

MEMORANDUM

June 10, 2026

To: Alan Gibbs
Lamarcus Davis
Eddie Rowland
John Ambrose
Al Turner

From: Lorri Byrd

Subject: UDO – Road Requirements Discussion and Accessory Dwelling Unit Clarification

Kelsey Fortner will be on June 16, 2026, agenda for discussion and guidance on road requirements for the UDO, Chapter 6, Section 6.01.08.

Kelsey Fortner will also be discussing for clarity and/or guidance for accessory dwelling unit, Section 5.02.01 (A) (14).

Regards,

Lorri Byrd

Community Development Department

Monroe County Office of Planning and Zoning, Building and Code Enforcement
38 West Main Street, Forsyth, Ga 31029 - 478-994-7040 - kfortner@monroecoga.org

June 9, 2026

Chapter 6, Section 6.01.08:

States improvements to existing streets and rights-of-way commercial and/or industrial development.

Reference to residential developments was removed in February 2024.

With growth in Monroe County, our office needs directions from the Board on whether to add residential development back into the section.

Accessory dwelling units (ADU)

On May 5, 2026, Board of Commissioners Meeting, the Board amended ADU's and changed it to 1,000 sq ft.

Our office needs clarification that was not requested then. Does the 1,000 sq ft include storage or utility spaces and similar un-insulated or un-inhabitable areas or only heated and cooled?

Thank you,



Community Development Director

satisfy the County engineer. No new lot of less than ten acres may be created unless it has frontage on a public road.

J. In Chapter 6, Section 6.01.05, pertaining to Access and Curb Cuts, shall be amended to delete Paragraphs F and G.

➔ K. In Chapter 6, Section 6.01.08 shall be amended to strike any reference to residential developments.

Henceforth, this section shall state:

6.01.08 Improvements to existing streets and rights-of-way commercial and/or industrial developments

A. Existing unpaved road. Any unpaved road upon which commercial and/or industrial developments have frontage and access shall be widened and paved, according to the functional class of the road, as set forth in subsection 6.01.071. along the frontage* of the development to the nearest intersection with a paved County Road. The minimum right-of-way required according to subsection 6.01.061. shall be dedicated along the entire frontage of the development back to the nearest intersection in which the roadway is to be improved. In addition to the design, construction, and right-of-way acquisition, the developer shall also be responsible for relocation of utilities. Where a development has frontage, but does not provide access to an unpaved road, the developer shall preserve right-of-way along the development's frontage for future improvements to the roadway.

*In instances where improving a roadway to the limits of the frontage causes for an undesirable termination point for the improved roadway (i.e., alignment issues, topographic issues, etc.), the improvement shall be required to be further extended in order to provide for an acceptable tie-in to the existing roadway.

B. Existing paved road. Any existing paved County Road upon which a development has frontage and access, and which is deficient relative to County specifications (see Tables 6.01.07(I) and (K) shall be widened and resurfaced from the limit of the frontage back to the nearest roadway meeting Monroe County standards as determined by the County engineer for the entire frontage of the development. The minimum right-of-way required according to subsection 6.01.06(I) shall be dedicated along the entire frontage of the development.

L. Chapter 6, Section 6.03.01, pertaining to Sanitary sewer, shall be amended, and restated as follows:

Section 6.03.01 Sanitary sewer

A. Any commercial establishment or industrial establishment shall be connected to public sewer when sewage lines are available within two hundred (200) feet for connection. Connection shall

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 5, 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. In Chapter 2, section 2.02.03, the Table of Standards pertaining to the Dimensional Standards for Building Height and Location is hereby amended to restate the minimum lot size in the A-R district shall be of five (5) acres.

B. Section 5.02.01 (A) (14) shall be deleted in its entirety and replaced with the following and shall now read in its entirety:

14. Except in R-4 and RMF districts, accessory dwelling units meeting the following development standards:

- a. No more than one is permitted on a lot with another dwelling. Any subdivision plat shall state on the face of the plat that only one ADU may be constructed on any lot with a principal dwelling and shall cite this code section.
- b. The Property has sufficient wastewater capacity as certified by the health department of Monroe County, et al.
- c. The maximum square footage of ADU shall be 1,000 sq. ft.

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just heated & cooled or the entire structure?