

Monroe County Board of Commissioners

Minutes of March 11, 2025

Called Meeting

9:00 A.M.

Present:

Alan Gibbs, Chairman

John Ambrose, Vice-Chairman

Lamarcus Davis, District 1

Eddie Rowland, District 2

Al Turner, District 4

Staff:

Jim Hedges, County Manager

Ben Vaughn, County Attorney

Janet Abbott, County Clerk

Richard Dumas, Public Information Officer

Welcome

Chairman Gibbs welcomed everyone in attendance.

Prayer

Chairman Gibbs gave the invocation.

Pledge

Chairman Gibbs led the Pledge.

Roll Call

County Clerk Janet Abbott called roll.

Call to Order

Chairman Gibbs called the meeting to order at 9:00 a.m.

New Business

Approve Agenda

Chairman Gibbs presented the agenda for approval with the addition of discussion of a Moratorium for major subdivisions.

Commissioner Davis motioned to approve the agenda with said changes.

Commissioner Ambrose seconded the motion, and the motion passed 5-0.

Executive Session-Real Estate

Commissioner Ambrose motioned to enter executive session at 9:01 a.m. for Real Estate.

Commissioner Davis seconded the motion, and the motion carried 5-0.

Commissioner Ambrose motioned to come out of executive session at 9:32 a.m.

Commissioner Davis seconded the motion, and the motion carried 5-0.

Action from Executive Session

County Attorney Ben Vaughn stated the Board discussed a matter involving real estate and there is no action to be taken in public-session at this time.

Moratorium-Major Subdivisions

Commissioner Ambrose motioned to place a 90-day moratorium on major subdivisions only.

Commissioner Davis seconded the motion for discussion.

Commissioner Ambrose stated this is needed because we need to control growth and need better requirements for major subdivisions.

County Attorney Ben Vaughn was asked what the definition for a major subdivision was and Mr. Vaughn replied, anything that doesn't fall under the definition of a minor subdivision. Mr. Vaughn stated a minor subdivision is defined in the UDO as lot divisions that either create three or fewer lots and do not require the installation of streets, utilities, or other public improvements and infrastructure; or five or fewer lots, all of which are greater than three acres in size, and does not require the installation of streets, utilities or other public improvements and infrastructure. Mr. Vaughn stated the UDO does not explicitly define major subdivision.

Commissioner Davis stated he doesn't agree with a moratorium; the board can work on the UDO without a moratorium. Commissioner Davis stated there is already a housing shortage and placing a moratorium could add to the problem.

Commissioner Rowland stated he had already spent two years on the UDO and had tons of meetings.

Following a Board discussion the motion carried 3-2 with Commissioner Davis and Commissioner Rowland opposed.

Public Comments

Candy Mountain, resident of 582 Bar None Road, asked the Board who we adopted the UDO from. Ms. Mountain stated “We just turned down 581, because all the changes that were having to be made and we didn’t want to get involved in it. How did we end up with a UDO we constantly have to change.” Ms. Mountain stated “We put a UDO into effect, we did not go through it, we did not know everything that was in it, yet we adopted it and expected it to fit us. Why was this not done before you put it into effect?”

Chairman Gibbs addressed Ms. Mountain stating this is just public comments.

Ms. Mountain asked, “Why did we not write one of our own that fit our county, it kind of makes us look a little lazy to go out and adopt something that does not fit our county and didn’t reform it before we put it into effect.” Ms. Mountain continued stating “that’s why y’all are having to work so hard, you only address it case by case, you are working yourselves to death. I don’t think there was much thought in taking the UDO in, I could be wrong but that’s what it appears to me. If all of this was addressed before it went into effect, you wouldn’t need a 90-day moratorium.”

Harry Edge, resident of 1544 Stokes Store Road, addressed the board inquiring about an upcoming zoning application for Sutton Road and expressing his disagreement with it.

Commissioners’ Comments **District 1 Lamarcus Davis**

Commissioner Davis stated the UDO was worked on prior to its adoption, many meetings were held and lots of time was put into it. We knew there were changes that would need to be made when it was adopted. Commissioner Davis stated it started out as a 600-page document and was condensed down to the 300 pages that it is now. Commissioner Davis stated a joint meeting was even held on a Sunday with the Planning and Zoning Board to work on it. Commissioner Davis stated the Board is constantly being ridiculed about what they do but he knows how much time is taken away from his family and the work that is put in by this Board. Commissioner Davis stated he is offended at being called lazy because there are times he neglects his family for this county.

District 2 Eddie Rowland

Commissioner Rowland stated the way the UDO came about was our legal team said they needed something they could enforce. Commissioner Rowland stated we worked for two years on this thing.

Commissioner Rowland continued the new commissioners have not read over it but are in the process. He stated he is not ok with shutting down businesses is the only reason he voted against the moratorium.

District 3 John Ambrose

Commissioner Ambrose thanked everyone that came to the meeting. Commissioner Ambrose addressed Commissioner Davis stating no one is insulting you, there are just some changes that need to be made to the UDO. Commissioner Ambrose stated he is leaving in two years, and the UDO needs some new eyes on it.

District 4 Al Turner

Commissioner Turner stated he is in the process of reading the UDO so that he can know himself.

Chairman Alan Gibbs

Chairman Gibbs stated he is reading it himself and has spoken with Planning and Zoning regarding a few things. Chairman Gibbs stated we just need to make some changes, its not about throwing someone under the bus.

Adjourn

Commissioner Ambrose motioned to adjourn at 10:03 a.m.

Commissioner Davis seconded the motion, and the motion was carried 5-0

Respectively Submitted by:

Janet Abbott, County Clerk