



ATTACHMENT 2

TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS HIGHWAY CORRIDOR OVERLAY APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

| Applicant | Property Owner |
|---|--|
| Name: Witmer Jones Keefer Ltd. | Name: Parcel 8A LLC |
| Phone: 843-757-7411 | Phone: 843-705-9400 |
| Mailing Address: 23 Promenade St, Suite 201, Bluffton, SC, 29910 | Mailing Address: P.O. BOx 1726, Bluffton, SC, 29910 |
| E-mail: caleb@wjkltd.com | E-mail: |
| Town Business License # (if applicable): | |
| Project Information | |
| Project Name: Venture at Okatie Bluff | Acreage: 21.9 |
| Project Address: | |
| Zoning District: Buckwalter PUD | |
| Tax Map Number(s): R610 028 000 0921 0000 | |
| Project Description: A 150 unit apartment complex consisting of 6 residential buildings & a clubhouse | |
| Minimum Requirements for Submittal | |
| <input checked="" type="checkbox"/> 1. Mandatory Application Check-In meeting scheduled. <input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s). <input checked="" type="checkbox"/> 3. Digital files drawn to scale of the Architectural Plan(s). <input checked="" type="checkbox"/> 4. Recorded deed and plat showing proof of property ownership. <input checked="" type="checkbox"/> 5. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 6. Material samples and color swatches for all proposed materials. <input checked="" type="checkbox"/> 7. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton. | |
| Note: A Pre-Application Meeting is required prior to Application submittal. | |
| Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this application. | |
| I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected. | |
| Property Owner Signature: <i>Adrienne Damumiller</i> | Date: 7/29/24 |
| Applicant Signature: <i>C. Caleb King</i> | Date: 9/04/24 |
| For Office Use | |
| Application Number: | Date Received: |
| Received By: | Date Approved: |

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PROJECT NARRATIVE

Venture at Okatie Bluff is a 150 unit apartment complex, designed to meet the requirements set forth by the Town of Bluffton UDO. Establishing a look that is consistent with the HCO and other nearby surrounding areas was taken in account when the project moved from a conceptual to design stage. The six apartment buildings, clubhouse and accessory buildings all use materials, such as, brick, fiber cement trim, fiber cement horizontal siding, fiber cement board and batten siding and metal rails to help achieve an innovative blend of what other structures provide in the HCO. Colors, roof types, overhang and balconies similar to the Lowcountry historic look and feel, but also the neighboring architecture, were all taken into account in designing the high quality structures.