

# 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

**May 28, 2026**

**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 Director

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

**Variance in A-R**  
**Monroe County Planning and Zoning**

**Application:** 2026-11

**Property Owners:** Donald Moore

**Applicant:** Japheth Moore

**Location:** 340 Gibson Road, Macon, Ga 31220

**Map/parcels:** 082 033B **Acres:** 13.43

**Request:**

Proposing to split the 13.43-acre tract into two (2) parcels. One lot will be 4.40-acres, and one lot will be 9.03-acres. The lot proposed for 4.40-acres will need a variance for being less than the 5-acre minimum in A-R. Both proposed lots will have access to Gibson Road; road frontage measuring approximately 115.7'. A variance will be needed for both lots for road frontage. Requirement is 200' per lot. Another variance will need to be requested for each driveway placement. Variance is needed for the creation of a flag lot. A variance is needed for the pan handle being over 500' long. Total Variances Requested: Seven [7]

**Planning and Zoning Public Hearing:**

**Monday, July 27, 2026**

**5:30 pm**

**Board of Commissioners Public Hearing:**

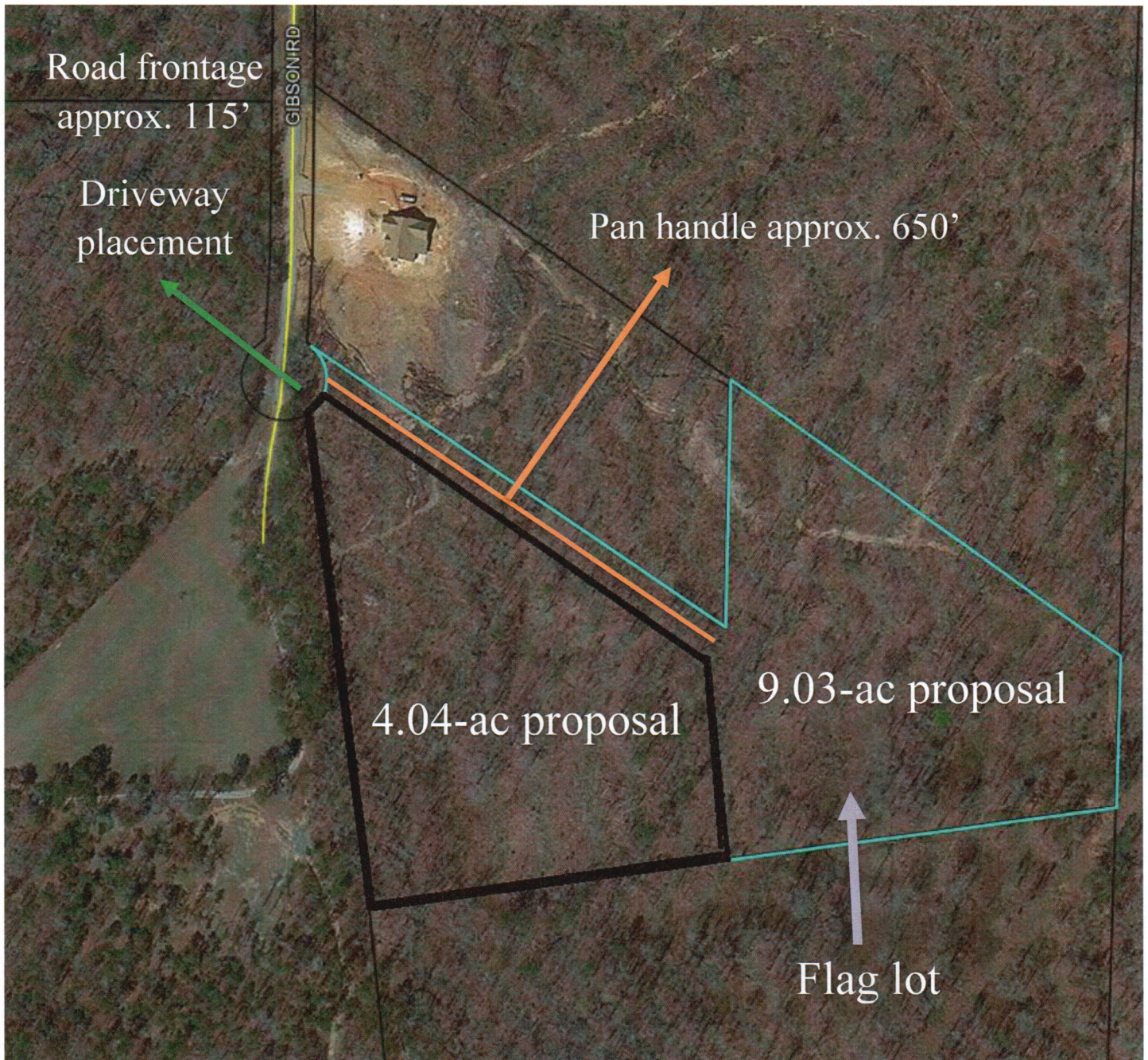
**Tuesday, August 4, 2026**

**6:00 pm**

**Public Hearings Location:**

**38 West Main Street**

**Forsyth, Ga 31029**



- Road Frontage Variance for both parcels being less than 200' each-2 variances
- Driveway Placement Variance for both parcels-2 variances
- Creation of Flag lot-1 variance
- Pan handle length longer the maximum of 500'-1 variance
- 4.04-ac parcel being less than the 5-acre minimum-1 variance