

Community Development Department

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April 28, 2026

TO: Lorri Byrd County Manager
Alan Gibbs Chairman
John Ambrose Vice Chair
Lamarcus Davis Commissioner
Eddie Rowland Commissioner
Al Turner Commissioner

RE: Draft of Subdivision Amendments

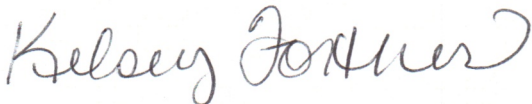
Several subdivision amendments.

Exhibit A—Information originally presented and advertised.

Staff Report—Information originally presented plus the Planning and Zoning recommendations.

Please see all attachments.

Thank you,



Community Development Manager

EXHIBIT A

AN ORDINANCE OF MONROE COUNTY, GEORGIA PROVIDING THAT THE UNIFIED DEVELOPMENT ORDINANCE BE AMENDED AT THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF MONROE COUNTY, HELD ON MAY _____, 2026.

WHEREAS, the Monroe County Board of Commissioners, with the assistance of staff and the Planning Commission, wishes to consider design guidelines for subdivisions; and,

WHEREAS, the Monroe County Board of Commissioners are particularly concerned about major subdivisions which lack the planning and infrastructure necessary to provide public safety and welfare; and,

WHEREAS, the Board of Commissioners wishes to amend the Unified Development Ordinance to better regulate said growth while recognizing and balancing the rights of property owners within the County; and,

NOW THEREFORE BE IT ORDAINED, AND IT HEREBY IS ORDAINED, BY VIRTUE OF THE AUTHORITY VESTED IN THE Board of Commissioners of Monroe County, Georgia, that the Unified Development Ordinance of Monroe County shall be amended as follows:

SECTION ONE

The Unified Development Ordinance of Monroe County is hereby amended as follows:

- A. Chapter Two, Section 2.02.03, Table of Standards, “Agricultural-Residential” is hereby amended to five (5) acres as the minimum lot size. The minimum lot size shall be amended to five (5) acres in any zoning district.

The Unified Development Ordinance of Monroe County is hereby adding to our codes for “Family Lots”. This shall be defined as a parent parcel having the initial road frontage required per that zoning district and being allowed only three (3) child lots totaling four (4) parcels. A sixty-foot (60) easement/driveway/private road can be added to access these lots. The plat must be recorded that this private access will not be maintained by the county now or in the future.

This section shall be added to the ordinance and have the following rules:

1. Must have a parent parcel that meets minimum road frontage requirements and acreage requirements per that zoning district.
2. Only split for three (3) child lots.
3. A total of four (4) lots total. This includes (3) child lots and (1) parent parcel.
4. The plat must reflect for the record that this parcel cannot be further split once “C” has been created.
5. A 60’ private road can be used to access the created lots and the lots can be less than the minimum ten (10) acre lots requirement that is otherwise stated in the Unified Development Ordinance. Only for this purpose and must be approved by the Community Development Director. The plat must reflect that this private road will not be maintained by Monroe County now or in the future.



The Unified Development Ordinance of Monroe County is hereby amended as follows:

Chapter 6, Infrastructure Improvements, Section 6.01.00 Transportation and Parking Facilities

Item G.: One exception—Unless the private road is designed for “Family Lots”.



The Unified Development Ordinance of Monroe County is hereby amended as follows:

Chapter 5, Standards for Accessory and Temporary Uses, Section 5.02.01 Accessory Uses permissible in agricultural and residential zoning classification; Item (14)

- a. No more than one is permitted on a lot with another dwelling. [Addition: Plat must reflect that this cannot be more than one additional ADU with the principal dwelling]
- b. ~~[Remove: Shall not be occupied by more than two adult occupants.]~~
- c. The property has sufficient wastewater capacity as certified by the health department or Monroe County, et al., Water and Sewer Authority.
- d. ~~[Remove: Shall not exceed 30% of the total gross floor area of the primary dwelling, minus square footage associated with storage or utility spaces and similar un-insulated or uninhabitable areas.]~~
- e. ~~[Remove: Two additional parking spaces which may be legally allocated to the accessory unit must be in existence and provided for the accessory unit.]~~



The Unified Development Ordinance of Monroe County is hereby amended as follows:

Chapter 6, Infrastructure and Improvements, Section 6.01.05 Access and Curb Cuts; [B]

- a. Amend that all subdivisions resulting in the creation of fifteen (15) or more lots shall be provided with a minimum of two (2) points of ingress/egress from the existing street system.

Items from Road Department

The Unified Development Ordinance of Monroe County is hereby amended as follows:

- A. Chapter 6, Infrastructure and Improvements, Section 6.01.07—Table of Subdivision Street Roadway Standards
 - a. [Amend to: Asphalt: 2 ½ inch] binder course
 - b. [Amend to: Base Construction 8-inch]
 - c. [Amend to: Right-of-way 60']
 - d. [Amend to: Letter of Credit or Bond 3-year maintenance]

The Unified Development Ordinance of Monroe County is hereby amended as follows:

- A. Chapter 6, Infrastructure and Improvements, Section 6.01.09—Stopping Sight Distance
 - a. [Amend ordinance to match the MUTCD (Manual on Uniform Traffic Control Devices)]
 - i. 40 MPH / 305 FEET
 - ii. 45 MPH / 360 FEET
 - iii. 50 MPH / 425 FEET
 - iv. 55 MPH / 495 FEET
 - v. 60 MPH / 570 FEET

The Unified Development Ordinance of Monroe County is hereby amended as follows:

- A. Chapter 6, Infrastructure and Improvements, Section 6.04.01 {D} Exempt Activities
 - a. [Amend ordinance and remove exemption to require all those disturbances of land to follow best management practices. This includes mud leaving the home site, stabilizing disturbed dirt, gravel at entrances, silt fencing and hay distribution.

The Unified Development Ordinance of Monroe County is hereby amended as follows:

- A. Completely Adding this section:
 - a. Chapter 6, Infrastructure—
 - i. A drainage topo for each lot to ensure proper drainage.