

# 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:** 2026-13

**Property Owners:** Annie Holiday

**Applicant:** Annie Holiday

**Location:** 481 Watson Road, Forsyth, Ga 31029

**Map/parcels:** 073 038    **Acres:** 16.18

Request:

Proposing to parcel 3-acres out of 16.18-acres and place a home. Variance needed for parceling out less the minimum of 5-acres in A-R. Variance needed for the lack of road frontage. The 16.18-acres is approximately 187.4'. Variance needed for the creation of a flag lot. A variance is needed for the pan handle being over 500' long. Total Variances Requested: Four [4]

**Planning and Zoning Public Hearing:**

**Monday, July 27, 2026**

**5:30 pm**

**Board of Commissioners Public Hearing:**

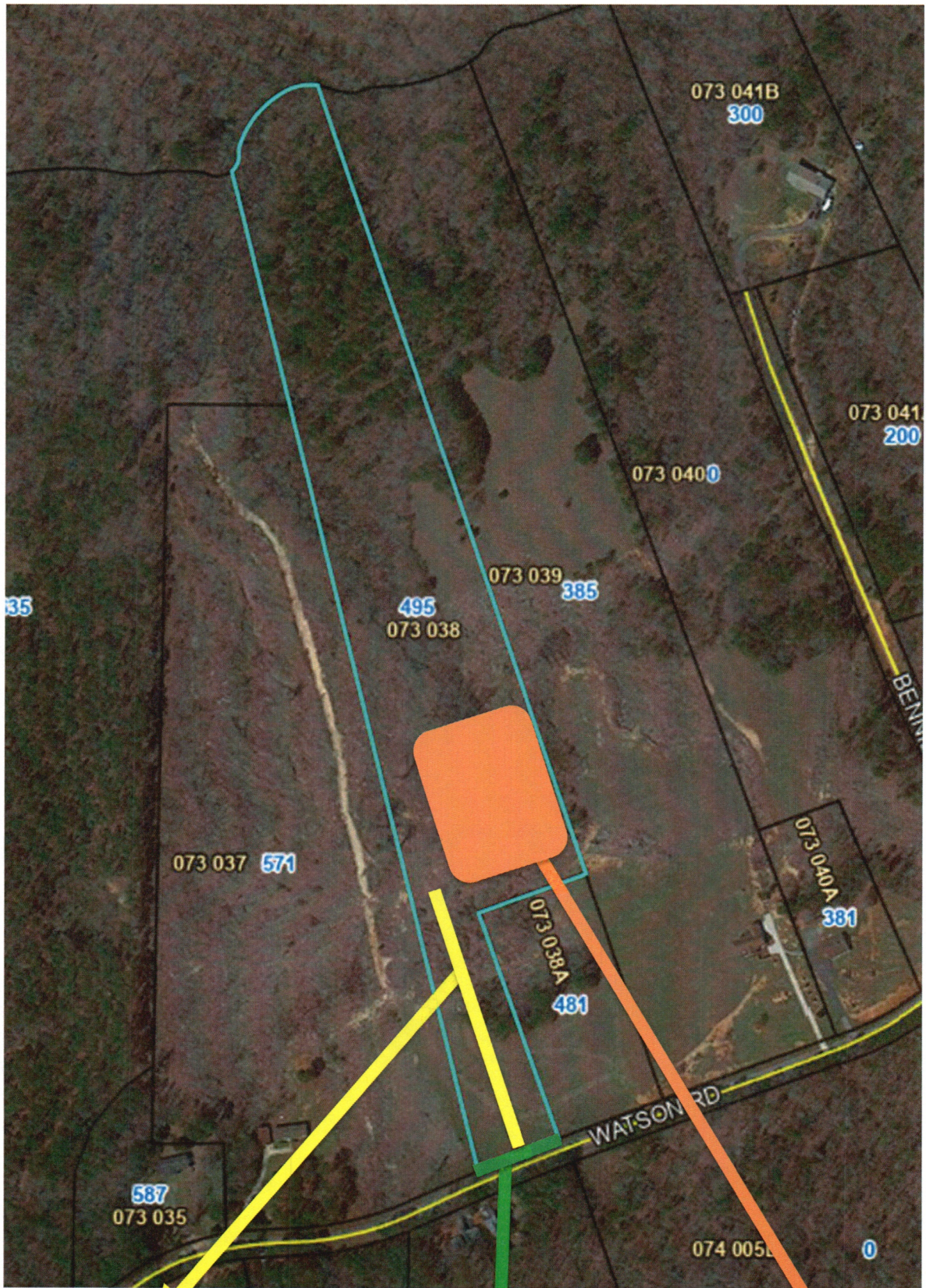
**Tuesday, August 4, 2026**

**6:00 pm**

**Public Hearings Location:**

**38 West Main Street**

**Forsyth, Ga 31029**



Creation of flag lot  
Pan Handle of flag lot

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Lack of road frontage for  
proposed and any in the future

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Approx. the 3-acres

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