



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS
HIGHWAY CORRIDOR OVERLAY APPLICATION

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner			
Name: <i>Ansley H. Manuel, Architect</i>		Name: <i>Cahill Enterprise</i>			
Phone: <i>843.338.8932</i>		Phone: <i>843.247.3472</i>			
Mailing Address: <i>104 Pritchard Street Bluffton, S.C. 29910</i>		Mailing Address: <i>P.O. Box 1605 Bluffton, S.C. 29910</i>			
E-mail: <i>manuel.studio@aol.com</i>		E-mail: <i>Cahillsmarket@gmail.com</i>			
Town Business License # (If applicable): <i>LIC. 05.21.037027</i>					
Project Information					
Project Name: <i>Cahill's Market</i>		Acreage: <i>1.013</i>			
Project Location: <i>1055 May River Road</i>					
Zoning District: <i>Rural Mixed Use</i>					
Tax Map Number(s): <i>R600.039.000.0001.0000</i>					
Project Description: <i>Proposed two additions to enlarge the existing restaurant and market.</i>					
Minimum Requirements for Submittal					
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Site Plan(s). <input checked="" type="checkbox"/> 2. Two (2) full sized copies and digital files of the Architectural Plan(s). <input checked="" type="checkbox"/> 3. Recorded deed and plat showing proof of property ownership. <input checked="" type="checkbox"/> 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 5. Material samples and color swatches for all proposed materials. <i>match existing</i> <input checked="" type="checkbox"/> 6. 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 permit.					
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>[Signature]</i>		Date: <i>3-14-22</i>			
Applicant Signature: <i>[Signature]</i>		Date: <i>March 14, 2022</i>			
For Office Use					
Application Number:		Date Received:			
Received By:		Date Approved:			

ATTACHMENT 1

Narrative for Cahill's Market at 1055 May River Road

Cahill Enterprise of Cahill's Market intends to expand with two additions to the existing restaurant building. The left-side addition will function as mostly covered outdoor seating with an enclosed restroom and wait station. The right-side addition will function as a wait station serving the existing indoor dining.

The project is located in the Highway Corridor Overlay and zoned Rural Mixed Use. The PreApplication Meeting was held November 9, 2021. The Development Review Committee Meeting was held on January 12, 2022.

The architectural style of the main building is a metal barn type. The left-side addition is mostly an open air, lean-to shed. It gives balance to the overall facade by resembling the right side indoor dining shed. Both sheds frame and centralize the existing gabled market portion. The right-side addition is minor extending the same form of the existing kitchen wing.

Plan review comments for the Development Plan Amendment were addressed as follows.

Fire Department Review - Dan Wiltse

1. Because the existing driveway and parking area will not be altered, this comment was verbally dismissed.
2. Architect met on-site with Wiltse on March 4, 2022 to discuss. Wiltse agreed the existing main structure and proposed left side addition could be separated into two fire areas by building a fire rated wall. Occupant load for the existing building and occupant load for the outdoor seating would be considered separate and fire sprinklers would not be needed.

Planning Review

1. Landscape Plan has been revised to show all existing trees and vegetation.
2. Double setback line has been reduced to one setback line.

Watershed Management Review

1. Stormwater Affidavit to be submitted at the time of the permit submittal to the Building Department.

The property has been in the Cahill family since the early 1900s. Upon Hardee Clemons' death during World War I, his beneficiary and older sister, Elizabeth Clemons Cahill, used the proceeds to purchase the family farm. We hope to continue the successful endeavors of this thriving family operation and respectfully ask the staff and board to grant us a Certificate of Appropriateness HCO.



BEAUFORT COUNTY SC - ROD
BK 3778 Pgs 190-192
FILE NUM 2019038298
07/19/2019 12:42:33 PM
REC'D BY sbaxley RCPT# 939484
RECORDING FEES \$10.00

Prepared without benefit of title
examination by and return to:

James P. Scheider, Jr.
Vaux Marscher Berglund, PA
1251 May River Road
Bluffton, South Carolina 29910

ADD DMP Record 8/5/2019 09:24:13 AM
BEAUFORT COUNTY TAX MAP REFERENCE

Dist	Map	SMap	Parcel	Block	Week
R610	039	000	0001	0000	00

WHEREAS, the Grantor deeded the hereinafter described real property to the Grantee pursuant to that certain deed recorded in Record Book 3204 at Page 150; and,

WHEREAS said deed incorrectly reflected the Grantee as Cahill Enterprises, LLC, and the correct Grantee should have been Cahill Enterprises, Inc.; and,

NOW, THEREFORE, this Corrective Deed is being recorded to provide a deed from Grantor to the correct Grantee.

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

CORRECTIVE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT

Patricia B. Cahill, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, and no other consideration, to me in hand paid at and before the sealing of these presents by Cahill Enterprises, Inc, of PO Box 1650, Bluffton SC, 29910 (hereinafter "Grantee") the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said, Cahill Enterprises, Inc., its successors and assigns forever, the following described real property, to wit:

SEE ATTACHED EXHIBIT "A"

TMS: R610 039 000 0001-0000

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee, its Successors and Assigns forever.

AND I do hereby bind myself and my Heirs, Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said Grantee as hereinabove provided, against me and my Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my hand(s) and seal(s) this 18 day of June, 2019.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Debra C. Haller
(Witness)

Patricia B. Cahill
Patricia B. Cahill

Jay C. Tucker
(Notary)

Z:\TEAMS\Documents for Print\Open File\Stock Form\Performance\Dead-Cumulative Lots 9, 10, 10-A 07.07.11.doc

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT) **ACKNOWLEDGMENT**

I, the undersigned Notary Public, do certify that Patricia B. Cahill personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal the 18 day of June, 2019.

Jay C. Tucker
Notary Public for South Carolina
My commission expires: 10-16-20

ATTACHMENT 1

EXHIBIT "A"

ALL that certain piece, parcel or tract of land, situate, lying and being in Bluffton Township, Beaufort County, South Carolina, consisting of 1 acre more or less, and described as follows: Bounded on the south by South Carolina Highway 46 for a distance of 210 feet; bounded on the west by land of Vivian Beach for a distance of 210 feet; bounded on the north by lands of William Michael Cahill and John N. Cahill for a distance of 210 feet; and bounded on the east by lands of John N. Cahill for a distance of 210 feet.