



Planning Commission Meeting

AGENDA

Tuesday, January 18, 2022

5:30 PM

City Hall - 215 N. Broad St.

-
- I. **CALL TO ORDER**
 - II. **ROLL CALL**
 - III. **MINUTES OF PREVIOUS MEETING**
 - [1.](#) Minutes of Previous Meeting 12/21/21
 - IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
 - V. **PUBLIC HEARINGS**
 - [1.](#) Request for a Rezone - 120 Vine St - MH to PID
 - [2.](#) Zoning Code Text Amendment #13
 - VI. **RECOMMENDATIONS ON REQUESTS**
 - VII. **OLD BUSINESS**
 - VIII. **NEW BUSINESS**
 - IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—December 21, 2021**

Present: Mike Eckles, Randy Camp, Nate Treadaway

Absent: Chase Sisk, Rosalind Parks

Staff: Pat Kelley – Director of Code
Brad Callender – City Planner

Visitors: Tyler Lasser, Ken Mobley, Donna Hendrix, Frank Masiello, Diane Masiello, Laurie Hawks, Jim Jacobi, Jim Campbell, Stephanie McDaniel, James McDaniel, Lee Rowell, Greg Kortman, Garrett Willett, Craig Harmon, Jan Harmon

Call to Order by Chairman Eckles at 5:34 pm.

Chairman Eckles asked for any changes, corrections or additions to the November 16, 2021 minutes.

Motion to approve minutes.

Motion T. Second C.
Motion carried

Chairman Eckles asked for the Code Officer’s Report: None

Public Hearing Opened at 5:35pm

The First Item of Business: is Certificate of Appropriateness Case #449 at 707 S. Broad Street. The applicant/owner is requesting approval of a COA application in order to allow an addition and renovations to a single-family residence. The project has already been approved by the Historic Preservation Commission. Staff recommends approval of the COA as submitted without conditions. The applicant and owner, Greg Kortman spoke in favor of the project.

Chairman Eckles asked for clarification that the project is a rear addition to an existing structure.

Kortman: Yes

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:38 pm

Chairman Eckles entertained a motion.

Motion to approve

Motion Camp. Second Treadaway.
Motion Carried

Old Business:

First Item of New Business: is Rezone Case #265, a request to rezone ±83.072 acres at the southeast corner of the intersection of Double Springs Church Road and Cedar Ridge Road from R-1 to R-1A. The property has never been developed. The applicant is requesting a rezone to R-1A to develop the site into a residential subdivision. Staff recommends approval subject to the conditions listed in the December 10, 2021 staff report. This application was previously brought before the Planning Commission in October when it was tabled.

Pat Kelley: The applicant, Parkland Communities is here to answer any questions.

Chairman Eckles: The public hearing was at the previous meeting so we will not be hearing any opposition tonight.

Chairman Eckles: Are you familiar with the seven conditions listed?

Lasser (Parkland Communities): Yes and we agree to all seven as presented

Motion to approve with conditions

Motion Treadaway. Second Camp.

Motion Carried

Chairman Eckles: You will have to bring a preliminary plat before us after the moratorium expires which will be in July or August.

Kelley: The moratorium is set to expire in July. The preliminary plat submittal is contingent upon completing a traffic study and fully executed development agreement.

Callender: For clarification, the application will move forward to City Council in January for final approval.

Jim Jacobi: If that is approved, we will go through the preliminary plat process in July?

Kelley: Yes

New Business: none

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Camp. Second Treadaway

Meeting adjourned at 5:43pm

To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 01-14-2022
Subject: Brown Oil Distributors, LLC & Down To Earth Properties, LLC, Rezone MH to PID (Planned Industrial District)



Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Recommendation: Staff recommends approval of this rezone request as submitted without conditions.

Description: The applicant is requesting approval of a rezone in order to construct a planned industrial development, for a clean energy biofuels facility and a bulk oil and gas distribution facility.

Background: This is the old Conestoga MHP site. The applicant wishes to redevelop this property as described above.

Attachment(s): staff report, application, site plan, pattern book and supporting documents.



**Planning
City of Monroe, Georgia
REZONE STAFF REPORT**

APPLICATION SUMMARY

REZONE CASE #: 569

DATE: January 7, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Down to Earth Properties

PROPERTY OWNER: Brown Oil Distributors, LLC & Down To Earth Properties, LLC

LOCATION: North side of Vine Street

ACREAGE: ±16.442

EXISTING ZONING: MH (Manufactured Housing District)

EXISTING LAND USE: Developed with roadways for a manufactured home park, but currently does not contain any manufactured homes

ACTION REQUESTED: Rezone MH to PID (Planned Industrial District)

REQUEST SUMMARY: The owners are petitioning for a rezone of this property in order to allow for a planned industrial development.

STAFF RECOMMENDATION: Staff recommends approval of this rezone request as submitted without conditions.

DATES OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: January 18, 2022

CITY COUNCIL: February 8, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of a rezone in order to construct a planned industrial development. The subject property is zoned MH (Manufactured Housing District). The property is currently developed as a manufactured home park, but has not functioned as an operating manufactured home park since late 2019. The applicant is requesting a rezone to PID (Planned Industrial District) to develop the site into a planned industrial development for a clean energy biofuels facility and a bulk oil and gas distribution facility. The applicant proposed to develop the site with two parcels, with each parcel having entrances on Vine Street. The applicant has provided a rezoning pattern book with the rezone request which outlines additional development features such as allowed land use types and dimensional standards for the development. There are proposed land use types that will be unique and specific only to this development in the city, including all permitted land uses allowed in the M-1 (Light Industrial/Manufacturing District).

PROPOSED PROJECT SUMMARY:

- Planned Industrial Development
 - Development Area – ±16.442 Acres
 - Total Proposed Industrial Lots – 2
 - Pattern book allows for the subdivision of additional lots
 - Permitted Land Uses
 - All uses permitted in the M-1 zoning district
 - Above-ground and under-ground storage of petroleum, fuels, and oils
 - Private Sewage, Septic, Grease Trap, and Industrial Wastewater Pre-Treatment
 - Allow for all uses encompassed by the following NAICS Codes:
 - 562219 – Other nonhazardous waste treatment and disposal
 - 221320 – Sewage Treatment Facilities
 - 311225 – Fats & Oils Refining and Blending
 - 311613 – Rendering and Meat Byproduct processing
 - 562998 – All other miscellaneous waste management services
 - 324199 – All other petroleum and coal products manufacturing
 - 325199 – All other basic organic chemical manufacturing
 - 332999 – All other miscellaneous fabricated metal product manufacturing
 - 484230 – Specialized Freight Trucking, Long Distance
 - 484220 – Specialized Freight Trucking, Local
 - 484121 – General Freight Trucking, Long Distance, Truckload
 - 484110 – General Freight Trucking, Local
 - 325998 – All other miscellaneous chemical product and preparation manufacturing – Only including Lighter Fluid Manufacturing and Antifreeze Production/Blending
 - 424720 – Petroleum and Petroleum Products Merchant Wholesalers (except bulk stations and terminals)
 - 424710 – Petroleum bulk stations and terminals
 - 324191 – Petroleum Lubricating Oil and Grease Manufacturing
 - 493190 – Other Warehousing and Storage
 - 454310 – Fuel Dealers

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS” AS SET FORTH IN SECTION 1421.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The property is currently zoned MH (Manufactured Housing District). A manufactured home park operated on the site for a number of years. The site ceased operation as a manufactured home park in late 2019. The only land uses permitted by right in the MH zoning district are manufactured homes and home parks, churches, community centers, and parks. The property has very limited economic viability as currently zoned due to the limited number of permissible land uses. The applicant wishes to rezone the property to allow for development of a planned industrial site. The applicant proposes to develop the site

with uses that are appropriate for industrial developments. The requested PID (Planned Industrial District) is an appropriate zoning district for redevelopment of the site.

- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PID (Planned Industrial District) to allow for a planned industrial development. The applicant proposes to develop the site with uses permitted in the M-1 zoning district and as listed in the project information (shown above).
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located east, west, and south of the site are zoned M-1 (Industrial) and are prominently developed with light industrial uses. The property north of the site is zoned MH (Manufactured Housing District) and contains a manufactured home park. The proposed industrial development is not compatible with the adjacent manufactured home park. To address this issue, the applicant proposes to install a buffer on their site adjacent to the existing manufactured home park. The proposed industrial development is consistent with industrial developments on neighboring properties. The proposed industrial development should not adversely affect adjacent properties.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates two proposed lots with each lot accessing Vine Street. Accessed for both lots appear to comply with the requirements of the Development Regulations. The proposed land uses should not generate traffic that would warrant any additional improvements to Vine Street. Sanitary sewer, water, natural gas and telecommunications are available to serve the development. Additional City services should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Residential. This rezone request could be considered a deviation from the intent of the Future Land Use Map. The basis for the Residential designation on the property would be reflective of the site's historical zoning and the manufactured home park which existed on the property for a number of years. Properties located east, west, and south of the site are all designated as Industrial on the Future Land Use Map. All surrounding properties are also developed with industrial land uses. Considering the existing pattern of industrial land uses on adjacent properties, rezoning the property from a residential category to a non-residential category will align with existing land uses in the vicinity surrounding the site.
- (6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Under the current MH zoning, the site has a very limited number of permissible uses as described above. The existing zoning and land use pattern of adjacent properties along the Vine Street corridor are compatible with the required PID zoning.

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as submitted without conditions.



City of Monroe

215 N. Broad Street
Monroe, GA 30655
(770) 207-4674

PLANNING COMMISSION REZONE REQUEST

PERMIT #:	569	DESCRIPTION:	REZONE REQUEST MH TO PID
JOB ADDRESS:	120 VINE ST	LOT #:	
PARCEL ID:	M0200289	BLK #:	
SUBDIVISION:		ZONING:	MH
ISSUED TO:	Down to Earth Properties	CONTRACTOR:	Down to Earth Properties
ADDRESS:	941 Monroe Jersey Road SE	ADDRESS:	941 Monroe Jersey Road SE
CITY, STATE ZIP:	Monroe GA 30655	CITY, STATE ZIP:	Monroe GA 30655
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	1/07/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/06/2022
SQ FT:	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 200.00
FEE TOTAL		\$ 200.00
PAYMENTS		\$ -200.00
BALANCE		\$ 0.00

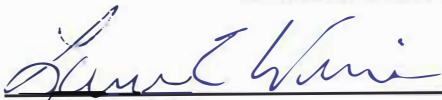
NOTES:

This request for a rezone at 120 Vine St will be heard by the Planning Commission on January 18, 2022 at 5:30pm and by The Mayor and Council on February 8, 2022 at 6:00pm in the Council Chambers at City Hall, 215 N. Broad St Monroe, GA 30655.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(APPROVED BY)

1/17/22
DATE

REZONE APPLICATION FORM

PERMIT NUMBER _____

- I. LOCATION 120 Vine Street
 COUNCIL DISTRICT District 6
 MAPNUMBER _____
 PARCEL NUMBER M0200289
- II. PRESENT ZONING MH REQUESTED ZONING PID
- III. ACREAGE 16.442 PROPOSED USE Planned Industrial District
- IV. OWNER OF RECORD Brown Oil Distributors / Down to Earth Properties
 ADDRESS 205 E. Spring Street, Monroe, GA / 941 Monroe Jersey Road SE, Monroe, GA

PHONE NUMBER 770-317-9452 Email hunter@cleanenergybiofuels.com / wesley@brownoilcompany.com

The following information must be supplied by the applicant. (attach additional pages if needed)

V. ANALYSIS:

- 1. A description of all existing uses and zoning of nearby property
Former contestoga mobile home park. Southside Trailer Park neighbors the rear of the parcel. Old universal rundle facility borders to the west. Several M-1 businesses border to the east of the parcel. Vine Street and additional M-1 businesses border to the south.
- 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification Value will be increased with the new zoning based on the City of Monroe future land zoning map.
- 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification Existing value is difficult to determine, as existing zoning is MH, yet we do not desire to put a trailer park back in this location, nor does the city desire for that to happen. Purchase price was \$660,000 plus back taxes owed.
- 4. The value of the property contained in the application for rezoning under the proposed zoning Classification Approximately \$695,000 based on the purchase price & back taxes that we paid, and assurances that we could get the re-zoning done.
- 5. A description of the suitability of the subject property under the existing zoning classification
The property is in an industrial area and not that suitable for residential property.
- 6. A description of the suitability of the subject property under the proposed zoning classification of the property Very suitable, as most surrounding property is zoned M-1 and the PID that we are requesting is essentially allowing for all uses outlined in the M-1 Zoning.

Rezoning Application
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property there is no existing use, as the mobile homes have been removed.

- 8. The length of time the property has been vacant or unused as currently zoned 1-2 years vacant. It has been zoned MH for 30+ years.

- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification Property was sold from previous owner to us under the MH zoning, with the understanding that we would have the property re-zoned.

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

LEGAL DESCRIPTION OF PROPERTY

Rezoning Application
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

Owner of property (signature) Wesley S. Sisk
Address 205 E. Spring Street, Monroe GA 30655
Phone Number 770-267-504

[Signature]
941 Monroe Jersey Rd
Monroe, GA 30655
770-267-7891

Attorney/Agent (signature) _____
Address _____
Phone Number _____

Personally appeared before me the above applicant named Wesley Sisk who on oath says that he/she is the General Manager for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Donna E Lindsey (Notary Public) 12/15/21 (Date)

My Commission Expires 08/13/22



Rezoning Application
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What method of sewage disposal is planned for the subject property?

Sanitary Sewer Septic Tank

The following information must be included in the application material requesting an annexation or zoning change from MH _____ to PID _____ located at 120 Vine Street _____, containing 16.442 acre(s), property owner being Down to Earth Properties / Brown Oil Dist. filed on 15 December 2021.

CHECK LIST - APPLICATION MATERIAL

___ Application Fee (\$100.00 Application Fee Single Family Rezoning)
 (\$300.00 Application Fee Multi Family Rezoning)
 (\$200.00 Application Fee Commercial Rezoning)
 (Application fee For Annexation is the same as a Rezone)

- The completed application form (one original with original signatures)
- ___ Special Conditions made part of the rezoning/annexation request
- Legal Description
- Survey plat of property showing bearings and distances and:
 - abutting property owners
 - the zoning of abutting property
 - the current zoning of the subject property
- Development Plan (two full size and one 11x17)
- Site plan of the property at an appropriate scale
 - the proposed use
 - internal circulation and parking (proposed number of parking spaces)
 - ___ landscaping minimum square footage of landscaped area
 - ___ grading
 - ___ lighting
 - ___ drainage (storm water retention structures)
 - ___ amenities (location of amenities)
 - ___ buildings (maximum gross square footage and height of structures)
 - ___ buffers
 - ___ Additional information that may be required by the Code Enforcement Officer:

___ Monroe Utilities Network Availability Letter

Application Material-Section 1421.4 of the Zoning Ordinance outlines the specific items to be included on the site plan:

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For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- ___yes___no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application

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COMMENTS

Disclosure of Campaign Contributions and/or gifts:

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years. The filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

I hereby withdraw the above application: Signature: _____ Date: _____

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 36 of the 3rd Land District, City of Monroe, Walton County, Georgia and being more particular described as follows:

BEGINNING at a point formed by the southwesterly right of way of Highway 11 (a.k.a. S Broad Street, 80 foot right of way) and the northwesterly right of way of Vine Street (80 foot right of way); THENCE along the right of way of Vine Street 300.80 feet to an iron pin set, said point being the POINT OF BEGINNING.

THENCE continuing along the right of way of Vine Street the following two (2) courses and distances South 60 degrees 44 minutes 15 seconds West for a distance of 278.80 feet to a point; THENCE South 60 degrees 05 minutes 52 seconds West for a distance of 228.99 feet to a ½ inch rebar found; THENCE leaving the right of way North 29 degrees 43 minutes 00 seconds West for a distance of 1245.03 feet to an angle iron; THENCE North 56 degrees 41 minutes 40 seconds East for a distance of 566.27 feet to a ½ inch open top pipe; THENCE South 31 degrees 26 minutes 40 seconds East for a distance of 328.46 feet to a ½ inch open top pipe; THENCE South 33 degrees 50 minutes 29 seconds East for a distance of 345.71 feet to an iron pin set; THENCE South 21 degrees 06 minutes 37 seconds East for a distance of 615.76 feet to an iron pin set on the right of way of Vine Street, said point being the POINT OF BEGINNING.

The above-described tract contains 16.442 acres.

BANK 21 10/17/13
 DANIEL R. ROY
 DONALD R. ROY
 DOCS 9071, 000367
 KAREN P. DAVID
 WALTER C. SUTHERLAND
 WALTON COUNTY SURVEYOR COURT
 PERSONNEL ID: 483728512

COUNTY CLERK
 RECORDING INFORMATION



TRACT AREA:
 TOTAL AREA 16.442 AC.

N/F
 SOUTHSIDE GA. MHP, LLC
 D.B. 4313 PG. 136
 P.B. 38 PG. 37
 PARCEL: M0200298
 ZONING: M1

N/F
 SUNTRUST BANK NE GA.
 TRUST FOR ELAINE HODGES
 D.B. 1621 PG. 223
 P.B. 25 PG. 85
 PARCEL: M0200296
 ZONING: M1

N/F
 SUNTRUST BANK NE GA. TRUST
 FOR ELAINE DAWS HODGES
 D.B. 3691 PG. 305
 P.B. 25 PG. 75
 PARCEL: M0200295
 ZONING: M1

N/F
 H. CARRUTH PROPERTIES LLLP
 D.B. 3641 PG. 41
 P.B. 25 PG. 82
 PARCEL: M0200294
 ZONING: M1

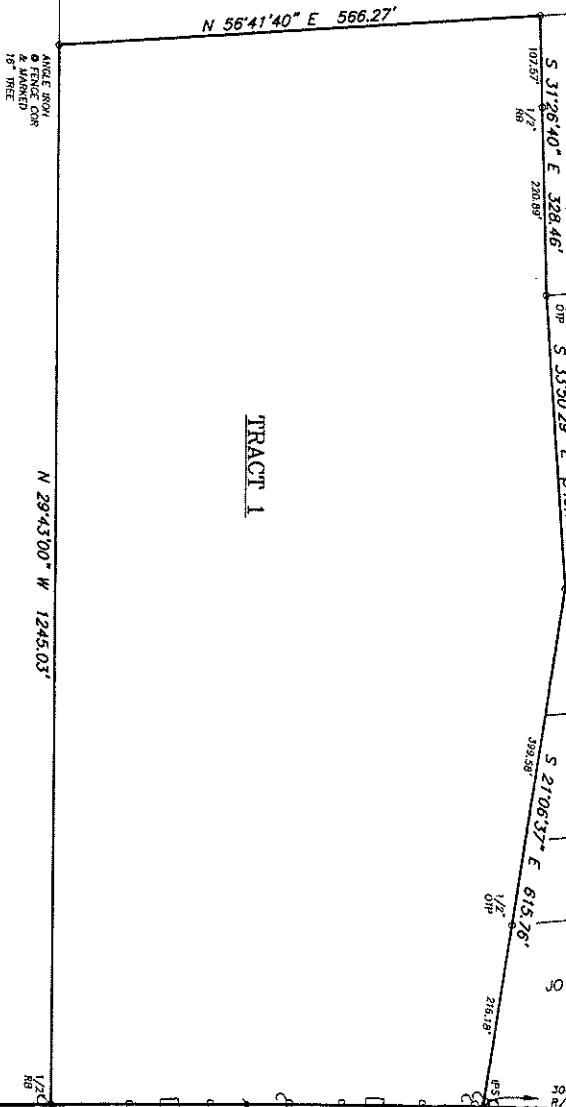
N/F
 TARP HOLDINGS LLC
 D.B. 3507 PG. 350
 PARCEL: M0200294A00
 ZONING: M1

N/F
 P P PROPERTY MANAGEMENT
 D.B. 4534 PG. 189
 P.B. 55 PG. 39
 PARCEL: M0200293
 ZONING: M1

N/F
 WAYNE S. & WADE
 MILLIANS
 D.B. 286 PG. 18
 P.B. 46 PG. 138
 PARCEL: M0200292
 ZONING: M1

N/F
 THOMPSON RENTAL PROPERTY L
 D.B. 3712 PG. 1
 P.B. 91 PG. 140
 PARCEL: M0200291
 ZONING: M1

N/F
 JO JOHN INCORPORATED DBA T&T
 PLUMBING WHOLESALE
 D.B. 285 PG. 454
 P.B. 46 PG. 112
 PARCEL: M0200290
 ZONING: M1

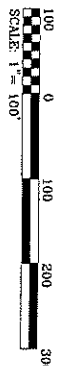


TRACT 1

N/F
 TOMMY BREEDLOVE
 D.B. 4510 PG. 17
 P.B. 47 PG. 188
 PARCEL: M021 001A00
 ZONING: M1

PLAT NOTES:
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL
 CREATED BY LAND AND DOES NOT CONSTITUTE OR
 CREATE A NEW PARCEL. THERE ARE NO CLAIMS TO ANY
 REAL PROPERTY BOUNDARIES, THE RECORDING,
 INFORMATION OF THE DOCUMENTS, LOTS, PLATS, OR
 PARCELS ARE STATED HEREON, THAT CERTAIN PLAT TIES
 BETWEEN GRUBBS & LARRY ROSCOE DAVIS BY GREGG &
 PERRY BOOK 176, PG. 19, 1974, AND BEING RECORDED IN
 RECONSTRUCTION OF THIS PLAT DOES NOT IMPLY APPROVAL
 OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS,
 REQUIREMENTS, OR SUITABILITY FOR ANY USE OR
 PURPOSE OF THIS LAND.
 THE SURVEYOR FURTHER CERTIFIES THAT THIS SURVEY
 PLAT, SPECIFICALLY, THE BOUNDARIES, DIMENSIONS,
 AND SPECIFICATIONS OF THE STATE BOARD OF
 REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
 SURVEYORS, AND ANY OTHER STATE OR FEDERAL
 REQUIREMENTS, AND ANY USE OR
 PURPOSE OF THIS LAND.
 A. Stone Johnson 10/27/13 DATE

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS
 IN A DESIGNATED FLOOD HAZARD AREA,
 ACCORDING TO THE F.A.R.M. NO. 132970138E
 DATED DEC. 8, 2016.



OWNER:
 NAME: CONESTOGA MOBILE
 ADDRESS: 10155 GRANITE RD.
 PARCELS: M0200289
 ZONING: M1



BROWN OIL DISTRIBUTORS, LLC.

1400 VINE ST.
 314 LAND DIST. LAND LOT 36 CNT. MONROE WALTON COUNTY, GEORGIA
 STRAIGHT LINE SURVEYING INC.
 SCALE: 1" = 100' DATE: 9/30/21 FIELD WORK: 9/10/21
 1213 W. MAIN ST. W. W. WALKER, JR., P.E.
 WAINWRIGHT, GA. 30677
 (706) 202-4945

REFERENCES:
 THAT CERTAIN PLAT FOR KENNETH
 GRUBBS & LARRY ROSCOE DAVIS
 BY GREGG & PERRY BOOK 176, PG. 19,
 1974, AND BEING RECORDED IN PLAT
 BOOK 24 PAGE 20, WALTON COUNTY
 RECORDS.

SURVEY NOTES:
 1. The equipment used to obtain the
 lines and angles measurements was a
 SOKKIA BRL450 II FREQUENCY GAS
 STATION with Leica SinarTRK TRK
 network.
 2. There is a posthole tolerance of less
 than 0.1' in the field.
 3. This plat has been compiled for
 closure and is found to be accurate
 within one foot in 500,000'.

LEGEND

1" = 100'	IRON PIN FOUND
0.75" = 100'	OPEN TOP PIPE
0.5" = 100'	RIGHT OF WAY
0.25" = 100'	GEORGIA STATE
N/F	HOW OR OTHERWISE
P.B.	PIECED BOOK
PL	PAGE
W	WATER METER
W	WATER POINT ONLY
W	POWER POLE
W	FIRE HYDRANT
W	WATER VALVE
W	TELEPHONE/PD
W	TV ROOSTER
W	CLEAN OUT
W	LIGHT POLE

10/27/13



CODE DEPARTMENT

December 29, 2021

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for January 18, 2022 to consider an application for rezoning +16.44 acres located at 120 Vine St Monroe, GA 30655, Parcel #M0200289. The property is currently zoned Manufacture Housing District (MH) with a request to change the zoning classification to Planned Industrial District (PID). As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on January 2, 2022.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—January 18, 2022 at 5:30pm
- City Council—February 8, 2022 at 6:00pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at www.monroega.com by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
Code Department Assistant

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at 120 Vine St., Parcel #M0200289, be rezoned from MH to Planned Industrial District (PID). A public hearing will be held before the Monroe Planning Commission at City Hall Auditorium at 215 N. Broad Street on January 18, 2022 at 5:30 P.M. All those having an interest should be present.

A petition has been filed with the City of Monroe requesting the property located at 120 Vine St., Parcel #M0200289, be rezoned from MH to Planned Industrial District (PID). A public hearing will be held before The Mayor and City Council at the City Hall Auditorium at 215 N. Broad Street on February 8, 2022 at 6:00 P.M. All those having an interest should be present.

**PLEASE RUN ON THE
FOLLOWING DATE:**

January 2, 2022

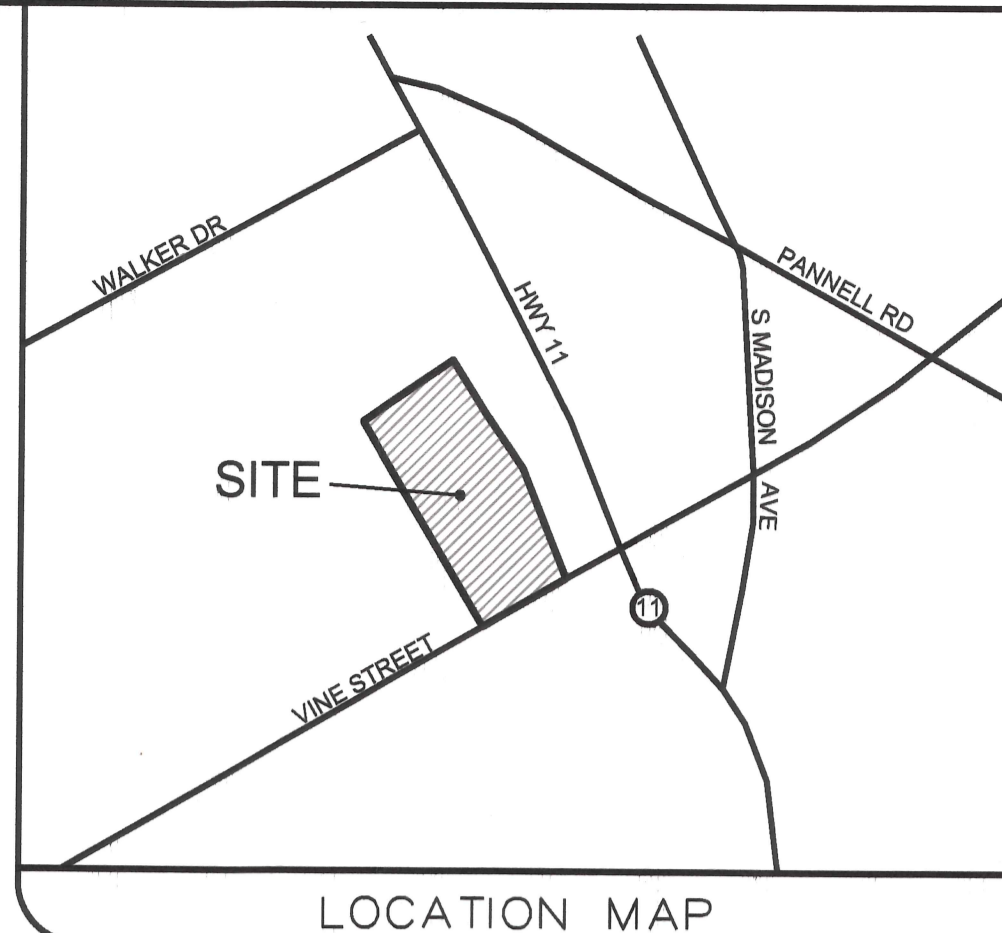
CLIENT: CLEAN ENERGY BIOFUELS
 941 MONROE JERSEY ROAD
 MONROE, GEORGIA 30655
 (770)317-9452

BROWN OIL
 205 E. Spring Street
 Monroe, GA 30655
 (770)-267-5011

PROJECT DATA:

AUTHORIZED AGENT: CIVIL SOLUTION, INC.
 CONTACT: BRIAN WOOD, PE
 750 BELMONT ROAD
 ATHENS, GA 30605
 (706)255-2443

- TOTAL PROJECT ACREAGE: TRACT 1 11.442 AC & TRACT 2 5.00 AC TOTAL 16.442 AC
 - TAX PARCEL #: M0200289
 - FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13297C0139E, DATED DECEMBER 08, 2016.
 - WATER SUPPLY: CITY OF MONROE
 - SEWAGE DISPOSAL: CITY OF MONROE
 - EXISTING ZONING: MH
 - UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
 - MAXIMUM BUILDING HEIGHT: UNLIMITED
 - PARKING REQUIREMENTS: INDUSTRIAL
 - 1 SPACE PER 3 EMPLOYEES ON THE MAXIMUM SHIFT AND
 - 1 SPACE PER COMMERCIAL/COMPANY VEHICLE OPERATING ON THE PREMISES
- PROPOSED PARKING: CLEAN ENERGY BIO-FUELS: 32 TRUCK SPACES
 29 CAR SPACES (2 HC)
- BROWN OIL: 18 TRUCK SPACES
 13 CAR SPACES (1HC)



CIVIL SOLUTIONS, INC.
 ENGINEERS ~ PLANNERS
 750 BELMONT ROAD
 ATHENS, GA 30605
 OFFICE 706-255-2443

CLIENT:
CLEANENERGY/BROWN OIL
 MONROE, GEORGIA
 (770)317-9452/(770)816-5054

CONCEPT PLAN D FOR:
VINE STREET
 MONROE, GEORGIA

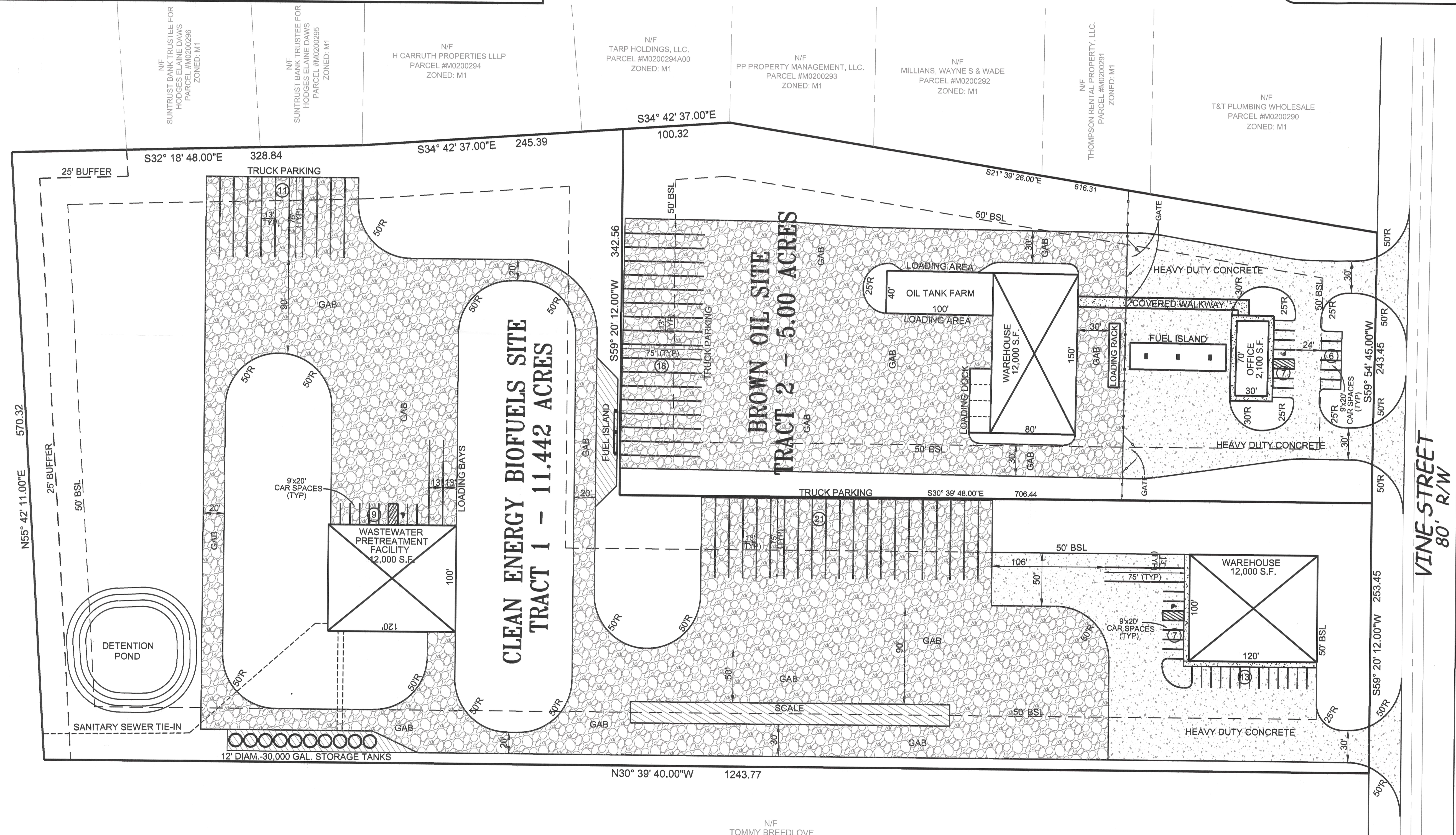
This drawing and any permitted reproductions, in whole or part, are the sole property of Civil Solutions, Inc. and shall not be reproduced or conveyed in any way without the written permission of Civil Solutions, Inc.

LL/DISTRICT	COUNTY	CITY
36/73	WALTON	MONROE

REVISIONS	DATE

DATE
09/22/21

SHEET
1 of 1



N/F
 SOUTHSIDE GA MHP LLC
 PARCEL #M0200298
 ZONED: R3

N/F
 SUNTRUST BANK TRUSTEE FOR
 HODGES ELAINE DAWES
 PARCEL #M0200296
 ZONED: M1

N/F
 SUNTRUST BANK TRUSTEE FOR
 HODGES ELAINE DAWES
 PARCEL #M0200295
 ZONED: M1

N/F
 H CARRUTH PROPERTIES LLLP
 PARCEL #M0200294
 ZONED: M1

N/F
 TARP HOLDINGS, LLC.
 PARCEL #M0200294A00
 ZONED: M1

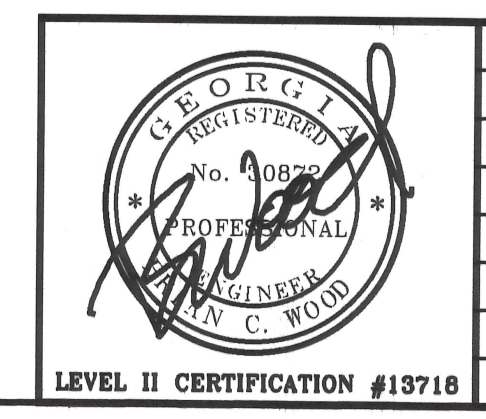
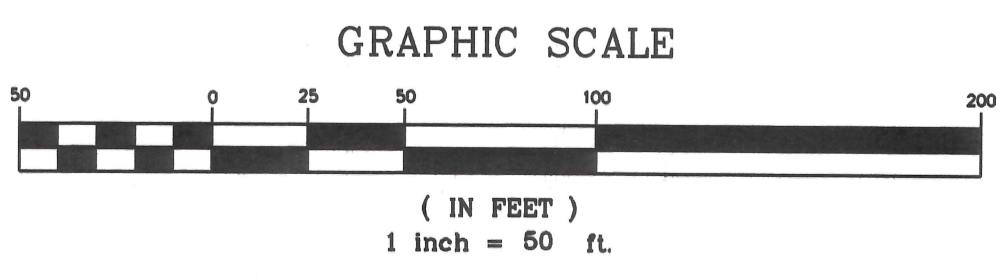
N/F
 PP PROPERTY MANAGEMENT, LLC.
 PARCEL #M0200293
 ZONED: M1

N/F
 MILLIANS, WAYNE S & WADE
 PARCEL #M0200292
 ZONED: M1

N/F
 THOMPSON RENTAL PROPERTY, LLC.
 PARCEL #M0200291
 ZONED: M1

N/F
 T&T PLUMBING WHOLESALE
 PARCEL #M0200290
 ZONED: M1

N/F
 TOMMY BREEDLOVE
 PARCEL #M0210001A00
 ZONED: M1



REZONING PATTERN BOOK FOR A PLANNED INDUSTRIAL DISTRICT (PID)

SUBMITTED: DECEMBER 2021

OWNERS:

Brown Oil Distributors, LLC
205 East Spring Street
Monroe, GA 30655

Down to Earth Properties, LLC
941 Monroe Jersey Road SE
Monroe, GA 30655

Planner, Surveyor, and Engineer:

Civil Solutions, Inc
Brian Wood, P.E.
750 Belmont Road
Athens, GA 30605

Straight Line Surveying, Inc
Shane Carson
1121 Timber Ridge Road
Watkinsville, GA 30677

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

SITE PHOTO



COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

LAND USE AND ZONING ADHERENCE

The Master Plan for the Commodity Associates Industrial Park Planned Industrial District (PID), as illustrated in Appendix A, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended October 12, 2021. The subject 16.442 acre site is currently zoned MH Manufactured Housing. The proposed development is intended to meet PID standards with uses permitted in M-1 zoning for light industrial and manufacturing, including but not limited to tractor-trailer parking, hazardous material handling, blending treatment, and bulk storage of fuels / oils / lubricants.

Land Use and Zoning Amendment:

The subject site is currently zoned MH for Manufactured Housing and it is located within an area adjacent to other M-1 properties on the City of Monroe future land use map (Appendix B). Existing Industrial sites in close proximity to the subject parcel include Silgan Plastics and the former Universal Rundle Facility. The proposed PID proposes uses consistent with M-1 Light Industrial zoning.

Access:

Access to the property will be in accordance with the City of Monroe development regulations to insure safe access to and from the site from Vine Street. See Appendix A.

Zoning and Overlay adherence:

The proposed development is to be constructed as an industrial district with separate, independently developed tracts. To ensure a successful framework for this, the following describes the zoning adherence to which all parts of this development will conform. City of Monroe Code requirements applicable to this development but not described in this section below still apply.

Industrial Land Use Regulations:

This section describes land use regulations applicable to industrial districts. All uses permitted in the M-1 Light Industrial districts as identified in the City of Monroe Zoning Ordinance shall be permitted within Commodity Associates Industrial Park, with the following additions:

- Allow for the above-ground and under-ground product storage of petroleum, fuels, and oils.
- Allow for private sewage, septic, grease trap, and industrial wastewater pre-treatment as a land use by right.
- Allow for all uses encompassed by the following NAICS Codes:
 - 562219 – Other nonhazardous waste treatment and disposal
 - 221320 – Sewage Treatment Facilities
 - 311225 – Fats & Oils Refining and Blending
 - 311613 – Rendering and Meat byproduct processing
 - 562998 – All other miscellaneous waste management services
 - 324199 – all other petroleum and coal products manufacturing
 - 325199 – All other basic organic chemical manufacturing
 - 332999 – All other miscellaneous fabricated metal product manufacturing

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

- 484230 – Specialized Freight Trucking, Long Distance
- 484220 – Specialized Freight Trucking, Local
- 484121 – General Freight Trucking, Long Distance, Truckload
- 484110 – General Freight Trucking, Local
- 325998 – All other miscellaneous chemical product and preparation manufacturing – Only including Lighter Fluid Manufacturing and Antifreeze Production / Blending
- 424720 – Petroleum and Petroleum Products Merchant Wholesalers (except bulk stations and terminals)
- 424710 – Petroleum bulk stations and terminals
- 324191 – Petroleum Lubricating Oil and Grease Manufacturing
- 493190 – Other Warehousing and Storage
- 454310 – Fuel Dealers

Commercial Vehicles:

Commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products are permitted to be regularly parked in Commodity Associates Industrial Park. There shall be no minimum parking space requirements related to commercial vehicles. For passenger cars, parking shall be provided as illustrated on the concept plans. REFERENCE APPENDIX A CONCEPT PLANS FOR PROPOSED COMMERCIAL VEHICLE PARKING AREAS.

Lot Coverage:

Commodity Associates Industrial Park will allow for GAB as a permitted surface type for all areas in rear of development. Reference concept plans in Appendix A for projected GAB surface. The maximum lot coverage within the development shall be 80%.

Dimensional requirements:

Commodity Associates Industrial Park-Industrial Zoning District Dimensional Requirements

LOT

Lot area, min(1)	1 acre
Lot Width, min	150 ft.
Lot frontage, min	150 ft. <i>(to front on a public street OR private access drive within the development)</i>

YARD

Setback, front yard (2)	50 ft.
Setback, side yard (3)(4)	5 ft.
Setback, rear yard (3)(4)	25 ft.
Setback, <i>interior & rear lot lines within development</i>	–0 ft.

Building Height Max	75 ft
---------------------	-------

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

Onsite Fuel Pump:

Commodity Associates Industrial Park PID will allow for the sale of retail and wholesale fuels to be dispensed according to state and local laws.

Signage:

Signs within the development shall follow the City of Monroe ordinance for standard M-1 Zoning.

Buildings:

We intend to build standard butler buildings throughout the project. Any buildings fronting Vine Street shall have a brick, stone, wood, or other architectural feature veneer facing Vine Street. Sides and rear of buildings can be standard metal. Building locations and sizes on plans are conceptual and are subject to change based on evolving needs of each company.

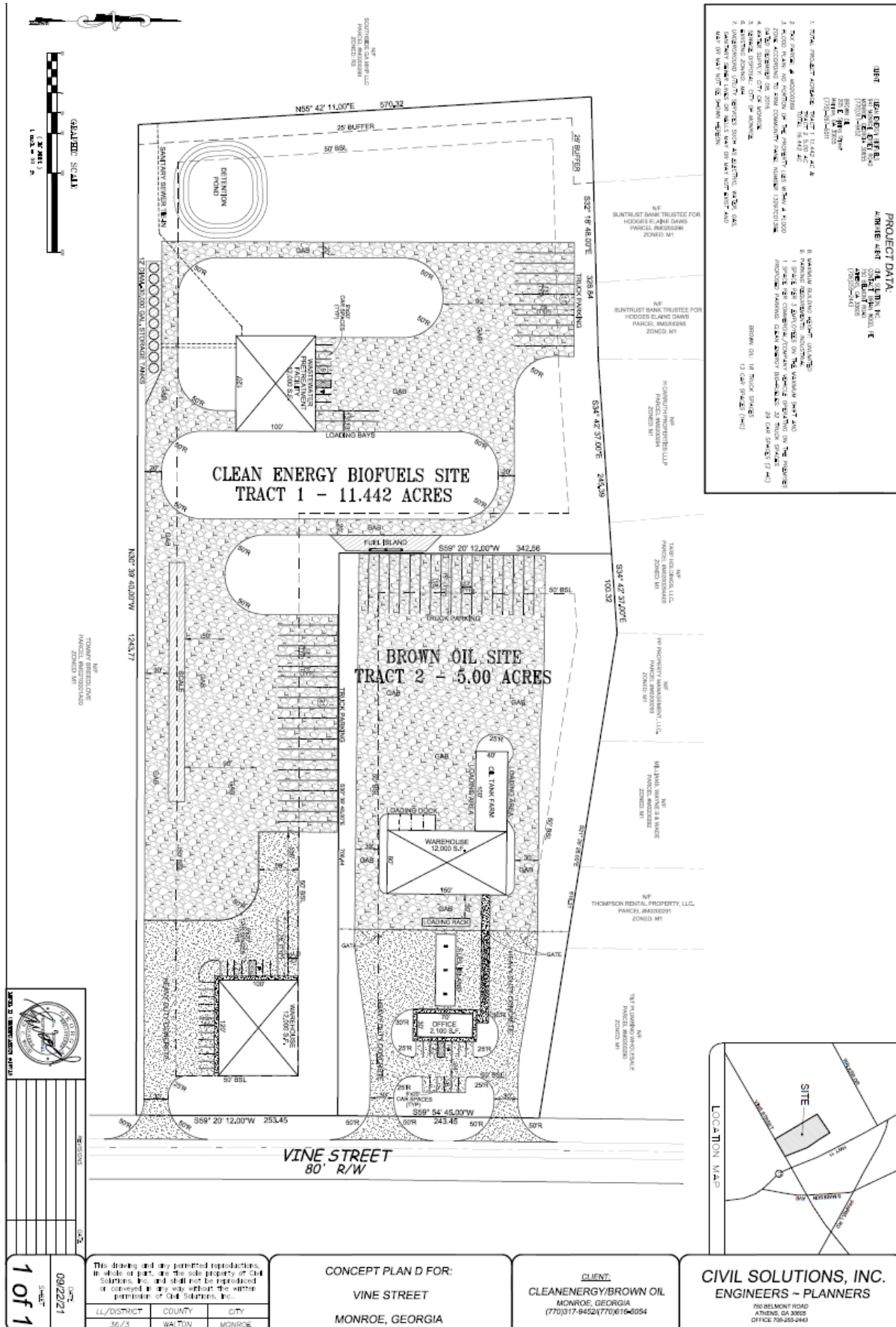
Proposed Development Timetable:

Commodity Associates Industrial Park intends to develop the project within the next 12-18 months.

COMMODITY ASSOCIATES INDUSTRIAL PARK PID BOOK

Located at 120 Vine Street, Monroe, Georgia 30655

APPENDIX A – Concept Plans (see included PDF for more detail)





To: City Council
From: Patrick Kelley
Department: Planning, Code and Development
Date: 01-14-2022
Subject: Proposed Amendments to the Zoning Ordinance #13

Budget Account/Project Name: N/A

Funding Source: N/A

Budget Allocation: N/A

Budget Available: N/A

Requested Expense: N/A **Company of Record:** N/A

Recommendation: Approval as presented. Change proposed by Staff.

Description: Section 644.2: Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.

Background: MHDO has been on the books for many years and has never been utilized as a development pattern. Reducing this requirement will allow it to apply to a greater number of potential parcels or aggregations of parcel and will encourage another type of infill development and redevelopment within the designated area of the City.

Attachment(s): Proposed amendment, permit / request form and supporting document.



City of Monroe

215 N. Broad Street
Monroe, GA 30655
(770) 207-4674

ZONING TEXT AMENDMENT PERMIT

PERMIT #:	000571	DESCRIPTION:	Zoning Text Amendment #13
JOB ADDRESS:	215 N BROAD ST	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	CITY OF MONROE	CONTRACTOR:	CITY OF MONROE
ADDRESS:	P.O. BOX 1249	ADDRESS:	P.O. BOX 1249
CITY, STATE ZIP:	MONROE GA 30655	CITY, STATE ZIP:	MONROE GA 30655
PHONE:		PHONE:	
PROP.USE		DATE ISSUED:	1/07/2022
VALUATION:	\$ 0.00	EXPIRATION:	7/07/2022
SQ FT	0.00	PERMIT STATUS:	O
OCCP TYPE:		# OF BEDROOMS	
CNST TYPE:		# OF BATHROOMS	
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov	# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
FEE TOTAL		\$ 0.00
PAYMENTS		\$ 0.00
BALANCE		\$ 0.00

NOTES:

Section 643.3 Boundaries of the Corridor—Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District.

Section 644.2 Applicability—Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.

Planning MTG 1/18/2022 5:30pm—Council MTG 2/8/2022 6:00pm @215 N. Broad St.

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(APPROVED BY)

____/____/____
DATE

Proposed Amendments to the Zoning Ordinance

January 18 – Planning Commission
February 8 – City Council 1st Reading
March 8 – City Council 2nd Reading

Amendment Key
Blue – Language to be added
Red – Language to be removed
Green – Amendment description

- **Section 643.3: Add subsection numbers to insert new subsection. Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District (CDO).**

643.3 Boundaries of the Corridor.

(1) The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:

- ~~(1)~~**(a)** Highway 11/Broad Street
- ~~(2)~~**(b)** East and West Spring Street (Hwy 10 Bus)
- ~~(3)~~**(c)** Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd
- ~~(4)~~**(d)** Highway 78

(2) Properties located within Central Business District Overlay (CBD), as defined in Section 646, shall not be subject to the procedures or requirements outlined in Section 643.

- **Section 644.2: Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf.**

644.2 Applicability. The MHDO District shall be allowed in all areas located in the Monroe and Walton Mills Historic District, as defined on the City of Monroe Official Historic District Map. All MHDO developments shall be constructed on parcels of a minimum size of ~~one-acre~~ **four-tenths (0.4) of an acre (17,424 Sf)**. All MHDO developments shall contain a minimum of four (4) and a maximum of ten (10) single family dwelling units per gross acre located in a cluster-type format to encourage a sense of community among the residents.

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe Planning Commission will be holding a public hearing for a zoning action/zoning code text amendment of Article VI, Section 643.3 and Section 644.2. on January 18, 2022 in the Council Chambers at City Hall at 215 N. Broad St. at 5:30 P.M. All those having an interest should be present.

The Mayor and City Council will be holding a public hearing for a zoning action/zoning code text amendment of Article VI, Section 643.3 and Section 644.2. on February 8, 2022 in the Council Chambers at City Hall at 215 N. Broad St. at 6:00 P.M. All those having an interest should be present.

Please run on the following date:

January 2, 2022

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE OF THE CITY OF MONROE, GEORGIA**

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of February, 2022.

SECOND READING AND ADOPTED on this 8th day of March, 2022.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

City of Monroe Zoning Ordinance Text Amendment

Amendment # 13

1. Section 643.3—Add subsection numbers to insert new subsection. Revise numbering of listed locations. Insert new subsection language to exclude requirement of properties located inside the Central Business Overlay District (CBD) from being subject to the Corridor Design Overlay District (CDO). Section 643.3 to be amended as follows:
 - a. 643.3 Boundaries of the Corridor.
 1. The Corridor is defined as all areas contiguous to and all parcels that adjoin and/or abut the following roads within the City limits of Monroe:
 - a. Highway 11/Broad Street
 - b. East and West Spring Street (Hwy 10 Bus)
 - c. Highway 138/Martin Luther King Jr Blvd/Charlotte Rowell Blvd
 - d. Highway 78
 2. Properties located within the Central Business Overlay (CBD), as defined in Section 646, shall not be subject to the procedures or requirements outlined in Section 643.
2. Section 644.2 Applicability— Amend language in the applicability requirements for the Monroe and Walton Mills Historic Overlay District (MHDO). Reduce the minimum parcel size requirement for MHDO Developments from one (1) acre to four-tenths (0.4) of an acre, or 17,424 Sf. Section 644.2 to be amended as follows:
 - a. 644.2 Applicability—The MHDO District shall be allowed in all areas located in the Monroe and Walton Mills Historic District, as defined on the City of Monroe Official Historic District Map. All MHDO developments shall be constructed on parcels of a minimum size of four-tenths (0.4) of an acre (17,424 Sf). All MHDO developments shall contain a minimum of four (4) and a maximum of ten (10) single family dwelling units per gross acre located in a cluster-type format to encourage a sense of community among the residents.