



Harrison Cove Variance Narrative:

The proposed development of Harrison Cove requests the Board of Adjustment to grant a variance from Section 7.2.7 of the Pender County UDO.

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.”

During the previous Board of Adjustment meeting dated July 20, 2016, a recommendation for shared driveways to comply with the Pender County UDO and Pender County Collector Street Plan was made by Pender County Planning staff. The revised plan presented provides collector streets that comply with the Pender County UDO and Collector Street Plan with the exception of 4 of 67 lots that front a collector street.

In pursuing the above recommendation, the proposed development was unable to provide shared driveway access to all lots. The proposed lots numbered 14, 63, 74, and 87 are unable to comply with Planning Staff’s recommendation given that there are an odd number of lots and existing wetlands prevent shared driveways between some lots. Therefore, variance from Section 7.2.7 of the Pender County UDO for these lots, as recommended by Pender County Planning staff and the County Attorney, is being requested.

The requested variance, if granted, would allow only the lots listed above to have individual driveway access onto the proposed Collector Streets, as shown on EX. A ‘Collector Street Exhibit’ submitted with this letter. All other proposed lots will comply with the recommendation of Planning Staff to provide shared driveways and conform to the intent of Section 7.2.7 to limit driveway access onto proposed collector streets.