

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

Planning and Zoning Request Notice

January 24, 2025

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 Code of Ordinance. Enclosed you will find information for the application, including times, dates, locations, maps, and surrounding zoning districts.

Please note the location the Planning and Zoning Public Hearing and the Board of Commissioners Public Hearing will be held at the Monroe County Administration Building on the 3rd floor. Please know that any presentations shall be submitted to the Zoning Office no later than 5-days prior to the Planning and Zoning Public Hearing. Also, all material, videos, powerpoints, or pictures are open record as soon as they are submitted to the Zoning Office.

The Monroe County Community Development Department will have a zoning sign posted in a conspicuous place on the subject property. Note that this is property of Monroe County and shall not be tampered with throughout the duration of the zoning request process. Enclosed are our procedure, guidelines, and standards of decision for this procedure.

Should you have any questions or concerns about the application or the process, please contact me at (478) 994-7040 or email me at kfortner@monroecoga.org. 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,

OFFICE COPY

Kelsey Fortner
Community Development Manager

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

Special Use Application

Application: 2024-09
Property Owner: Kimberly Dial
Applicant: Kimberly and Eric Dial

Map / Parcel: 015 002
Location: 1946 Johnstonville Road, Forsyth, Ga 31029
Current Zoning: A-R
Request: Special Use

Summary of Request:

Special use request in A-R for amusement or recreational activities.

P&Z Meeting Occurred in May of 2024. No new information is provided.

Board of Commissioners Public Hearing:

Tuesday, March 4, 2025
6:00 pm

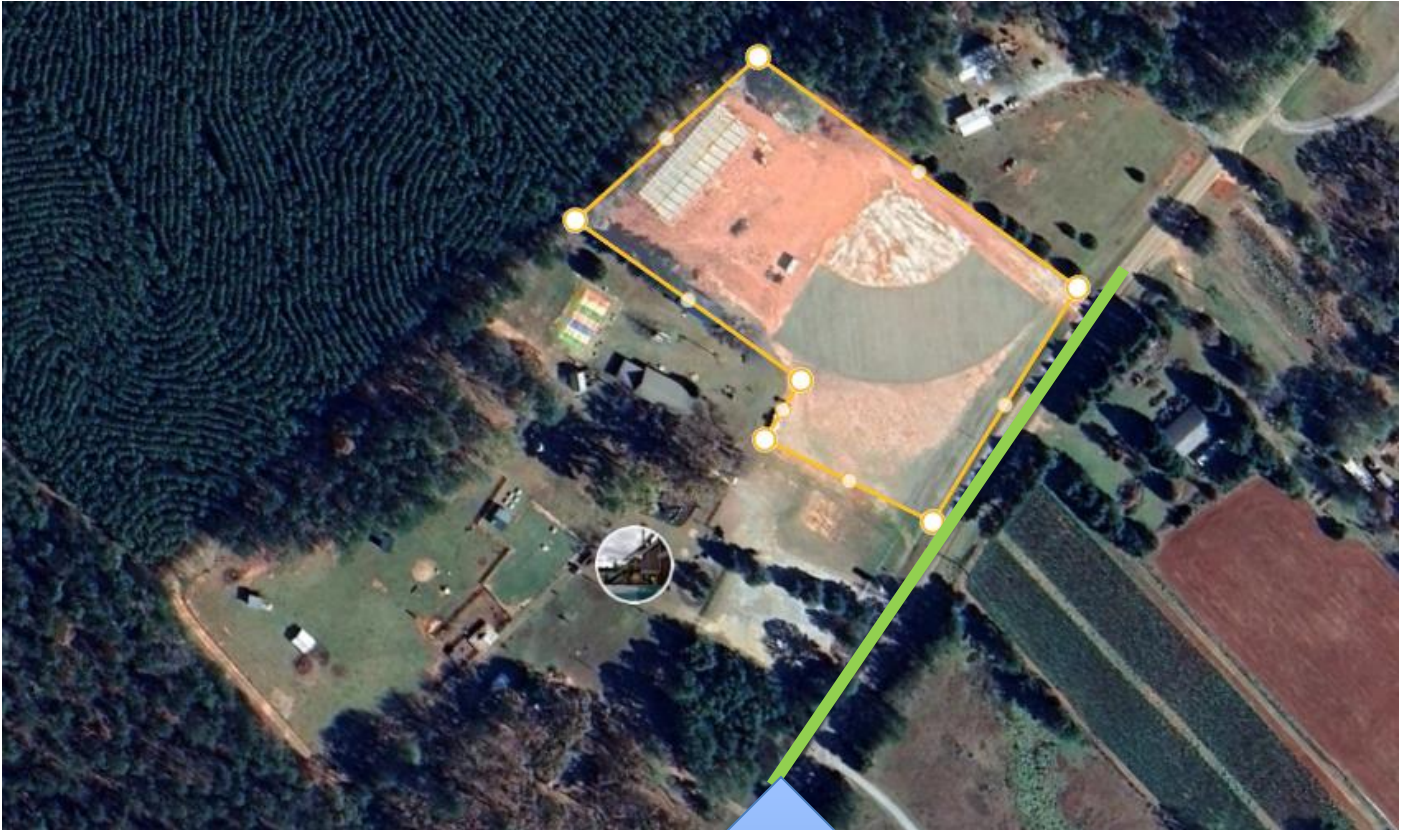
Public Hearings Location:

38 West Main Street
Forsyth, Ga 31029

Procedures and Guidelines

- I. This request will be presented at two public hearings, both held at the County Administration Building, third floor conference room, located at 38 W. Main Street, Forsyth, GA 31029.
- II. The first public hearing is overseen by the Monroe County Planning and Zoning Board. The Planning and Zoning Officer will present the application first, then the applicant will present the request and answer any questions from the Board.
- III. Anyone attending the meeting will also have an opportunity to speak for or against the application or ask any questions.
- IV. The Planning and Zoning Board will then close the hearing and make a recommendation to either approve or deny the application.
- V. The second public hearing is governed by the Monroe County Board of Commissioners.
- VI. The same process is followed as with the Planning and Zoning Board.
- VII. Each side will have a total of fifteen (15) minutes to speak for or against.
- VIII. Please know that with any public hearing; sometimes, having a representative from your side of being in opposition or in acceptance of the application calls for a more efficient meeting.
- IX. When the hearing is closed, the Commissioners will also vote to approve or deny the application based on *Section 94 and Section 104 of the Zoning Ordinance* generally referred to as *Standards of Decision*. (See attached)
- X. This vote is *final* although the applicant does have the right to appeal.

***Note* The lines provided are not exact and only provided to show the area in the proposal of the special use.**



Indicating Johnstonville Road