

MEMORANDUM

May 28, 2026

To: Alan Gibbs
Lamarcus Davis
Eddie Rowland
John Ambrose
Al Turner

From: Lorri Byrd

Subject: Town Creek Road – Public Hearing

Kelsey Fortner will be on the June 2, 2026 agenda for Town Creek Road Public Hearing. All advertising and legal requirements have been done.

Regards,

Lorri Byrd

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

April 16, 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

**Rezoning from A-R to M-1
Monroe County Planning and Zoning**

Application: 2026-10

Property Owners: Charles E. Dumas

Applicant: Charles E. Dumas

Location: Town Creek Road [no address assigned] LL 201 LD 6 Parcel 2

Map/parcels: 053 049 **Acres:** 18.86

Request: Rezoning the 18.86-acres from Agricultural-Residential to Light Manufacturing [Industrial]. This rezoning is consistent with the adjacent parcels on Town Creek Road.

NOTICE

*Please notice that the date for the Planning and Zoning Public Hearing will be Tuesday instead of Monday. *

Planning and Zoning Public Hearing:

Tuesday, May 26, 2026

5:30 pm

Board of Commissioners Public Hearing:

Tuesday, June 2, 2026

6:00 pm

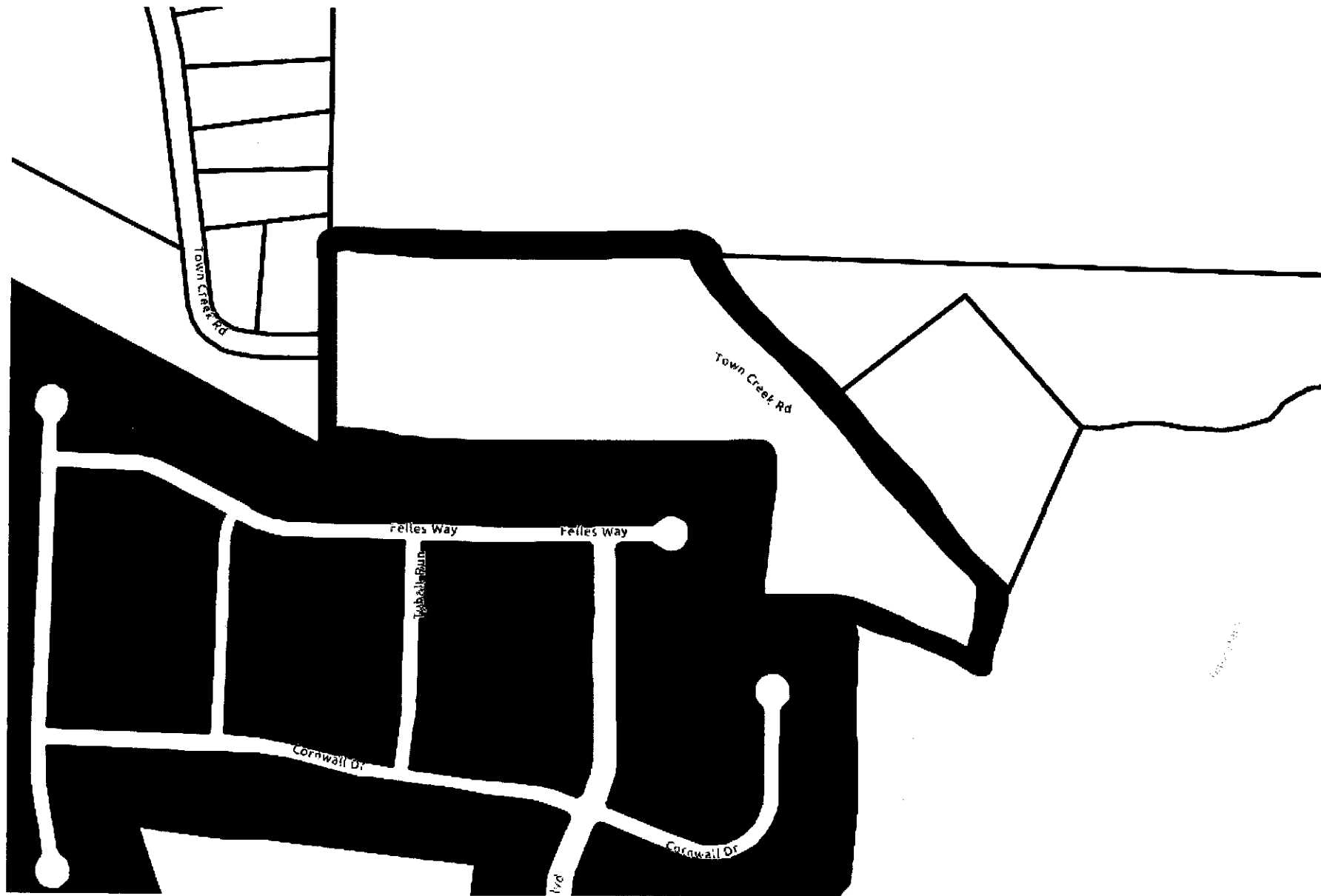
Public Hearings Location:

**38 West Main Street
Forsyth, Ga 31029**

Yellow: Industrial

Green: Agriculture

Grey: City Zoning



From: Kelsey Fortner
To: Lorri Robinson; Al Turner; Alan Gibbs; Eddie Rowland; Lamarcus Davis; John Ambrose
Subject: Fw: Planning & Zoning Public Hearing
Date: Friday, May 1, 2026 2:32:59 PM
Attachments: Screenshot 2026-05-01 142842.png
Screenshot 2026-05-01 142952.png

Just catching you up.

Chris Patterson asked a good question, and I wanted to let them know—and forward to you all of you as well.

Kelsey Fortner

Community Development Director
38 West Main Street, 2nd Floor
PO Box 189
Forsyth, Ga 31029
478-994-7040

Other Contacts:

Assistant Manager, Ariyl Fuentes
Afuentes@monroecoga.org

Building Permit Coordinator, Alice Anderson
Aanderson@monroecoga.org

From: Kelsey Fortner <KFortner@monroecoga.org>
Sent: Friday, May 1, 2026 2:31 PM
To: Chris Patterson <ccpattpz@gmail.com>
Cc: Mitchell Bunce <mitch@mitchellsautomotive.net>; Shamika Morgan <smyri504@yahoo.com>; Chuck Benson <cwbenson10100@gmail.com>; Jason Dorsey <jason@turf-magic.com>; Richard Dumas <RDumas@monroecoga.org>; Ariyl Fuentes <afuentes@monroecoga.org>; Alice Anderson <aanderson@monroecoga.org>; Andrea Lowe <alowe@monroecoga.org>
Subject: Re: Planning & Zoning Public Hearing

To my knowledge, he's wanting to sell the property. It's in what is considered an industrial park. Off of HWY 83 N, most of its already industrial. Not sure why this piece is still A-R. Yellow is Industrial [M-1], Grey is City of Forsyth, Green is Agricultural [A-R], Blue is Residential [R-1], Pink is Commercial [C-1].

Kelsey Fortner

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From: Chris Patterson <ccpattpz@gmail.com>
Sent: Friday, May 1, 2026 2:22 PM
To: Kelsey Fortner <KFortner@monroecoga.org>
Cc: Mitchell Bunce <mitch@mitchellsautomotive.net>; Shamika Morgan <smyri504@yahoo.com>; Chuck Benson <cwbenson10100@gmail.com>; Jason Dorsey <jason@turf-magic.com>; Richard Dumas <RDumas@monroecoga.org>; Ariyl Fuentes <afuentes@monroecoga.org>; Alice Anderson <aanderson@monroecoga.org>; Andrea Lowe <alowe@monroecoga.org>
Subject: Re: Planning & Zoning Public Hearing

Hi Kelsey,
Did Mr. Dumas state why he is requesting the rezoning? Thanks.

On Tue, Apr 21, 2026 at 08:55 Kelsey Fortner <KFortner@monroecoga.org> wrote:
Hello,

We do have a meeting Monday, April 27th. [Reminder]

However, the attachments are for the next meeting in May. Please take notice that the May meeting will be held on a Tuesday and NOT Monday due to Memorial Day.

Summary:

Monday, April 27, 2026 @ 5:30pm

Tuesday, May 26, 2026 @ 5:30pm

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