

Landen Oak Subdivision

Lot 1 HPRC Narrative

Landen Oak subdivision consists of 6 single family residential building lots located off Thomas Hayward Street approximately 100 yards from its intersection with Route 46 in Old Town Bluffton. It is located within the Town of Bluffton's Neighborhood General Historic District (NG-HD) zoning classification. BFL Builders, the applicant, purchased 5 of the building lots and the common areas from Bluffton Development Group in January 2021.

BFL Builders intends to construct 5 single family residences with detached garages on these lots. 3 of these have already been completed.

Lot 1 is a lightly treed .1740 acre lot located immediately adjacent to Thomas Heyward Street on the left side of the cul de sac. BFL Builders plans to construct a 1,637 square foot 1.5 story main house and detached 2 car garage located at the rear of the lot. This house will fall under the "Additional Building Type" classification within the NG-HD district's design standards as defined in section 5 of the Unified Development Ordinance (UDO).

At its December 5, 2023, meeting the Board of Zoning appeals approved a variance for BFL Builders to encroach 5 feet into the 10 foot side setback in order to protect the large live oak at the front left of the lot.

BFL Builders will construct a 1.5 story, 1,637 square foot main house with a pier foundation (to minimize disturbing the large live oak), gabled asphalt shingle roof, smooth cement fiber siding, vinyl clad windows and a solid wood entry door. The porch roof will be silver metal standing seam and the foundation detail will not be repeated on either of the other two homes. To the rear of the main house and accessed via a pervious gravel driveway will sit a 2 car garage with unfinished ADU above. This garage will be built in a similar manner and style as the main house.