

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: 2026-04 **Type of Application:** Variance

Applicant Requested by: Gary and Stacy Nash

Property Owner Requested by: Gary and Stacy Nash

Address of subject property: Floyd Road, Forsyth, Ga 31029 [parent parcel 807 Floyd]

Map/parcel: 015 026C

Request: A variance on an easement being used to parcel out 3-acres of 42.27-acres to use for an immediate family member. Proposed 3-acres will be located behind the parent parcel of 807 Floyd Road.

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 and/or Afuentes@monroecoga.org.

**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 detriment 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.