

# 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

## 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,



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: 2025-06**

**Property Owner: Leyden LLLP**

**Applicant: Edgar Hughston Builder, Inc**

**Map / Parcel: 049 008**

**Location: Stokes Store Road, Forsyth, Ga 31029 (LL 152 LD 4)**

**Current Zoning: A-R**

**Request: Rezone to R-2**

## Summary of Request:

Rezoning to R-2, with minimum acreage of one acre and minimum road frontage of one hundred-fifty feet. The proposal is a major subdivision with infrastructure and preliminary and final plat approval. The Rezoning must go through Zoning and the Board of Commissioners. The subdivision plat and approval will only be decided by the Board of Commissioners.

## Planning and Zoning Public Hearing:

Monday, March 24, 2025

5:30 pm

## Board of Commissioners Public Hearing:

Tuesday, April 1, 2025

6:00 pm

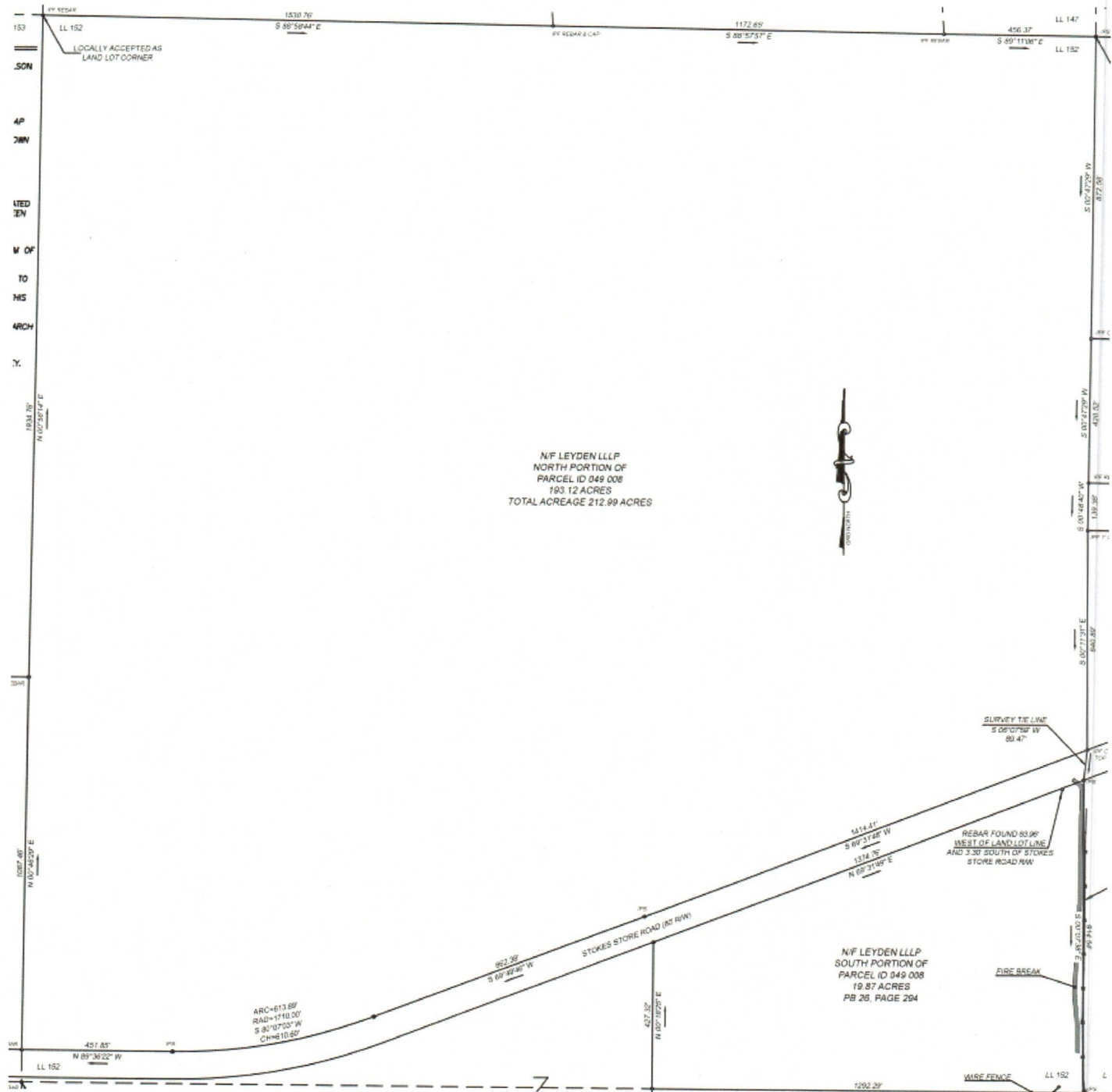
## Public Hearings Location:

38 West Main Street

Forsyth, Ga 31029

3<sup>rd</sup> Floor





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153  
LL 152  
1530.70'  
S 88°58'44" E  
1172.85'  
S 88°57'57" E  
456.37'  
S 89°11'18" E  
LL 147  
LL 152

LOCALLY ACCEPTED AS  
LAND LOT CORNER

N/F LEYDEN LLLP  
NORTH PORTION OF  
PARCEL ID 049 008  
193.12 ACRES  
TOTAL ACREAGE 212.99 ACRES



1934.76'  
N 00°35'54" E  
1037.85'  
N 00°34'20" E

S 00°47'25" W  
877.00'  
S 00°47'25" W  
430.52'  
S 00°48'42" W  
139.36'  
S 00°48'42" W  
840.88'  
S 00°47'25" E  
840.88'  
S 00°47'25" W  
80.47'  
REBAR FOUND 63.00'  
WEST OF LAND LOT LINE  
AND 3.30' SOUTH OF STOKES  
STORE ROAD NW  
FIRE BREAK  
WIRE FENCE  
LL 152

451.85'  
N 89°36'22" W  
ARC=613.60'  
RAD=1718.00'  
S 80°07'03" W  
CH=610.50'  
962.36'  
S 69°40'40" W  
STOKES STORE ROAD (80' RW)  
427.52'  
N 00°34'20" E  
1292.20'

N/F LEYDEN LLLP  
SOUTH PORTION OF  
PARCEL ID 049 008  
19.87 ACRES  
PB 25, PAGE 294

SURVEY TIE LINE  
S 00°47'25" W  
80.47'

FIRE BREAK  
WIRE FENCE  
LL 152

