

Planning and Zoning Public Hearing Material

Monday, January 26, 2026, at 5:30 pm

Application 2026-01 Rezoning in A-R to C-2 with a Variance

Legal Description: 10400 HWY 74, Forsyth, Ga 31029

Map 059 Parcel 005A

Property Owner/Applicant: Charles Childs, Jr.

Request: Rezoning 10-acres 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.

Application 2026-02 Rezoning in R-1 to RMF

Legal Description: 137 Circle St., Forsyth, Ga 31029

Map F04 Parcel 010

Property Owner/Applicant: Apostolic Fellowship Tabernacle/Jeremy Causey

Request: Rezoning 1.84-acres to RMF from R-1, for the operation of a nursery or day care center. Utilizing it as an after-school facility, Monday-Friday.

Application 2026-03

Amendment to the Unified Development Ordinance [U.D.O]

Application: 2026-03

The Unified Development Ordinance of Monroe County is hereby amended as follows:

Chapter 2, Section 2.02.02., the Table of Permitted Uses is hereby amended as follows: "Telecommunications Tower" is added to the Uses & Structures section and is hereby added as a Special Use in all districts.

Amendment proposal can be located on the website, received by email or picked up at our office.

Application 2026-04 Variance in A-R

Legal Description: Floyd Road, Forsyth, Ga 31029 [parent parcel 807 Floyd]

Map 015 Parcel 026C

Property Owner/Applicant: Gary and Stacy Nash

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.

Board of Commissioners Public Hearing: Tuesday, February 3, 2026, 6pm