AND DECISIONS**

In addition to the standards for the exercise of the zoning power and specific criteria in this UDO, the Planning and Zoning Board and Board of Commissioners will consider the following points in arriving at a decision:

1. Whether it is contrary to the purpose of this ordinance;
2. Whether it is a detrimental to the use or development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers;
3. Whether it would constitute a nuisance or hazard because of the number of persons who will attend or use such a facility, vehicular movement, noise or fumes generated, or type of physical activity;
4. Whether it would adversely affect existing uses, and it must be proposed to be placed on a lot sufficient size to satisfy the space requirements of the use;
5. Whether the public infrastructure of Monroe County is sufficient to support the proposed use;
6. How the proposed use would affect the economy of Monroe County;
7. How the proposed use would affect the environment of the Monroe County;
8. Whether it would meet all the other requirements of this ordinance.