



Monroe County Community Development Dept.

MONDAY, APRIL 27, 2026

5:30PM

Staff Report—Zoning Application 2026-06

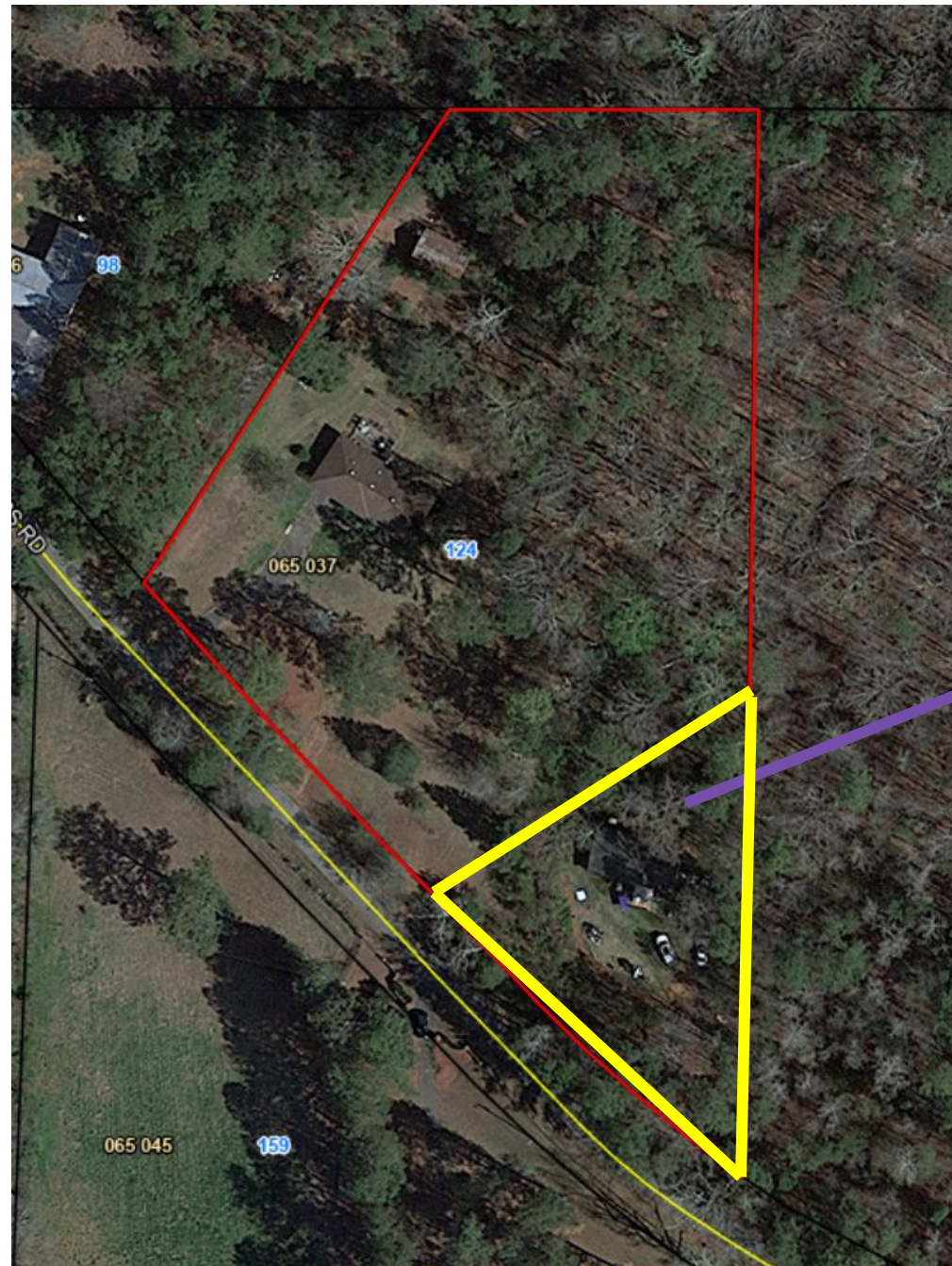
Map/Parcel: 065 037

Property Owner / Applicant: Edward A. Willoughby

Location: 124 Joe Chambers Road, Forsyth, Ga 31029

REQUEST: The four (4) acre tract with approximately 500' of road frontage. The property owner would like to request a variance to divide out one (1) acre of the property with an existing manufactured home.

**Since this property should it be parceled out has an existing manufactured home—a variance is being requesting to have the property remain A-R.



Area for 1-acre.

Summary from Planning and Zoning Public Hearing

The mobile home has been on the lot has been there since 2000.

The stick-built home has been on the lot since 1964.

The reason for a variance and not a rezoning:

The parcel is zoned A-R and that is compliant for a mobile home.

A variance is being requested since the mobile home that exist will continue to be utilized.

If this were a new mobile home being placed on this 1-acre lot, I would have requested rezoning to R-3. However, since an existing mobile is present in a zoning district it already compliant with—we are requesting the variance instead of the spot zoning.

The proposed 1-acre lot also has septic and driveway access.

The Planning and Zoning Board Recommendations:

Approval

Staff Report—Timeline changes

The Zoning Procedure Laws are rules that we follow in the State of Georgia. The ZPL has recently changed the timeline for advertising.

Section 9.02.01. Variances. No less than 15 days and no more than 45 days.

Section 10.02.04. Special Use. No less than 15 days and no more than 45 days.

Current: No less than 30 days and no more than 30 days.

Our ordinance to match the ZPL.

The Planning and Zoning Board Recommendations:

Approval

Staff Report—Drafted proposal for Subdivision Amendment

Chapter two, Section 2.02.03, Table of Standards:
Change the minimum lot size to 5-acres across the board to all zoning districts.

Changes will appear as the table below:

A-R	R-1	R-2	R-3	R-4	RMF	O-1	C-1	C-2	M-1	M-2	M-3
3	2	1	1	1	1	½	½	½	2	2	2

PZ Recommended
5-acres A-R through RMF
Excluding O-1 through M-3

5-ACRES

Staff Report—Drafted proposal for Subdivision Amendment

Drafted proposal for “*Family Lots*”

This shall be defined as a parent parcel having the initial road frontage required per that zoning district and being allowed only three (3) child lots totaling four (4) parcels. A sixty-foot (60) easement/driveway private road can be added to access these lots. The plat must be recorded that the private access will not be maintained by the county now or in the future.

PZ Recommended
To remove the Family Lots
proposal.
[Explanation to follow]

Staff Report—Drafted proposal for Subdivision Amendment

This section shall be added to the ordinance and have the following rules:

1. Must have a parent parcel that meets minimum road frontage requirements and acreage requirements per that zoning district.
2. Only split for three (3) child lots.
3. A total four (4) lots total. This includes (3) child lots and (1) parent parcel.
4. The plat must reflect for the record that this parcel cannot be further split once “C” has been created.
5. A 60' private road can be used to access these lots. The lots can be less than ten (10) acres. [UDO requirement]
6. The private road must be approved by the Board of Commissioners.
7. The plat must reflect that this private road will not be maintained by Monroe County now or in the future.

EXAMPLE:

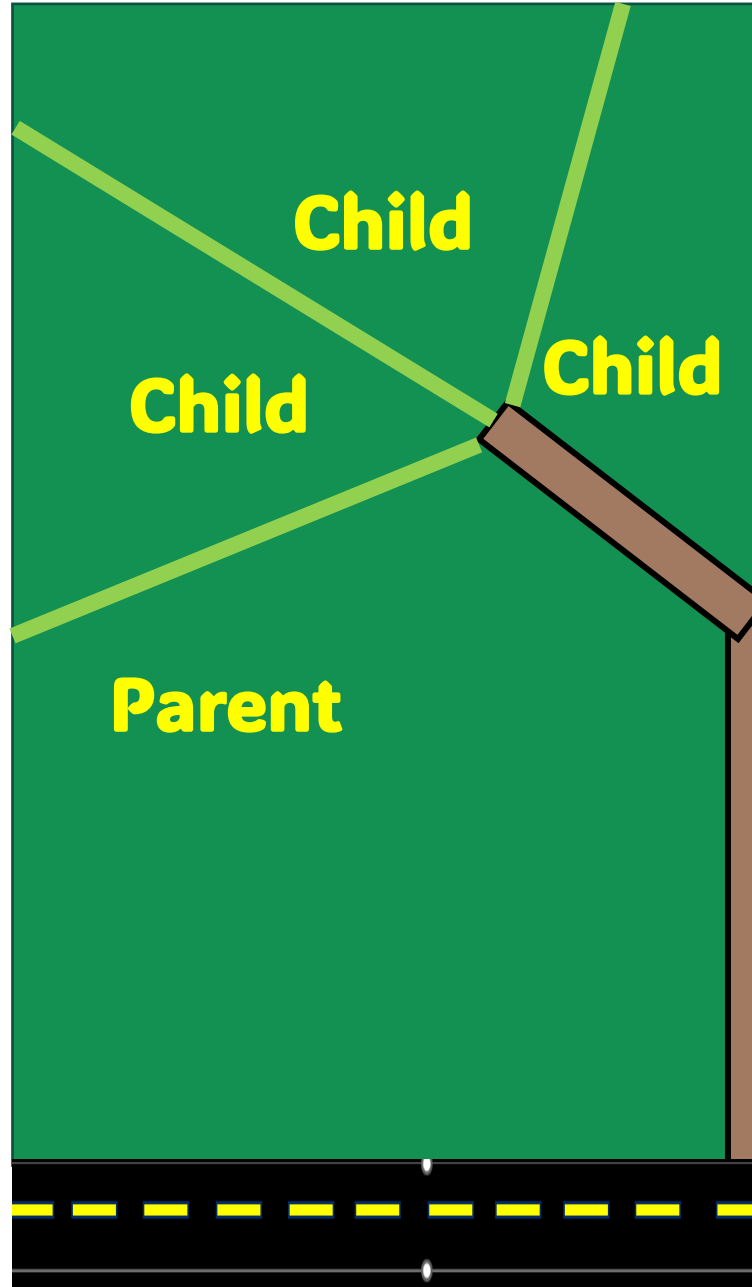
Per the zoning district, the family lot would be 5-acres.

Per zoning the total road frontage would vary.

Per the family lot proposal, you would have a 60' private road.

This image is a hypothetical 5-acre lot with 3 parcels for children and one parent parcel.

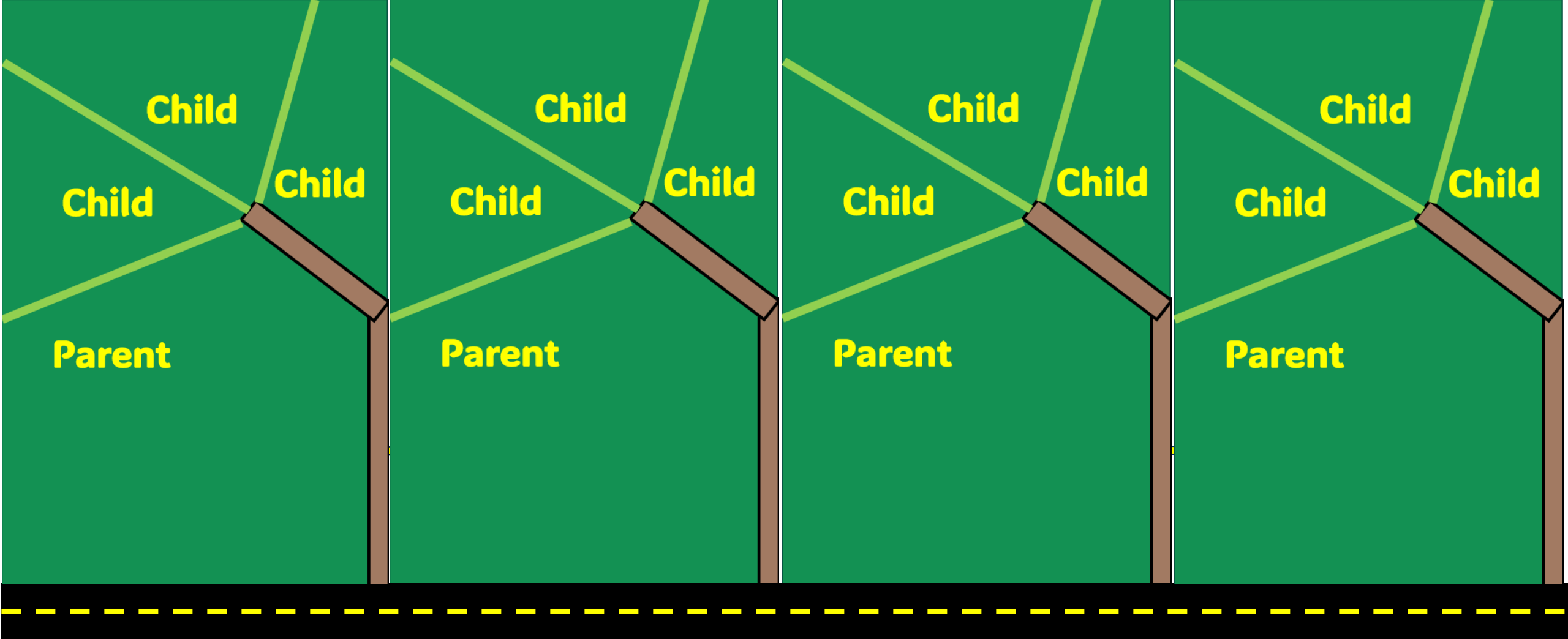
Note: A suggestion on the family lots proposal. Should the Board wish to create this—you may want to think about requiring a larger lot amount to be established as family lots.



“Can of Worms Theory”

How will we enforce that these family lots are being used just for families?

How will we be able to stop people from dividing up a lot as the EXAMPLE “claiming” it’s for family but then selling what is now a minor subdivision?



“Can of Worms Theory”

Staff Report—Drafted proposal for Subdivision Amendment

With the family lot proposal—an amendment must be made to Chapter 6, Section 6.01.00, Item G:

Exception—Unless the private road is designed for “Family lots”.

PZ Recommended

*To remove this as well, since it tied in
with the Family lots*

Staff Report—Drafted proposal for Subdivision Amendment

Chapter 5, Standards for Accessory & Temporary Uses, Section 5.02.01, Accessory Uses permissible in agricultural & residential zoning classification; Item (14)

No more than one is permitted on a lot with another dwelling.

The property has sufficient wastewater capacity as certified by the health department or Monroe County, et. al., Water & Sewer Authority.

[Removing shall not be occupied by more than two adult occupants].

[Removing shall not exceed 30% of the total gross floor area of the primary dwelling, minus sq. footage associated with storage or utility spaces and similar un-insulated or uninhabitable areas].

[Removing two additional parking spaces which may be legally allocated to the accessory unit must be in existence and provided for the accessory unit].

[Addition: Plat must reflect that this cannot be more than one additional ADU w/ the principal dwelling].

“Can of Worms Theory”: if this proposal is allowed—removing the 30%, means you can have two large houses on the minimum acreage & minimum road frontage required. Defeats the purpose.

Planning and Zoning Recommended reverting back to an ADU being a maximum of 1,000 square feet.

Staff Report—Infrastructure & Improvements, Section 6.01.05

Access & Curb Cuts

Amend that all subdivisions resulting in the creation of fifteen (15) or more lots shall be provided with a minimum of two (2) points of ingress/egress from the existing street system.

*PZ
Recommended*
Approval

Staff Report—Chapter 6 Section 6.01.07

Table of Subdivision Street Roadway Standards

Amend: Asphalt (binder course): 2 ½ inches

Amend: Base construction: 8 inches

Amend: Right-of-way: 60 feet

Amend: Letter of credit or bond: 3-year maintenance

*PZ
Recommended*
Approval

Staff Report—Chapter 6 Section 6.01.09

Stopping Sight Distance

Amend ordinance to match the MUTCD [Manual on Uniform Traffic Control Devices]

40 MPH / 305 FEET
45 MPH / 360 FEET
50 MPH / 425 FEET
55 MPH / 495 FEET
60 MPH / 570 FEET

*PZ
Recommended*
Approval

Staff Report—Chapter 6 Section 6.04.01 [D]

Exempt Activities

Amend ordinance & remove exemption to require all those disturbances of land to follow best management practices. This includes mud leaving the home site, stabilizing disturbed dirt gravel at entrances, silt fencing and hay distribution.

Staff Report—Chapter 6, Infrastructure

Adding this section to *Infrastructure in Chapter 6*.

A drainage topo for each lot to ensure proper drainage.

PZ Recommended

Not to remove the exemption above but have the drainage topo direct whether or not they shall be exempt.

Example: 50-acre lot and the dwelling is being built in the middle.
Or a completely flat lot with no elevation.

FYI: This does not regard anything through GSWCC, EPD or NPDES regulations for ESPCP's.

The Planning and Zoning Board Recommendations: Summary: