

# Community Development Department

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Office of Planning and Zoning, Building, Inspections and Code Enforcement  
38 West Main Street, Forsyth, Ga 31029 - 478-994-7040 - [kfortner@monroecoga.org](mailto:kfortner@monroecoga.org)

## Public Hearing Notice

**February 11, 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. The public is welcome at all public hearings and our meeting room is handicap accessible. However, please give our office 24-hour notice should you need additional accommodation.

Should you have any questions or concerns about the application or the process, please contact me or my Assistant Ariyl Fuentes at (478) 994-7040 or email us at [kfortner@monroecoga.org](mailto:kfortner@monroecoga.org) and [afuentes@monroecoga.org](mailto:afuentes@monroecoga.org).

Respectfully,

**FILE COPY**

Kelsey Fortner  
Community Development Manager

Ariyl Fuentes  
Assistant Community Development Manager

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Website: [www.monroecoga.org](http://www.monroecoga.org)  
Facebook: Monroe County Georgia Planning and Zoning  
Instagram: Monroe\_County\_PZ

# **Notice of Rezoning**

**Application: 2025-05**

**Property Owner: Roy and Jacquelyn Epps**

**Applicant: Roy and Jacquelyn Epps**

**Map / Parcel: 108 004**

**Location: 70 Epps Lane, Juliette, Ga, 31046 (John Paul Road)**

**Current Zoning: R-1**

**Request: Rezone to R-3**

## **Summary of Request:**

Rezoning to R-3, with minimum acreage of one and minimum road frontage of one hundred feet. The remaining road frontage will be utilized to access the residual acreage in the back of the lot.

## **Planning and Zoning Public Hearing:**

Monday, March 24, 2025

5:30 pm

## **Board of Commissioners Public Hearing:**

Tuesday, April 1, 2025

6:00 pm

## **Public Hearings Location:**

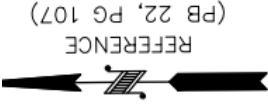
38 West Main Street

Forsyth, Ga 31029

3<sup>rd</sup> Floor

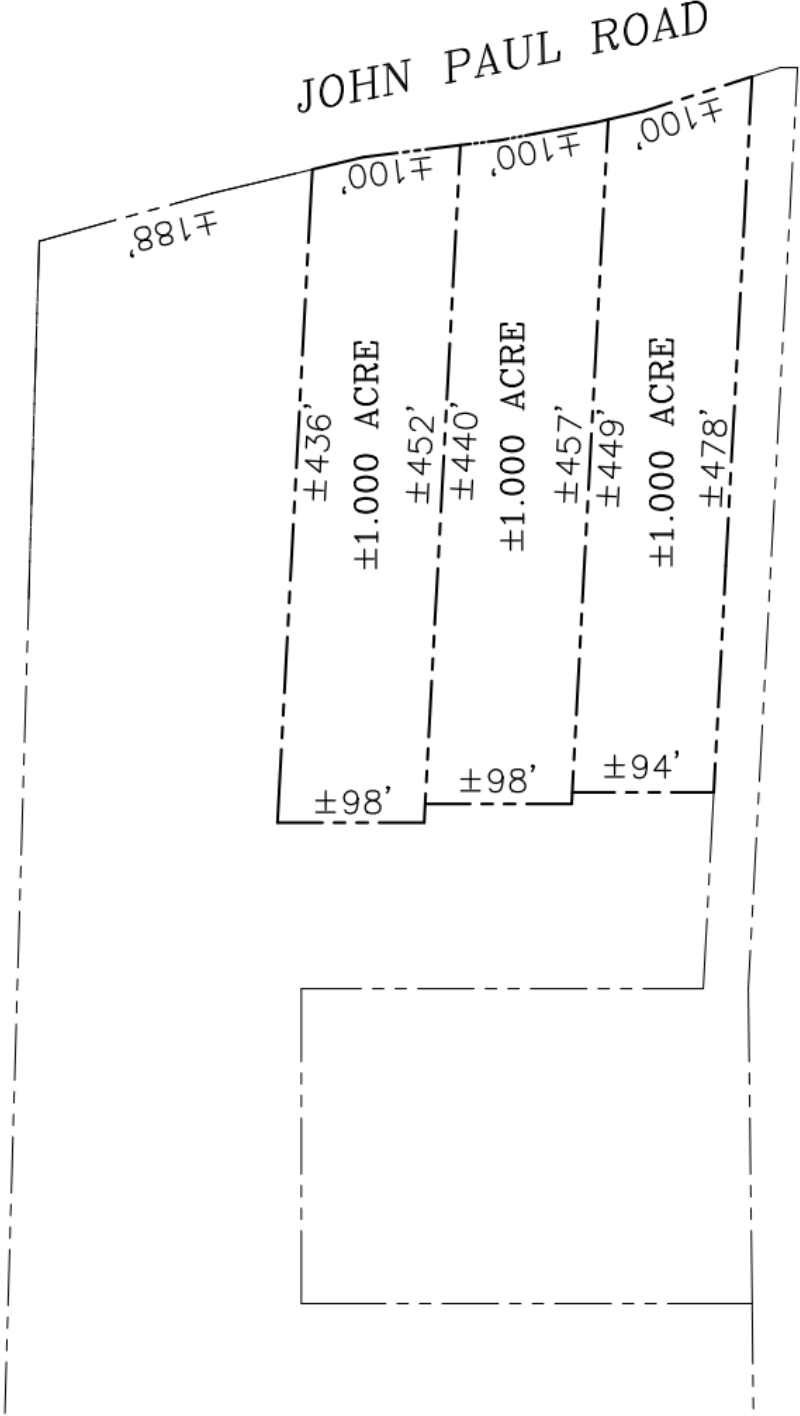
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SERVED FOR RECORDING INFORMATION



(PB 22, PG 107)

- 1. THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE CONSIDERED A SURVEY. NO SURVEY HAS BEEN PERFORMED BY REFERENCE POINT LAND SURVEYING, LLC.
- 2. THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED AS MONROE COUNTY TAX PARCEL 108 004, 108 004A AND IS CURRENTLY ZONED "R-1" (RESIDENTIAL DISTRICT).



SPECIAL NOTE

ONE ACRE LOTS ARE NOT ALLOWED UNDER "R-1" RESIDENTIAL ZONING. THEREFORE THIS CONCEPT IS SUBJECT TO A REZONING AND VARIANCE APPROVAL BY THE MONROE COUNTY PLANNING AND ZONING BOARD AND THE BOARD OF COMMISSIONERS. ALSO, THE REMAINDER OF PARCEL 108 004 CANNOT BE A STAND ALONE PARCEL WITHOUT ROAD FRONTAGE.

REFERENCE  
LAND SURVEYING, LLC  
500 N. LEE  
P.O. BOX 82  
FRISBYTH, LA  
(478) 265-91  
COA# LSF01

CONCEPTUAL SKETCH  
FOR  
ERIKA EPPS

REVISIONS

R.L.S. NO.	
DATE:	02/3/2025
CHKD:	DOB
DRWN:	RCB
PROJ. #:	EPPS 2024-1
DRAWING #:	

