

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

July 17, 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

Kelsey Fortner
Community Development Director

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

**Variance in C-1
Monroe County Planning and Zoning**

Application: 2026-16

Property Owners: Bolingbroke Business Park

Applicant: Rowland Engineering, Inc.

Location: U.S. HWY 41 South / State Route 19 (location is not addressed at this time)

Map/parcels: 092 004, 092 005 **Acres:** 61.38

Request: Requesting a variance on a commercial lot for a commercial subdivision. U.D.O. requires two points of access on developments with over 15 lots. Property owner is requesting to have one point of access for 37 lots. The commercial subdivision does not require a public hearing. The plat will go directly to the Board of Commissioners. The two parcels combined are 61.38-acres. The requested point of access does currently meet GDOT standards and has been approved and permitted.

Planning and Zoning Public Hearing:

Monday, August 24, 2026

5:30 pm

Board of Commissioners Public Hearing:

Tuesday, September 1, 2026

6:00 pm

Public Hearings Location:

38 West Main Street

Forsyth, Ga 31029
