

# 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)

Kelsey Fortner  
Community Development Director  
[Kfortner@monroecoga.org](mailto:kfortner@monroecoga.org)

Ariyl Fuentes  
Assistant Development Manager  
[afuentes@monroecoga.org](mailto:afuentes@monroecoga.org)

## 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:** 2026-12

**Property Owners:** Tina Shannon

**Applicant:** Tina Shannon

**Location:** 213 Keith Drive, Forsyth, Ga 31029

**Map/parcels:** 052 061    **Acres:** 13.9

**Request:**

Proposing to parcel out 2-acres of the 13.9-acres. This two-acre parcel will have the existing home. Variance is needed for parceling out 2-acres instead of the 5-acre minimum in A-R. Variance is needed for the road frontage only being approximately 160' instead of the minimum 200' per lot. Total Variances Requested: Two [2]

**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**

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Road frontage less than 200' per dwelling

Approx. 2-acres to be divided out

This lot is not part of Hwy 42 Subdivision.