

Harrison Cove Variance Narrative:

The proposed development of Harrison Cove requests the Board of Adjustment to grant a variance from Section 7.5.1 (A-1) and Section 7.2.7 of the Pender County UDO. Both of these sections requested for variance deal directly with the required collector street identified in the Pender County Collector Street Plan. The reasons to request a variance from these sections are explained below.

Section 7.5.1 (A-1) reads,

"Layout of streets as to arrangement, width, grade, character, and location shall conform to the following:

- 1) Coastal Pender Collector Street Plan, Pender County Transportation Plan or other approved State of Federal Transportation Improvement Plan."

Variance from this section in the ordinance is requested for two reasons. The first being that making this connection will result in an environmental hardship by requiring an otherwise unnecessary stream crossing. In addition, the collector road connection would cause approximately 4,975 SF of wetland impacts. Neither of these items would be required if we are permitted to build previously submitted site layout. See Exhibit B of the Collector Road Exhibit for a visual explanation.

The second reason for variance from Section 7.5.1 (A-1) is that current approved DOT plans for the Hampstead Bypass realign Harrison Creek Road through the current property and create direct topographical conflict with the required collector street connection from the Pender County Collector Street Plan. This connection would certainly cause conflict with the realigned Harrison Creek Rd. given the necessary topography to create the overpass bridge. See Exhibit C of the Collector Road Exhibit for details.

Section 7.2.7 reads,

"Major subdivisions shall not be approved that provide for individual residential lots to access Minor Collector roads or streets as shown on the Coastal Pender Collector Street Plan, Pender County Transportation Plan or other approved State of Federal Transportation Improvement Plan."

A variance request from this section in the ordinance is also for two reasons. The first being the proposed Road A and Road B currently do not satisfy the requirements for public collector streets, outlined in Section 7.5.3 (C) of the Pender County UDO.

The second reason for variance from Section 7.2.7 is the environmental hardship of creating larger than required wetland impacts. The existing conditions of this property, being encumbered by wetlands, does not provide the adequate width for lot access from a secondary means. The current layout provides for the most responsible development of this specific parcel and creates less impervious and wetland impact than any alternative.