

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION**DECISION****AUGUST 1, 2006****Master Plan**

Quacco Road Multi-Family Development
701 Quacco Road
PIN 1-1007-01-002
89.1 Acres (53.6 Wetland Acres)
PUD-D-M-12 Zoning District (Proposed)
MPC File Number M-060523-55488-1
MPC Reference File Number Z-060516-56325-1
Thomas and Hutton Engineering Company, Engineer
Ryan Thompson, Agent
Quacco Land Investments, LLC, Owner
Gary Plumbley, MPC Project Planner

Nature of Request

The petitioner is requesting approval of a Master Plan for a proposed residential development to be located on the south side of Quacco Road approximately one mile east of Interstate 95 and 175 feet west of Laurel Green Court within a PUD-M-12 (Planned Unit Development – Multi-Family – 12 units per gross acre) zoning district. No variances are requested.

Findings

1. The purposes of the Master Plan are: (1) to identify specific land uses on each proposed parcel; (2) to establish the traffic circulation pattern and curb cut on Little Neck Road; (3) to establish buffers along the entire tract of land and between each parcel; and, (4) to identify the detention ponds to remain to help the City Drainage Engineer determine the drainage needs for the proposed development.
2. **Site:** The subject site is 89.1 acres in size (35.5 upland acres) and is located on the south side of Quacco Road. The uplands acreage is divided into three different pods. However, only two of the three pods will be developed with habitable structures. For the purposes of this review, the eastern pod will be identified as Pod 1, the western will be identified as Pod 2, and the middle pod will be identified as Pod 3.

The site is bordered on the north by Quacco Road and a single-family subdivision; on the south by wetlands and undeveloped land; on the east by a single-family residential subdivision; and, on the west by a mobile home park. The site is vacant with significant vegetation including 53.6 acres designated as jurisdictional wetlands.

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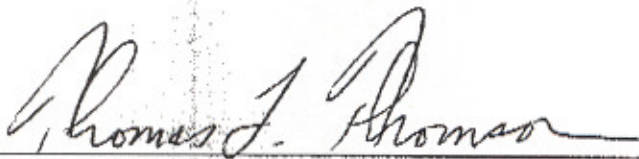
3. **Zoning District:** The site is currently zoned R-A (Residential Agriculture). However, the owner of the site has filed a petition for a zoning map amendment to rezone the site to a PUD-M-12 which will allow the uses that are requested.
4. **Proposed Use:** All types of residential uses are permitted within a PUD-M-12 zoning district. However, the petitioner is requesting that the entire upland acreage be designated as multi-family residential and/or single-family semi-attached residential. The specific residential uses will be determined in conjunction with a General Development Plan. The density for the entire 35.5 acres of developable uplands will be 12 units per gross acre with a maximum of 426 dwelling units.
5. **Access:** The developable portions of the site will have access on Quacco Road, an existing paved public street with an 80-foot right-of-way. Pod 1 will have two bi-directional curb cuts on Quacco Road and Pod 2 will have one bi-directional curb cut on Quacco Road. The western curb cut on Pod 1 will align with Laurelwood Drive, an existing minor residential street on the north side of Quacco Road. The eastern curb cut on Pod 1 is identified as a relocatable secondary access and is proposed as an emergency access only. The developable portion of the western pod is approximately 180 feet south of Quacco Road. Because of this, a permit to create a road over the delineated wetlands must be approved by the Department of Natural Resources as a condition of approval for a General/Specific Development Plan. The road circulation pattern for each of the two developable pods will be established in conjunction with future development plans.
6. **Water and Sewer:** The proposed development will be provided water and sanitary sewer by Consolidated Utilities, Incorporated.
7. **Drainage:** The stormwater generated by this development will discharge into the adjacent wetlands that empty into a tributary of the Little Ogeechee River. However, a Drainage Plan will be required in conjunction with a Specific Development Plan.
8. **Recreation:** The Planned Unit Development zoning classification requires 135 square feet of recreational area per residential unit. The required recreation area can be established for the entire site or for each of the two developable pods. Pod 3 may also be used to establish a passive recreation area if a pedestrian trail is approved by the Department of Natural Resources.
9. **Buffers:** The petitioner is proposing to establish a 50-foot buffer along the entire perimeter of the site including the northern property line adjacent to Quacco Road.
10. The proposed Master Plan, if approved, would not be detrimental to properties in the general area or to Chatham County.

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Decision

The Metropolitan Planning Commission hereby approves the proposed Master Plan subject to the following conditions:

1. Approval by the Chatham County Engineer including all improvements that may be required on Quacco Road.
2. Approval of the rezoning of this site to a PUD-M-12 by the Chatham County Commissioners.



Thomas L. Thomson, P.E., AICP, Executive Director



08/10/06
Jim Hansen, AICP, Director of Development Services



Gary Plumbley, Development Services Planner

XII. SECOND READINGS

- 1. THE PETITIONER, ROY PATEL, RYAN THOMPSON, AGENT (FOR QUACCO LAND INVESTMENTS, OWNER) IS REQUESTING THE REZONING OF 701 QUACCO ROAD FROM AN R-A (RESIDENTIAL AGRICULTURE) ZONING CLASSIFICATION TO A PUD-M12 (PLANNED UNIT DEVELOPMENT MULTI-FAMILY RESIDENTIAL 12 UNITS PER GROSS ACRE) ZONING CLASSIFICATION. THE MPC RECOMMENDS APPROVAL TO REZONE THE PROPERTY FROM AN R-A (RESIDENTIAL AGRICULTURE) TO A PUD M-12 (PLANNED UNIT DEVELOPMENT MULTI FAMILY-12 UNITS PER GROSS ACRE AND APPROVAL TO CHANGE THE CHATHAM COUNTY FUTURE LAND USE PLAN FROM SINGLE FAMILY RESIDENTIAL TO SINGLE FAMILY SEMI-ATTACHED AND MULTI-FAMILY RESIDENTIAL.**

MPC FILE NO. Z-060516-56325-1

[DISTRICT 7.]

Commissioner Kicklighter said, Mr. Chairman, I'll ask if you don't mind, since that's in my district, if there's anyone out there that opposes this? If not, I make a motion to approve. Commissioner Thomas said, second.

Chairman Liakakis said, we have a motion on the floor to approve. Any other discussion? Let's go on the board. The motion carried unanimously. [NOTE: Commissioners Shay and Farrell were not present when this vote was taken.]

Commissioner Kicklighter said, thank you, sir. I'm sorry you sat here all that time.

Chairman Liakakis said, the motion passes.

ACTION OF THE BOARD:

Commissioner Kicklighter moved to approve the petition of Roy Patel, Ryan Thompson, Agent (for Quacco Land Investments, Owner), requesting the rezoning of 701 Quacco Road from an R-A (Residential-Agriculture) zoning classification to a PUD —12 (Planned Unit Development Multi-Family – 12 units per gross acre) zoning classification and approval to change the Chatham County Future Land Use Plan from Single Family Residential to Single Family Semi-Attached and Multi-Family Residential. Commissioner Thomas seconded the motion and it carried unanimously. [NOTE: Commissioners Shay and Farrell were not present when this vote was taken.]

**Petition of Ryan Thompson, Agent
Quacco Land Investments, LLC, Owner
MPC File No. Z-060516-56325-1**

MPC recommends that the following described property be rezoned from its present R-A (Residential Agriculture) zoning classification to a PUD M-12 (Planned Unit Development Multi-Family - 12 units per gross acre) and to change the Chatham County Future Land Use Plan from Single Family Residential to Single Family Semi-Attached and Multi-Family Residential.

LEGAL DESCRIPTION

Beginning at a point located on the centerline of Quacco road approximately 190 feet north of its intersection with the centerline of Laurel Green Court; thence proceeding in a southwesterly direction along a line South 48 degrees 36 minutes West a distance of approximately 1765 feet to a point, thence northwesterly along a line North 44 degrees 28 minutes West a distance of approximately 2260 feet to a point, thence northeasterly along a line North 48 degrees 23 minutes East a distance of approximately 1913 feet to a point on the centerline of Quacco Road, thence southerly along the centerline of Quacco Road to the point of beginning.

The property is further identified by Property Identification Number as follows:

P.I.N: 1-1007-01-002

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XIII. INFORMATION ITEMS

1. PROGRESS REPORT ON GENERAL FUND CONTINGENCY ACCOUNT - M&O AND THE SPECIAL SERVICE DISTRICT (SEE ATTACHED).

ACTION OF THE BOARD:

An information status report was attached for review.

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2. LIST OF PURCHASING ITEMS BETWEEN \$2,500 AND \$9,999 (SEE ATTACHED).

ACTION OF THE BOARD:

An information status report was attached for review.