

MEMORANDUM

July 30, 2026

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

From: Lorri Byrd

Subject: P&Z Variances 2026-12 thru 2026-15

Kelsey Fortner, Community Development Director, will be presenting a power point presentation on four variances as follows:

Application 2026-12	213 Keith Drive	Tina Shannon
Application 2026-13	481 Watson Road	Annie Holiday
Application 2026-14	162 Boxankle Road	George and Marsha Kempson
Application 2026-15	111 Jenkins Lane	Robert E. Jenkins

Advertising requirements have been met (copies of advertisement notice attached).
Documentation is attached in regard to each application.

Regards,

Lorri Byrd



1

Staff Report:

Before delving into these Applications: Standards of Decisions.

Section 9.02.01—Variances

According Zoning Procedures and Zoning Laws variances are to be granted during extreme hardship.

- *A lot purchased with knowledge of an existing restriction;
- *A claim of hardship in terms of prospective sales; or
- *An expressed economic need requiring a variance, when such a need can be met in other ways which would not require a variance.

A particular piece of property in question:

Does it create unnecessary hardship?

Does the property cause a hardship due to the size, shape or topography?

2

2

Staff Report—Zoning Application 2026-12

Map/Parcel: 052 061

Property Owner / Applicant: Tina Shannon

Location: 213 Keith Drive, Forsyth, Ga 31029

REQUEST: Proposing to parcel out 2-acres of the 13.9-acres. This two-acre parcel will have the existing home. Variance is needed for parceling out 2-acres instead of the 5-acre minimum in A-R. Variance is needed for the road frontage only being approximately 160' instead of the minimum 200' per lot. Total Variances Requested: Two [2]

Property is Zoned Agriculture

3

3



This lot is not part of Hwy 42 Subdivision.

Road frontage less
than 200' per dwelling

Approx. 2-acres to be
divided out

4

4

PZ Meeting Information:

Property Owner Tina Shannon stated that she only wants to do cut out 2-acres.
2-acres is all that Mrs. Shannon can and or wants to maintain.

A surveyor will be able to measure the 2-acres correctly.

At the time of submittal—it was during the moratorium.

The property isn't apart of the subdivision—I knew it was cause issues with being submitted.

5

5

Staff Report:

Section 9.02.01—Variances

According Zoning Procedures and Zoning Laws variances are to be granted during extreme hardship.

*A lot purchased with knowledge of an existing restriction; No. Not newly purchased.

*A claim of hardship in terms of prospective sales; or Yes. She recently discovered it was not handled.

*An expressed economic need requiring a variance, when such a need can be met in other ways which would not require a variance. N/A

A particular piece of property in question:

Does it create unnecessary hardship? No.

Does the property cause a hardship due to the size, shape or topography? No.

It is the Community Development Departments suggestion that the application does not meet the requirements for a variance to be granted.

6

6

The Planning and Zoning Board Recommendation:

Denial

7

7

Staff Report—Zoning Application 2026-13

Map/Parcel: 073 038

Property Owner / Applicant: Annie Holiday

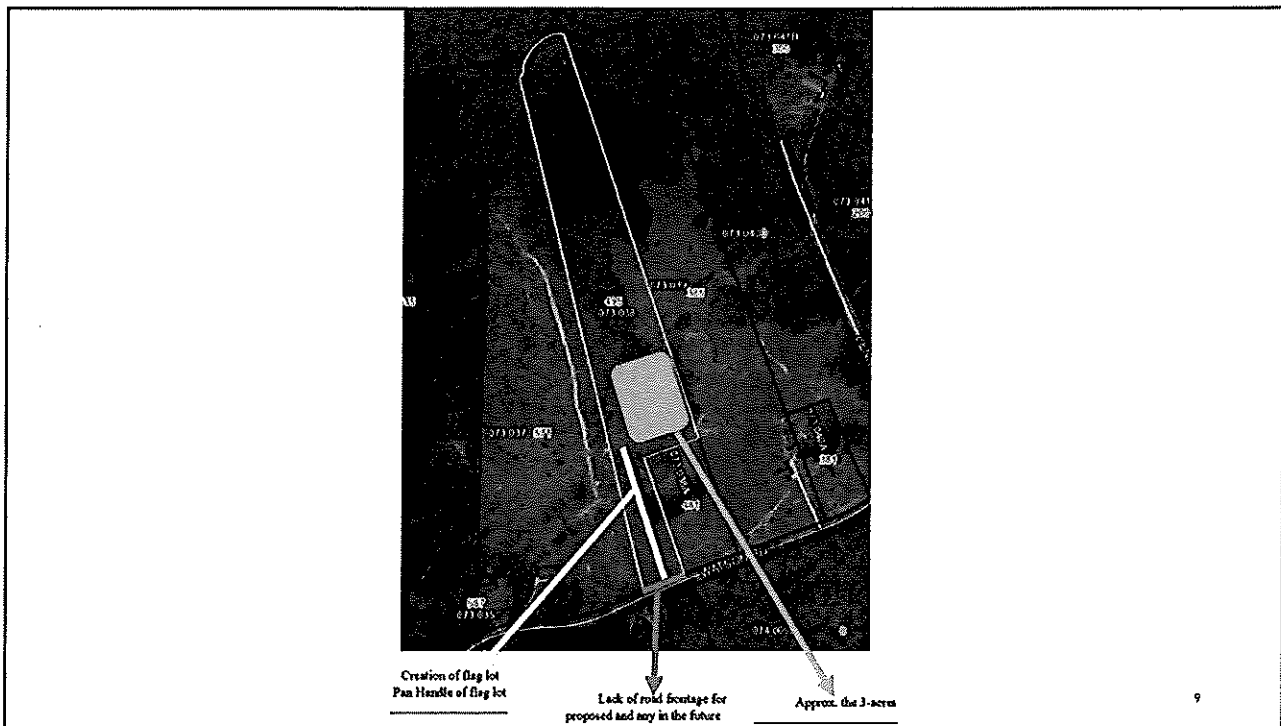
Location: 481 Watson Road, Forsyth, Ga 31029

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]

Property is Zoned Agriculture

8

8



9

PZ Meeting Information:

Property Owner Annie Holiday's daughter Cheryl Butcher presents.

Mrs. Holiday wanted 3-acres when submitted—during the moratorium the acreage changed to 5-acres.

The request would still need to have variances.

The lot CURRENTLY as is—considered a legal non-conforming lot.

Placing this flag lot—will create another flag lot.

A surveyor will be used—the images are not accurate in my drawing.

At the time of submittal—it was during the moratorium. This property is part of a much older subdivision.

10

10

Staff Report:**Section 9.02.01—Variances**

According Zoning Procedures and Zoning Laws variances are to be granted during extreme hardship.

*A lot purchased with knowledge of an existing restriction; No.

*A claim of hardship in terms of prospective sales; or No.

*An expressed economic need requiring a variance, when such a need can be met in other ways which would not require a variance. No.

A particular piece of property in question:

Does it create unnecessary hardship? No.

Does the property cause a hardship due to the size, shape or topography? No.

It is the Community Development Departments suggestion that the application does not meet the requirements for a variance to be granted.

11

11

The Planning and Zoning Board Recommendation:

Denial

12

12

Staff Report—Zoning Application 2026-14

Map/Parcel: 040 035

Property Owner / Applicant: George and Marsha Kempson

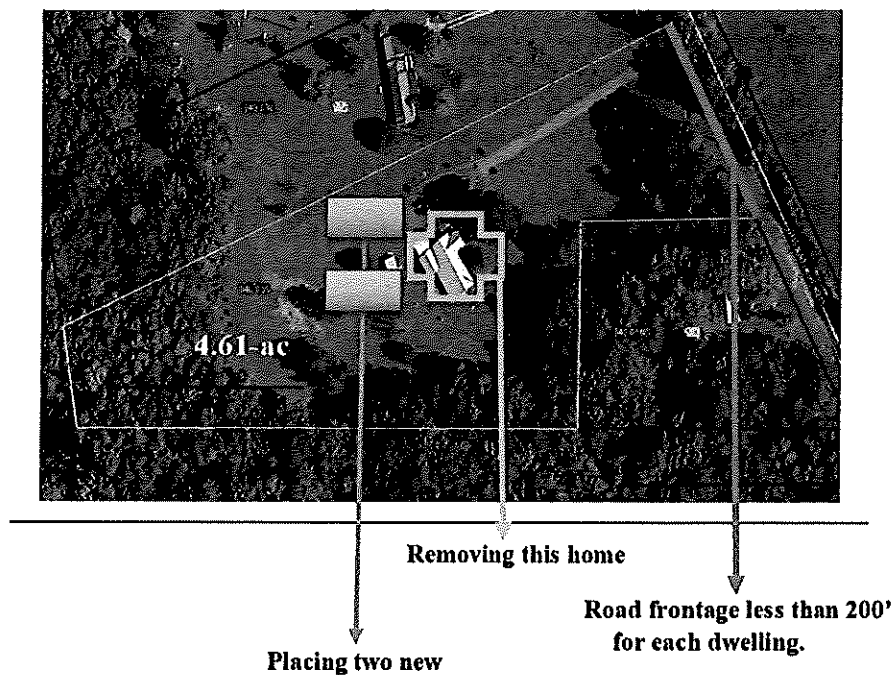
Location: 162 Boxankle Road, Forsyth, Ga 31029

REQUEST: Proposing to demolish the current structure on the 4.61-acre tract. Afterwards, placing two new manufactured homes. Variance needed for placing two homes on 4.61-acres, with the minimum in A-G per home being 5-acres. Variance needed for the lack of road frontage. Current road frontage is approximately 230', the minimum per home is 200'. Total Variances Requested: Two [2]

Property is Zoned Agriculture

13

13



14

14

PZ Meeting Information:

Property Owner Marsha Kempson, stated she and her husband are getting older and they need help.

The existing home has no one living in it.

The location in the previous slide is not the exact location of the two new homes.

A surveyor will be used—the images are not accurate in my drawing.

15

15

Staff Report:

Section 9.02.01—Variances

According Zoning Procedures and Zoning Laws variances are to be granted during extreme hardship.

*A lot purchased with knowledge of an existing restriction; No. Not newly purchased.

*A claim of hardship in terms of prospective sales; or No.

*An expressed economic need requiring a variance, when such a need can be met in other ways which would not require a variance. No.

A particular piece of property in question:

Does it create unnecessary hardship? No.

Does the property cause a hardship due to the size, shape or topography? No.

It is the Community Development Departments suggestion that the application does not meet the requirements for a variance to be granted.

16

16

The Planning and Zoning Board Recommendation:

Denial

17

17

Staff Report—Zoning Application 2026-15

Map/Parcel: 090 032G

Property Owner / Applicant: Robert Jenkins

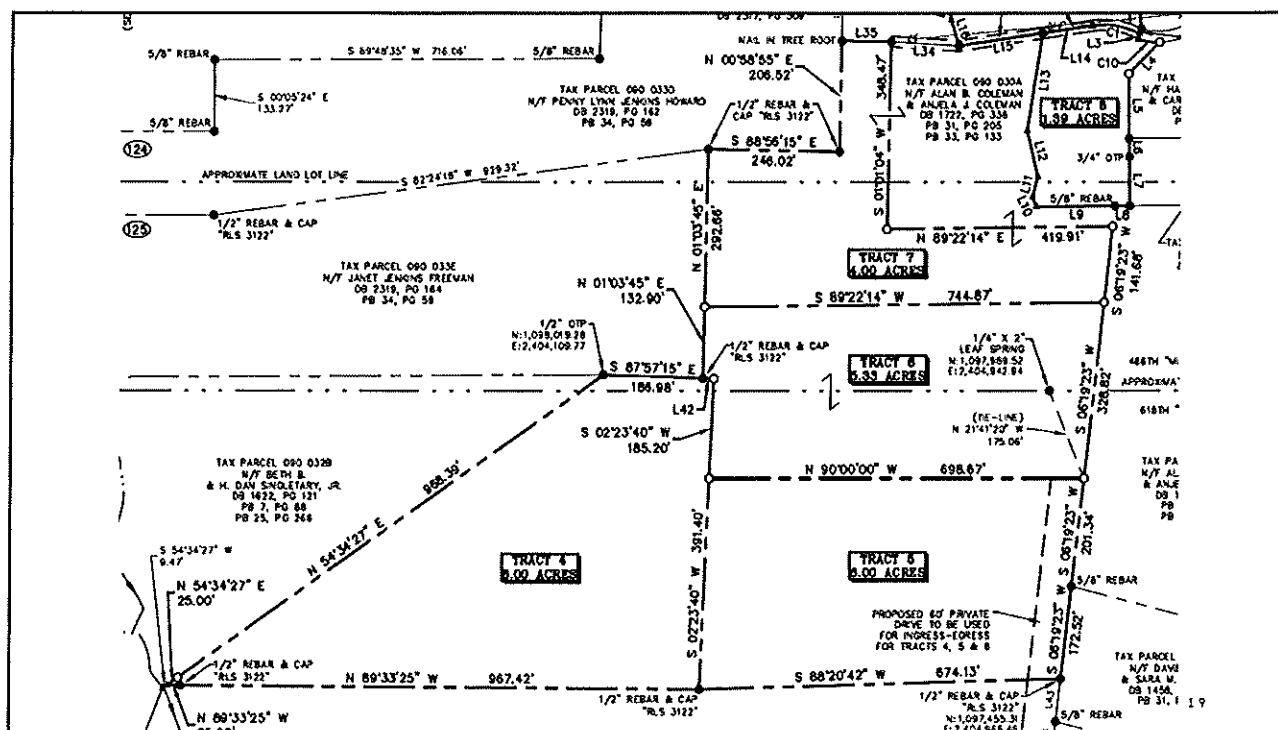
Location: 111 Jenkins Lane, Forsyth, GA 31029 and Little Fern Trail off Jenkins Road

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]

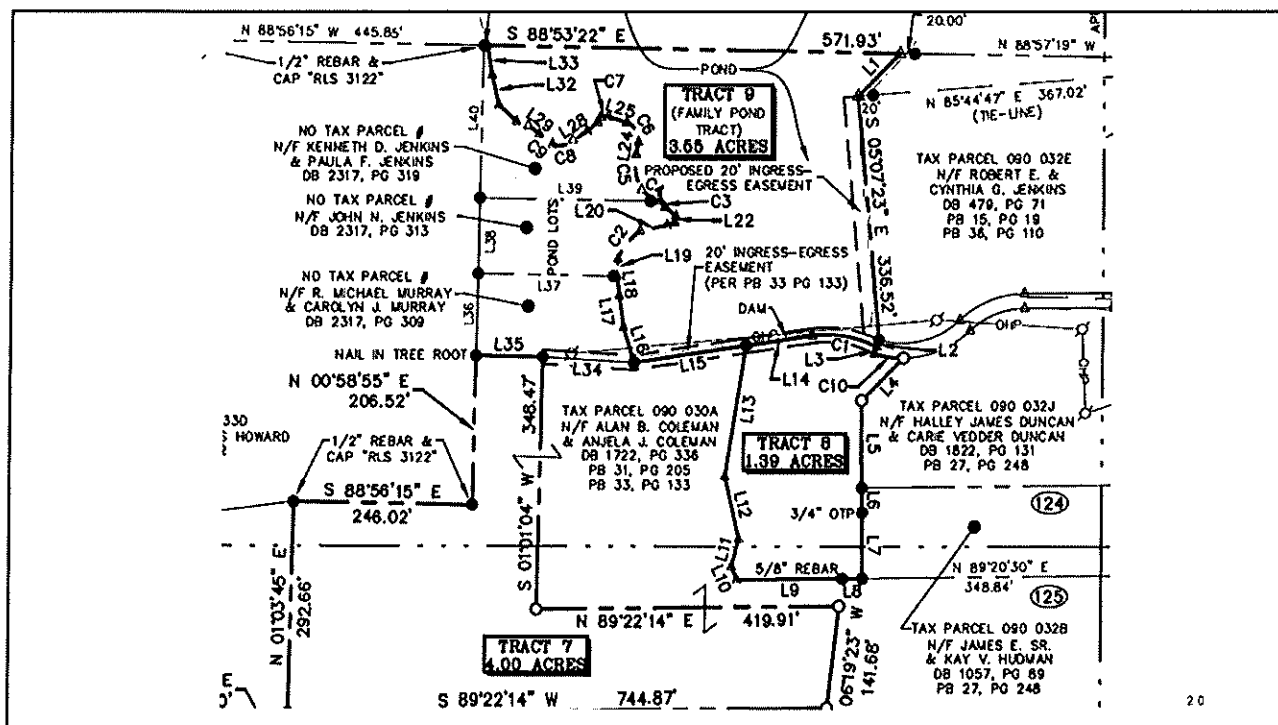
Property is Zoned Agriculture

18

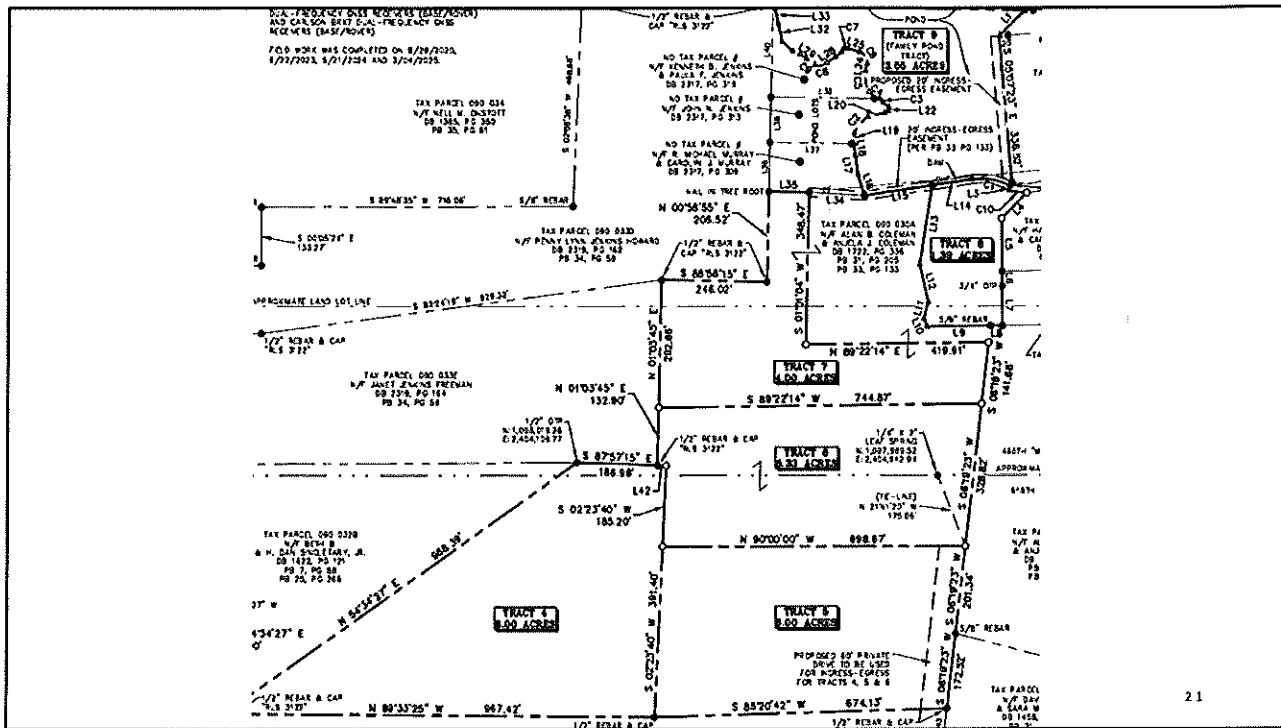
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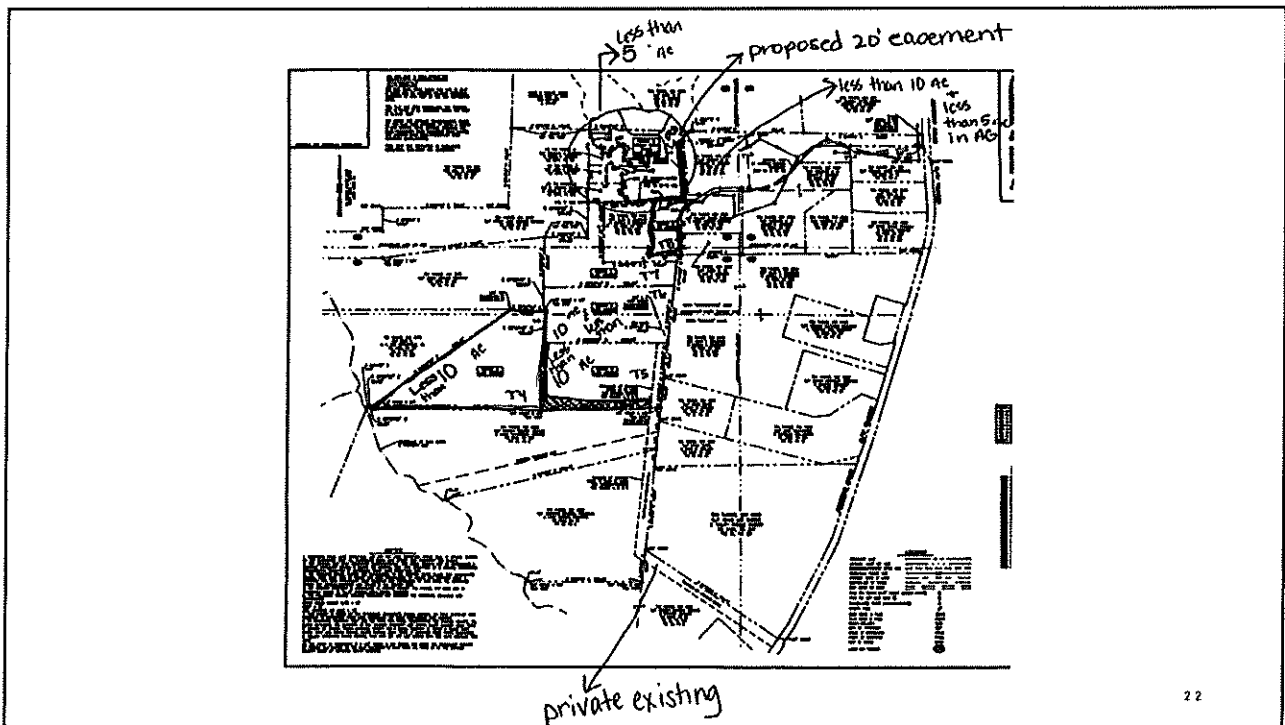
19



20



21



22

Variances 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'.~~

23

23

PZ Meeting Information:

Family Members Robert Jenkins and Alan Coleman represent the application.

Property has been in the family for many generations.

Family is wanting all members to have lots.

Mr. Jenkins and Mr. Coleman clarified the following:

- * Tract 8 will be land hooked.
- * Tract 9 isn't needed.
- * Newly proposed 20' easement isn't needed

24

24

Staff Report:**Section 9.02.01—Variances**

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*A claim of hardship in terms of prospective sales; or No.

*An expressed economic need requiring a variance, when such a need can be met in other ways which would not require a variance. No.

A particular piece of property in question:

Does it create unnecessary hardship? No.

Does the property cause a hardship due to the size, shape or topography? No.

It is the Community Development Departments suggestion that the application does not meet the requirements for a variance to be granted.

25

25

The Planning and Zoning Board Recommendations:

Approved the following

Tract 4 (under 10 on private rd)

Tract 5 " "

Tract 6 " "

And extension of private road to reach 4,5, & 6

26

26

DATE	02/01/2000
DRAWN BY	W.A.
CHECKED BY	W.A.
DATE	02/01/2000
PROJECT NO.	2000-01
ALPHA	ALPHA
DATE	02/01/2000
PROJECT NO.	2000-01
ALPHA	ALPHA
DATE	02/01/2000
PROJECT NO.	2000-01
ALPHA	ALPHA

BOUNDARY AND SUBDIVISION SURVEY
FOR
JOHN K. JENKINS, ROBERT A. JENKINS, ELLIOT L. JENKINS,
AND
MICHAEL R. JENKINS
LAND LOTS 124 & 125
JENKINS ROAD
JENKINS ROAD



RESIDENCE POINT
LAND SURVEYING, LLC
100 NORTH LEE STREET
FORT MYERS, FL 33901
(813) 335-0000
www.residencepoint.com



REFERENCE DEEDS & PLATS

PLAT	BOOK	PAGE	DATE
1	1	1	1/1/19
2	2	2	2/2/20
3	3	3	3/3/21
4	4	4	4/4/22
5	5	5	5/5/23
6	6	6	6/6/24
7	7	7	7/7/25
8	8	8	8/8/26
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Community Development Department

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

July 28, 2026

**TO: County Manager, Lorri Byrd
Chairman, Alan Gibbs
Commissioner, Lamaricus Davis
Commissioner, John Ambrose
Commissioner, Eddie Rowland**

From: CDDD, Kelsey Fortner

Zoning Application 2026-12

MTG: 7/27/26

Tina Shannon

213 Keith Drive, Forsyth, Ga 31029

Map/Parcel 052 061

13.9 acres

Variances requested.

Parceling out 2-acres from 13.9 acres.

Road frontage less 200' for each home.

Staff Report: Denial—Doesn't meet requirements of Variance Standards.

Planning & Zoning Board: Recommended Denial

Thank you,



Community Development Director

Community Development Department

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

July 28, 2026

**TO: County Manager, Lorri Byrd
Chairman, Alan Gibbs
Commissioner, Lamarcus Davis
Commissioner, John Ambrose
Commissioner, Eddie Rowland**

From: CDDD, Kelsey Fortner

Zoning Application 2026-13
Annie Holiday / Cheryl Butcher
481 Watson Road, Forsyth, Ga 31029
Map/Parcel 073 038
16.18 acres

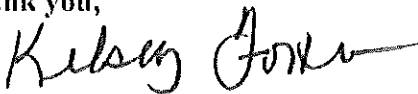
MTG: 7/27/26

Variances requested.
Parceling out 2-acres from 16.8 acres.
Creating a flag lot.
Pan handle over 500'
Road frontage less 200' for each home.

Staff Report: Denial—Doesn't meet requirements of Variance Standards.

Planning & Zoning Board: Recommended Denial

Thank you,



Community Development Director

Community Development Department

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

July 28, 2026

**TO: County Manager, Lorri Byrd
Chairman, Alan Gibbs
Commissioner, Lamaricus Davis
Commissioner, John Ambrose
Commissioner, Eddie Rowland**

From: CDDD, Kelsey Fortner

Zoning Application 2026-14 **MTG: 7/27/26**
George and Marsha Kempson
162 Boxankle Road, Forsyth, Ga 31029
Map/Parcel 040 035
4.61 acres

Variances requested.
Demolition the existing empty home.
Placing two new manufactured homes.
Acreage less than required amount
Road frontage less 200' for each home.

Staff Report: Denial—Doesn't meet requirements of Variance Standards.

Planning & Zoning Board: Recommended Denial

Thank you,


Community Development Director

Community Development Department

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

July 28, 2026

**TO: County Manager, Lorri Byrd
Chairman, Alan Gibbs
Commissioner, Lamarcus Davis
Commissioner, John Ambrose
Commissioner, Eddie Rowland**

From: CDDD, Kelsey Fortner

Zoning Application 2026-15
Robert Jenkins

MTG: 7/27/26

111 Jenkins Lane, Forsyth, GA 31029 and Little Fern Trail off Jenkins Road

Map/Parcel 090 032G
4.61 acres

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]

Staff Report: Denial—Doesn't meet requirements of Variance Standards.

Planning & Zoning Board: Recommended Approval of the following:

Tract 4 (under 10 on private rd)

Tract 5 " "

Tract 6 " "

And extension of private road to reach 4,5, & 6

Thank you,


Community Development Director

PO #: 26-03107

Variances in A-R

Application: 2026-11

Property Owner: Donald Moore Applicant: Japheth Moore

Address: 340 Gibson Road, Macon, Ga 31220

Map/Parcel: 082 033B

Request: Proposing to split the 13.43-acre tract into two (2) parcels. One lot will be 4.40-acres and one lot will be 9.03-acres. The lot proposed for 4.40-acres will need a variance for being less than the 5-acre minimum in A-R. Both proposed lots will have access to Gibson Road; road frontage measuring approximately 115.7'. A variance will be needed for both lots for road frontage. Requirement is 200' per lot. Another variance will need to be requested for each driveway placement. Variance is needed for the creation of a flag lot. A variance is needed for the pan handle being over 500' long. Total Variances Requested: Seven [7]

Planning and Zoning Public Hearing: Monday, July 27, 2026, at 5:30pm

Public Hearing Board of Commissioners: Tuesday, August 4, 2026, at 6pm

Public Hearing Location: 38 West Main Street, Forsyth, Ga 31029.

For questions and concerns, please contact Kelsey Fortner, Community Development Manager at 478-994-7040, kfortner@monroecoga.org or visit www.monroecoga.org, Facebook Page or Instagram

Variances in A-R

Application: 2026-12

Property Owner: Tina Shannon

Address: 213 Keith Drive, Forsyth, Ga 31029

Map/Parcel: 052 061

Request: Proposing to parcel out 2-acres of the 13.9-acres. This two acre parcel will have the existing home. Variance is needed for parceling out 2-acres instead of the 5-acre minimum in A-R. Variance is needed for the road frontage only being approximately 160' instead of the minimum 200' per lot. Total Variances Requested: Two [2]

Planning and Zoning Public Hearing: Monday, July 27, 2026, at 5:30pm

Public Hearing Board of Commissioners: Tuesday, August 4, 2026, at 6pm

Public Hearing Location: 38 West Main Street, Forsyth, Ga 31029.

For questions and concerns, please contact Kelsey Fortner, Community Development Manager at 478-994-7040, kfortner@monroecoga.org or visit www.monroecoga.org, Facebook Page or Instagram

PO #: 26-03107

Variances in A-R

Application: 2026-13

Property Owner: Annie Holiday

Address: 481 Watson Road, Forsyth, Ga 31029

Map/Parcel: 073 038

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 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, at 5:30pm

Public Hearing Board of Commissioners: Tuesday, August 4, 2026, at 6pm

Public Hearing Location: 38 West Main Street, Forsyth, Ga 31029.

For questions and concerns, please contact Kelsey Fortner, Community Development Manager at 478-994-7040, kfortner@monroecoga.org or visit www.monroecoga.org, Facebook Page or Instagram

Variances in A-R

Application: 2026-14

Property Owner: George and Marsha Kempson

Address: 162 Boxankle Road, Forsyth, Ga 31029

Map/Parcel: 040 035

Request: Proposing to demolish the current structure on the 4.61-acre tract. Afterwards placing two new manufactured homes. Variance needed for placing two homes on 4.61-acres, with the minimum in A-G per home being 5-acres. Variance needed for the lack of road frontage. Current road frontage is approximately 230', the minimum per home is 200'. Total Variances Requested: Two [2]

Planning and Zoning Public Hearing: Monday, July 27, 2026, at 5:30pm

Public Hearing Board of Commissioners: Tuesday, August 4, 2026, at 6pm

Public Hearing Location: 38 West Main Street, Forsyth, Ga 31029.

For questions and concerns, please contact Kelsey Fortner, Community Development Manager at 478-994-7040, kfortner@monroecoga.org or visit www.monroecoga.org, Facebook Page or Instagram

Variances in A-R

Application: 2026-15

Property Owner: Robert E. Jenkins

Address: 111 Jenkins Lane, Forsyth, Ga 31029 and Little Fern Trail off of Jenkins Road

Map/Parcel: 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, at 5:30pm

Public Hearing Board of Commissioners: Tuesday, August 4, 2026, at 6pm

Public Hearing Location: 38 West Main Street, Forsyth, Ga 31029.

For questions and concerns, please contact Kelsey Fortner, Community Development Manager at 478-994-7040, kfortner@monroecoga.org or visit www.monroecoga.org, Facebook Page or Instagram