

Community Development Department

Office of Planning and Zoning, Building, Inspections and Code Enforcement
38 West Main Street, Forsyth, Ga 31029 - 478-994-7040 - kfortner@monroecoga.org

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

Ariyl Fuentes
Assistant Development Manager
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

Website: www.monroecoga.org
Facebook: Monroe County Georgia Planning and Zoning
Instagram: Monroe_County_PZ

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

Application: 2026-15

Property Owners: Robert Jenkins

Applicant: Robert Jenkins

Location: 111 Jenkins Lane, Forsyth, Ga 31029 and Little Fern Trail off Jenkins Rd

Map/parcels: 090 032G

Request:

Subdivided Land on a private road. Variance is needed for the extension of the private road for lot access. Variance is needed for the creation of a 20' easement instead of the required 60'. Variance needed to subdivide four new parcels all under the minimum acreage on a private road; which is 10-acres. Variance for lot 8 being less than the minimum acreage of five in A-R as well as being less than the minimum on a private road. Total Variances Requested: Nine [9]

Planning and Zoning Public Hearing:

Monday, July 27, 2026

5:30 pm

Board of Commissioners Public Hearing:

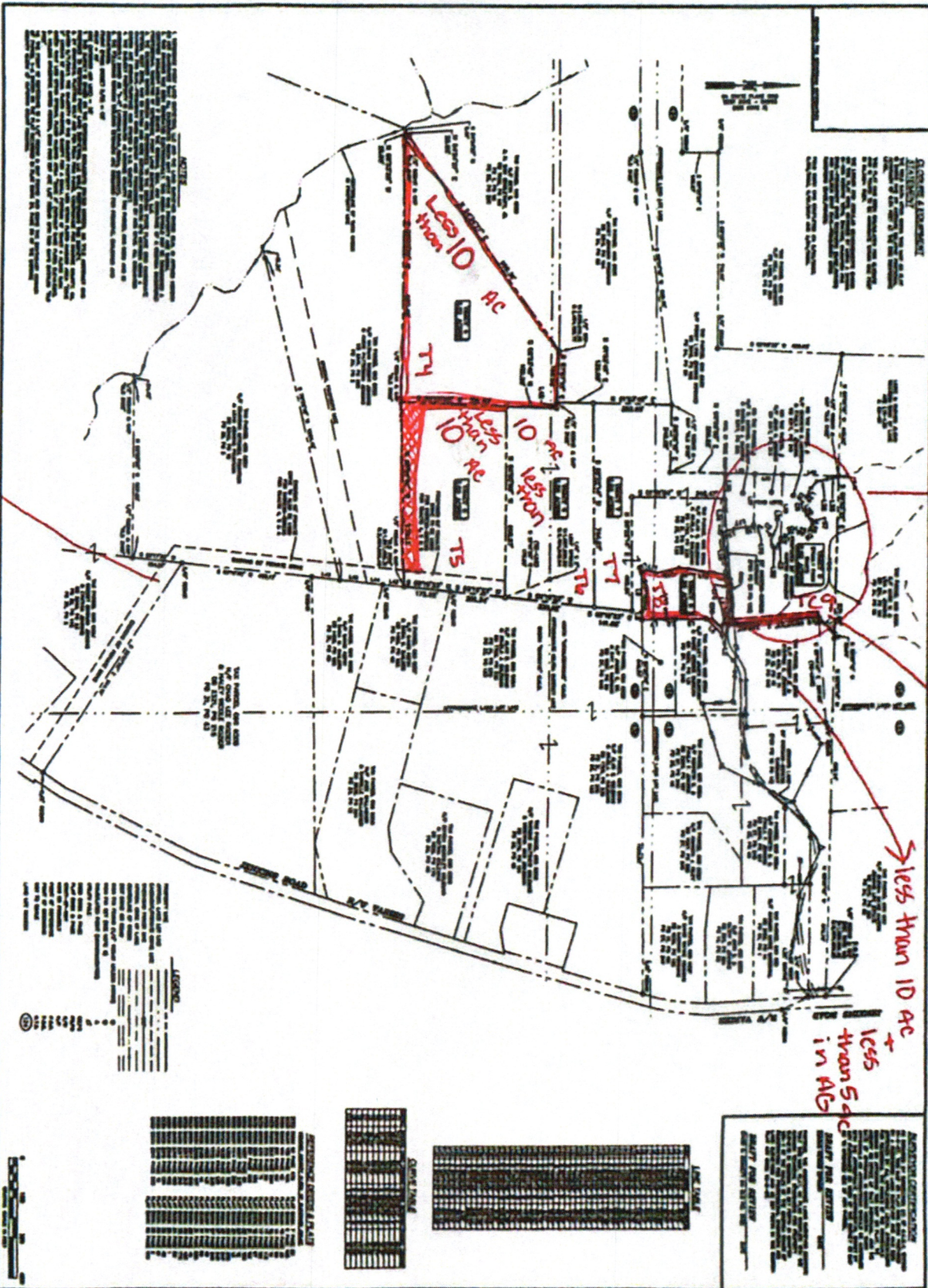
Tuesday, August 4, 2026

6:00 pm

Public Hearings Location:

38 West Main Street

Forsyth, Ga 31029



private existing

Less than 5 ac

proposed 20' easement

Less than 5 ac in ACB

<p>DATE</p> <p>DESCRIPTION</p>	<p>SECURITY AND BOUNDARY SURVEY FOR</p> <p>JOHN H. JENSEN, JENNIFER A. JENSEN, RAY V. JENSEN, JENNIFER A. JENSEN, CAROL A. JENSEN, ANGELA A. JENSEN, AND</p> <p>GENERAL BULKY DONATIONS</p>		<p>REFERENCE POINT</p> <p>LAND SURVEYING, LLC</p> <p>1000 W. 1000 S.</p> <p>PROVO, UT 84604</p> <p>PHONE: 801-735-1111</p> <p>WWW.LANDSURVEYING.COM</p>
<p>1000 W. 1000 S.</p>	<p>1000 W. 1000 S.</p>	<p>1000 W. 1000 S.</p>	<p>1000 W. 1000 S.</p>

Variations below:

Tract 4—Less than 10-acres being on a private road.

Tract 5—Less than 10-acres being on a private road.

Extension of the private road reaching Tract 4 and Tract 6.

Tract 6—Less than 10-acres being on a private road.

Tract 9—Less than 5-acres being zoned as A-R

Tract 8—Less than 10-acres being on a private road and being less than 5-acres in A-R

Newly proposed 20' easement to reach Tract 9. Less than 60'.