

Descriptive Narrative

Tri Pointe Homes is respectfully requesting a variance to UDO Section 5.10.7 C.3. Prohibited Activities within Wetland Buffers to impact 0.1096 acres of non-jurisdictional wetlands and 0.2556 acres of jurisdictional wetlands and associated buffers within the proposed single-family detached residential development located in the Town of Bluffton, South Carolina. The wetland impacts would total 0.3652 acres. The purpose of this variance request is to facilitate and enhance interconnectivity within the development, specifically to improve access and circulation for residents and emergency services.

The project, Tri Pointe Homes – Able Street, is located north of May River Road, east of Buck Island Road, west of Red Cedar Street, and bound on all sides by residential property. The project spans approximately 7.5 acres, including 5.9 acres of upland and 1.6 acres of wetlands. The site is denoted by:

- Parcel # R610 039 000 0179 0000
- Parcel # R610 039 000 0202 0000
- Parcel # R610 039 000 0745 0000
- Parcel # R610 039 000 1588 0000

Developed by Tri Point Homes, the project will feature 26 single-family detached homes. The development includes two full access points from Read Cedar Street, rear loaded lots served by pervious pavement alley ways, stormwater management facilities that will be used for rainwater harvesting, and associated infrastructure and utilities.

Justification for Variance Request: The proposed impact of an additional 0.3652 acres of wetlands is crucial for the following reasons:

- a. The wetlands requested to be impacted are non-jurisdictional; they are situated centrally on the piece of property and are unavoidable for development, therefore variance from this design standard is necessary due to the exceptional conditions on this piece of property.
- b. UDO Section 5.10.7 C.3. is a newly amended section of the Ordinance; therefore the adjacent properties were not held to this requirement at the time of their development.
- c. Granting the variance request would allow for single family development on this piece of property, which is in keeping with the intent of the zoning district.
- d. The wetlands requested to be impacted exist in their natural state and thus are not the result of the Applicant's own actions.
- e. The wetlands impact request for this development is minor and therefore does not substantially conflict with the purposes of this Ordinance. The wetlands requested to be impacted are isolated from the jurisdictional wetlands on this piece of property, which are proposed to be conserved per this Ordinance.
- f. The wetlands requested to be impacted are small in area and are disconnected from the jurisdictional wetlands on this piece of property, which are proposed to be conserved per this Ordinance. The character of the District will in no way be harmed by the granting of this variance request as the wetlands requested to be impacted are minor and do not contribute to the character of the District. The granting of this variance request will in no way result in a substantial detriment to adjacent properties, nor the public. Granting this variance request will allow for single family development on this piece of property, which will have a positive effect on adjacent properties and the public.

- g. The reason for this Variance request is out of necessity for development, not for convenience or for profitability.

The existing site conditions consist of mostly pine trees with a small number of hard woods. The existing grades on site vary from 20' to 23'. This site is listed on FEMA FIRM Panel 45013C0410G dated 03/23/2021. The project has flood hazard area of Zone X found on site. A FEMA base flood elevation (BFE) is not established for the site. Based on data taken from the Web Soil Survey from the United States NRCS website, the soils on site are Ro and Yo. The soil types are classified as hydraulic soil groups A/D.

All local utility companies, including Beaufort-Jasper Water Sewer Authority and Palmetto Electric Cooperative have attested to sufficient capacity to provide necessary support to the development. Tri Pointe Homes will coordinate with Palmetto Electric Cooperative to provide a lighting plan to serve the intent of the development that is in compliance with the Town of Bluffton's design ordinance.

We have meticulously planned this development to balance residential needs with ecological preservation. The minor additional wetland impact will be managed responsibly, utilizing best practices for stormwater management and environmental protection.

We, therefore, kindly request the approval of this variance to accomplish a well-integrated and efficient community infrastructure that exceeds Town expectations for safety, utility, and convenience.