

Attachment 2

9 AM
Thursday 23



**TOWN OF BLUFFTON
PRE APPLICATION MEETING REQUEST**

RECEIVED
JUN 21 2016

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

Applicant		BY: _____		Property Owner	
Name: James C Fraser Jr		Name: FRASE James C Jr		Name: FRASE James C Jr	
Phone: 843-304-9073		Phone: 843-304-9073		Phone: 843-304-9073	
Mailing Address: 194 Goethe Road		Mailing Address: 194 Goethe Road		Mailing Address: 194 Goethe Road	
E-mail:		E-mail:		E-mail:	
Town Business License # (if applicable):					
Project Information					
Type of Application: Restaurant		Project Name: Kitty's			
Project Location: 194 Goethe Road					
Tax Map Number(s):					
Existing Use:			Proposed Use:		
Total Acreage:		Dwelling Units:		Total Square Footage:	
Project Narrative: Restaurant Home Cooked meals					
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: James C Fraser Jr			Date: 6/21/16		
Applicant Signature: James C Fraser Jr			Date: 6/21/16		
<i>For Office Use</i>					
Application Number: PREA 4-16-9805			Date Received: 6/21/16		
Received By: <i>Jr</i>			Date Approved:		

FINGER & ANDREWS, P.A.
ATTORNEYS AT LAW

TERRY A. FINGER
ARTHUR F. ANDREWS*
ANNE C. MARSCHER**
DENSON H. FRASER, JR.

*Also Member of NY Bar
**Also Member of GA Bar

NORTHRIDGE PROFESSIONAL CENTER
11 PALMETTO PARKWAY, SUITE 101
POST OFFICE BOX 24005
HILTON HEAD ISLAND, SOUTH CAROLINA 29925-4005

843-681-7000
FAX: 843-681-8302
E-MAIL: mailbox@fingerlaw.com

December 5, 2002

Ms. Pamela McFarland
Town of Bluffton
P. O. Box 386
Bluffton, SC 29910

Re: **Kitty's Restaurant**
Our File No.: **F-1935-001**

Dear Pam:

This letter is in follow up to our meeting last week concerning, among other things, the status of the Mixed Use-II zoning that was previously approved by Beaufort County in approximately 1993. In 2002 this property was zoned General Residential by the Town. You have asked that I provide an opinion as to whether the owners of the tract would have any type of vested rights under the previously approved Beaufort County zoning classification. Based upon the factors we discussed in our meeting, I believe it is appropriate to rule that the owners have a vested right as a Mixed Use-II non-conforming use. At the time they attempt to develop the property, or redevelop the property, they must meet current standards for obtaining a development permit. This approval for the development permit can be done either at staff level or upon recommendation to the Planning Commission. That would be at the discretion of the Planning staff.

If I can provide any further information on this parcel, please do not hesitate to contact me.

Very truly yours,

FINGER & ANDREWS, P.A.



Terry A. Finger

TAF/cc

F:\CLIENT\TOWNOFBLUFFTON\GENERAL\McFARLAND\LTR

Attachment 2

OFFICE OF THE MAYOR

P. O. Box 386
Bluffton, South Carolina 29910

November 5, 1984

Mr. J. C. Fraser, Sr.
P. O. Box 88
Bluffton, S. C. 29910

Dear Mr. Fraser:

Your request for a zoning variance to open the store across from M C Riley elementary school has not been fully processed. Since it has been almost two months since you made your request, I feel that I should tell you that the Development Review Board will not approve it. You will be officially notified of their decision at a later date with their reasons, but I attended their meeting and they were not going to approve it.

Also, I have been notified that the offending goat will be shortly removed from your neighbor's lot. I will discuss the matter of the dogs with their owner.

I appreciate your letter and support and promise to try and work to solve the noise and odor problems.

Your Mayor,

George C Heyward
George C. Heyward

GCH/sp

Attachment 2

TOWN COPY

THE BLUFFTON DEVELOPMENT REVIEW BOARD MEETING
May 11, 1993

The meeting was called to order at 7:30pm by Chairman Loper.
Present: Chairman Loper, Mr. Parrish, Dr. Lee, Mr. Wonsock.

The minutes of the April 13, 1993 meeting were read and approved.

NEW BUSINESS

Calvin's Bar-B-Q Caboose - Hwy 46 - 4-way stop (GC)

Mr. Lewis Hammet, attorney for Calvin Crosby, requested a business license be granted to Mr. Crosby for a mobile food service.

Much discussion by the Board concerning hours of operation, would it become a permanent operation, trash problems, any additional structures, Dhec regulations, set-backs, restroom facilities.

Because there was so much concern, and unanswered questions as to precedent, Chairman Loper asked Mr. Hammet to submit a letter with all aspects covered. Chairman Loper would also like to speak with Michael on Staff about their recommendations.

Malian Concepts - Calhoun Street (MUII)

Maggie Hancock requests a business license for her shop, which is to be an interior design studio.

A business license was granted.

Mr. James Parrish submitted his resignation to the board. Mr. Parrish and his family have moved outside the city limits; therefore he is no longer eligible to serve on the Board. The Board expressed their appreciation to Mr. Parrish for his service to the community.

OLD BUSINESS

Mr. Frazier - Goethe Rd. (GR)

On the recommendation of the staff and other committees, the DRB voted to grant Mr. Frazier's request for rezoning to MUII, so that he may run his food service operation. The staff has recommended that a larger parcel be rezoned so as not to be a spot zoned parcel.

Conservation Committee

Mimi Gordon spoke concerning the Land Use Plan and the concerns of the Conservation Committee (see minutes of April 13th.)

The next scheduled meeting of the DRB is June 8, 1993.

Chairman Loper adjourned the meeting at 9:00pm.

Attachment 2

BLUFFTON TOWN COUNCIL MEETING

JUNE 1, 1993

Meeting called to order.

Minutes were read and adopted. Treasurer's report was given.

Committee reports:

Councilperson gave an update on Bluffton's EMS equipment needs; Councilman Bateman on the Recycling Task Force Committee; Mrs. Minnie Gordon of the Conservation Committee on Bluffton's Land Use Plan discussed the recycling bins, removal of Town's garage, abandoned houses and buildings, and protection of trees.

The police report was given by Chief Richardson. He introduced Jon Admire as the Town's new police officer.

Councilman Bateman made the motion for Carolina Dreamers Car Club to lease one fourth of a room in the Bluffton Municipal Building and to use our meeting room for their meetings. Councilperson Dacus seconded. Vote was unanimous. In lieu of rent, they will make donations to the Town. They also have permission to put up dividers and a door.

After a discussion, Bateman made the motion for first reading for approval of James Frasier's rezoning request. Councilman Mitchell seconded. Vote was unanimous.

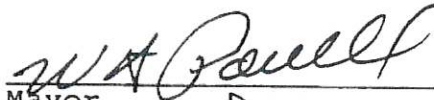
FEMA's Federal Flood Insurance Program was discussed and was decided to proceed with their application.

There were discussions concerning Coastal Council checking our coves; Bluffton's Land Use Plan; S.C. Municipal Association Meeting that will be held on Hilton Head; and a loan for new patrol car and surveillance camera.

Meeting adjourned.

Treasurer's report:

Beginning balance:	\$	3249.20
Amount deposited :		33005.95
Amount paid out :		32504.89
Ending balance :	\$	3750.26


Mayor


Clerk

Attachment 2

BLUFFTON TOWN COUNCIL MEETING

JULY 6, 1993

Meeting called to order.

Minutes were read and adopted with corrections. Treasurer's report was given.

Police report was given by Chief Richardson.

There were no committee reports.

Councilman Bateman made the motion for the final reading of 1993-94 budget. Councilman Mitchell seconded. Vote was unanimous.

Bateman made the motion for the final reading for James Frasier's rezoning request. Councilperson Dacus seconded. Vote was unanimous.

Dacus made the motion for the adoption of the flood damage prevention program Resolution. Councilman Mitchell seconded. Vote was unanimous.

Bateman made the motion to adopt Bluffton Land Use Plan as a guideline. Dacus seconded. Vote was unanimous.

Autie Kelley from Beaufort-Jasper Water & Sewer Authority gave an update on Bluffton's sewer project.

After Lewis Hammett discussed Calvin Crosby wanting to operate a mobile Bar B Que business, Bateman made the motion to approve the business license with location as described for 90 days that is renewable. Mitchell seconded. Vote was unanimous.

Meeting adjourned AT 8:25.

Treasurer's report as of 6/30/93:

Beginning balance:	\$	3,750.26
Amount deposited :		47,278.71
Amount paid out :		47,589.55
Ending balance :		3,439.42

W. D. Powell
Mayor

Sandra Lunsford
Clerk

1993

LOCAL

Rezoning OK'd for Fraser restaurant

BY NORMA VAN AMBERG
Beaufort staff writer

BLUFFTON — The James C. Fraser family will be able to reopen its former restaurant on Goethe Road, after all.

Members of the Beaufort County Planning Board voted 6-3 Monday to approve rezoning about 1.8 acres of land on Goethe Road from general residential to a classification that would permit the restaurant.

The planning staff had recommended approving the change requested by James C. Fraser, owner of about an acre of land on the west side of Goethe Road. But members of the Southern Beaufort Sub-committee voted 3-0 on March 11 to deny it

following a public hearing.

The re-classification to a "mixed use II" category includes the Fraser's 1,600-foot building and the site of the former M.C. Riley Elementary School across the street.

Roy and Ann Bickel of Hildebrand Street, whose property backs up to the Fraser building, expressed concern about noise, lights and traffic that might result if the business became a nightclub instead of a restaurant.

Beaufort County planner Michael Behrendt said Tuesday a majority of the board members agreed with the staff recommendation that the owner had a "sizeable investment" in the building and

equipment inside. The resulting hardship to the public, "if any," would be smaller than the hardship imposed on the owner, they reasoned.

Fraser said Tuesday that his son Ronnie Fraser, a chef who works at Plantation Deli on Hilton Head Island, and other members of the family hope to reopen the restaurant in July or August after putting on a new roof and making other repairs.

They plan to specialize in take-out orders of fried chicken, barbecue and shrimp dinners. There also will be about 20 seats in the "Kitty Cook Shop," named for Fraser's late wife, Catherine Fraser, a former cook for the old McCracken High School and later Riley Elementary

"I closed the restaurant after my wife got sick and I had to take care of her," Fraser said.

Fraser said he is on full disability after losing a leg as a dock worker in Savannah and wants to reopen the family business. The Frasers closed the restaurant around 1969 but used the building for their own use.

When the Town of Bluffton enacted zoning in 1981 the property was zoned for residential use.

In voting for their recommendation to deny a change, members of the subcommittee expressed concern about "spot zoning" and the possibility of setting a precedence that could start a "domino effect" in the area.

Attachment 2

Approved by: MPV

Date: 6-20-06

File: NA

Date Received: 10-20-06

HOME OCCUPATION APPLICATION

Town of Bluffton

Applicant: Name: <u>Anna Chelidopoulos</u> Telephone: <u>252-746-1111</u> Fax: _____ Mailing Address: <u>111 N. 1st St.</u> Signature: <u>Anna Chelidopoulos</u>	Property Owner: Name: <u>Anna Chelidopoulos</u> Telephone: _____ Fax: _____ Mailing Address: _____ Signature: _____
---	--

Description of Property under consideration: Street Address: <u>111 N. 1st St.</u> Zoning: <u>CU-1</u> County Tax Map No: _____	Preservation District? ___ Conservation District? ___ Highway Corridor Overlay District? ___ River Protection Overlay District? ___ <u>NA</u>
---	---

Please submit the following to complete your application.

1. A signed statement demonstrating how your request meets the following criteria for granting a HOME OCCUPATION.
2. There is no exterior evidence of the home occupation, with the exception of the provision of up to one (1) parking space for clients.
3. This parking space is sufficient to handle any home occupation-related parking needs;
4. There are no full-time associates or employees who are not members of the household;
5. No signs associated with the home occupation are displayed.
6. The home occupation does not constitute a nuisance.
7. A filing fee of \$25.00, made payable to the Town of Bluffton.

TOWN OF BLUFFTON
APPROVED

Attachment 2

TOWN OF BLUFFTON BUILDING PERMIT APPLICATION

FEE: \$ 110.00

FLOOD ZONE C CONTRACT AMOUNT \$ 1500.00 ZONING DISTRICT CR

DISTRICT Bluff MAP 039 PARCEL 000 LOT 0159 BLK _____

Location of Building	STREET <u>190 Coethe Road</u>			COMMUNITY	
	NAME	MAILING ADDRESS	CITY/STATE/ZIP	PHONE	LIC/REG. NOS
OWNER	<u>James C. Foster, Jr.</u>	<u>190 Coethe Road</u>	<u>29910</u>	<u>757-7200</u>	
BUYER					
GEN CONTR					
ARCHITECT					
ENGINEERS					

COST DATA	HVAC (CENTRAL)	HEAT TYPE	INTERIOR FINISH	FLOORS	ELEVATOR
BUILDING \$ _____	<input type="checkbox"/> YES	<input type="checkbox"/> WOOD	<input type="checkbox"/> DRYWALL	<input type="checkbox"/> CARPET	<input checked="" type="checkbox"/> YES
ELECTRIC \$ _____	<input type="checkbox"/> NO	<input type="checkbox"/> COAL	<input type="checkbox"/> PANELING	<input type="checkbox"/> VINYL	<input type="checkbox"/> NO
PLUMBING \$ _____		<input type="checkbox"/> OIL	OTHER _____	<input type="checkbox"/> TILE	
MECH \$ _____		<input type="checkbox"/> SOLAR		OTHER _____	
OTHERS \$ _____		<input type="checkbox"/> ELECTRIC			
TOTAL \$ _____		<input type="checkbox"/> OTHER/GAS			

Permit \$1500.00
Require on two existing structures
SELECTED CHARACTERISTICS OF BUILDING

TYPE OF IMPROVEMENT	PROPOSED USE	OWNERSHIP
<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Private (Individual, Corp, Non-Profit)
<input type="checkbox"/> Addition	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Public (Federal, State, Local Government)
<input type="checkbox"/> Alteration	<input type="checkbox"/> No. of Units _____	
<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Garage (Personal Use)	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Carport	
<input type="checkbox"/> Moving	<input type="checkbox"/> Storage (Personal Use)	
<input type="checkbox"/> Foundation	<input type="checkbox"/> Assembly _____	
	<input type="checkbox"/> Storage _____	
	<input type="checkbox"/> Mercantile _____	
	<input type="checkbox"/> Business _____	
	<input type="checkbox"/> Educational _____	
	<input type="checkbox"/> Institutional _____	
	<input type="checkbox"/> Hotel/Motel _____	
	<input type="checkbox"/> Other _____	

TYPE OF FRAME	TYPE OF SEWAGE DISPOSAL	DIMENSIONS	PRINCIPAL TYPES OF HEAT
<input checked="" type="checkbox"/> Wood	Sewer	Number of Stories <u>one</u>	<input type="checkbox"/> Electric
<input type="checkbox"/> Masonry	Septic Tank# _____	Number of Bedrooms _____	<input type="checkbox"/> Gas
<input type="checkbox"/> Structural Steel	Installer _____	Number of Bathrooms _____	<input type="checkbox"/> Coal
<input checked="" type="checkbox"/> Concrete	Lic. No _____	Total Heated Square Feet _____	<input type="checkbox"/> Wood
<input type="checkbox"/> Other _____			<input type="checkbox"/> Solar
			<input type="checkbox"/> Other _____

Attachment 2

PLAN INFORMATION REQUIRED	
<ul style="list-style-type: none"> <input type="checkbox"/> Three (3) copies of detailed site plans housing plans. <input type="checkbox"/> Vicinity map showing project location, north arrow, graphic scale, and date. <input type="checkbox"/> Development property boundary lines with bearing and distance (registered surveyor). <input type="checkbox"/> Existing and proposed roads, streets, highways on or adjacent to property, and access to existing roads (Name, Number, and Right of Way Width). <input type="checkbox"/> Existing drainage ditches, canals, watercourses on or adjacent to property. <input type="checkbox"/> Existing building structure and facility uses adjacent to subject property. <input type="checkbox"/> Existing electric, telephone, gas, water, sewer, utility lines, on or adjacent to the property. <input type="checkbox"/> Adjacent property, existing land uses, and property owner's names. <input type="checkbox"/> Narrative describing nature & scope of project. <input type="checkbox"/> Zoning overlay district lines, if applicable. 	<ul style="list-style-type: none"> <input type="checkbox"/> Wetlands boundary determination & certification. <input type="checkbox"/> Tree survey & indication of requested tree removal (registered surveyor). <input type="checkbox"/> Existing and proposed fire hydrant location. <input type="checkbox"/> Clay Graves Approval. <input type="checkbox"/> Proposed open space areas, landscape areas, park, and amenities. <input type="checkbox"/> Topographic survey, drainage plan, calculations, and BMP analysis with written approval by Beaufort County Engineer. <input type="checkbox"/> Water supply & sewage disposal plans. <input type="checkbox"/> Letters of capability & commitment to serve water, sewer underground electric & telephone from the affected agencies. <input type="checkbox"/> Final health department permits or approvals for water and sewer systems. <input type="checkbox"/> OCRM permits and approvals. <input type="checkbox"/> SCDOT Encroachment permit(s).

SPECIALTY CONTRACTORS/SUB CONTRACTORS

Type	Name	Telephone	State License #	Bluffton Business Lic.
1. Plumber				
2. Electrician				
3. HVAC				
4. Vinyl All Siding				
5. Insulation				
6. Roof	Kath Lund	227-8119		
7. Floor Covering				
8. Masonry				
9. Drywall				
10. Carpentry				
11. Wallpaper				
12. Painter				

It is understood and agreed by the undersigned owner, authorized representative, and/or contractor (if applicable) that the approval of this application does not constitute a privilege to violate the Zoning Ordinance, Development Standards Ordinance of the Town of Bluffton, and that any omission of or misrepresentation of fact with or without intention of the undersigned, or any alteration or changes from this application will be responsible for insuring that all permits have been obtained and all required inspections have been made. The owner will be held legally liable for any violations, which may occur with or without their knowledge. The owner shall be allowed to request a Certificate of Occupancy when all previous inspections have been approved.

Owner or Authorized Representative _____

Date Submitted _____

Contractor _____

Date Submitted _____

Received By: [Signature]

 Town Official

Date Approved October 23, 2007

This permit is to repair the roof of structures using ~~exact same~~ materials as existing.

\$ **Attachment 29**, 19 **92** FILE NO. **007-14553-7**

RECEIVED OF **Kittys Snack Shop**

ADDRESS **Goethe Rd Bluffton SC 29910**

THE SUM OF **Fifty and $\frac{20}{100}$** DOLLARS

FOR **Retail Lic.** COUNTY OF **07**

I hereby certify that the above amount was this day paid to a representative of the South Carolina Tax Commission and the original of this receipt left with me.

Period _____, 19 _____

SOUTH CAROLINA TAX COMMISSION

Ronnie C. Fraser
(Taxpayer)

By **Wm. E. Helms**

(Title if not an individual)

(Employee Identification No.)

C-134 (Rev. 1/90) 6014

Taxpayer Copy

- Income
- Property
- Withholding
- Sales
- Corporation
- Estate & Gift
- License
- C.O.D.
- Receivables
- Other

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION

RETAIL LICENSE

THIS LICENSE IS NEITHER TRANSFERABLE NOR ASSIGNABLE BEFORE POSTING READ INSTRUCTIONS ON REVERSE

THIS LICENSE MUST BE PUBLICLY DISPLAYED AS PROVIDED BY LAW

LICENSE NUMBER		TRADE NAME AND MAILING ADDRESS
CO	SERIAL	
007	145537	KITTYS SNACK BAR P O BOX 189 RIDGELAND SC 29936
MULTIPLE NUMBER		OWNER NAME AND BUSINESS LOCATION
5812	121592	FRASER RONNIE C GOETHE RD BLUFFTON SC 29910
257944715		

THIS LICENSE IS VALID FOR ABOVE LOCATION ONLY. CHANGE OF LOCATION OR OWNERSHIP REQUIRES NEW LICENSE

EACH PLACE OF BUSINESS MUST BE LICENSED SEPARATELY

FORM ST 1 (Rev. 4/90) 5000
 IND →
 EFFECT DATE →



Attachment 2

TOWN OF BLUFFTON South Carolina

Business License

Be it known that Ronnie Fraser (Kitty's Snack Shop)
has made application to the town of Bluffton for a business license to operate a Restaurant

within the Town of Bluffton and that the above applicant meets the qualifications as described under ordinance of the Town of Bluffton, Bluffton, SC.

This license may be revoked under Sec. 9-26 Code of Ordinance, Town of Bluffton, at any time in the judgement of the town council.

This license must be posted conspicuously at all times for inspection.

Fee \$ 50.00

Expires December 31st, 1996

Issued 11/29, 1996

FORM NO. 654		
RECEIPT		
Date	<u>11/29 1996</u> No. 74801	
Received From	<u>Ronnie Fraser (Kitty's</u>	
Address	<u>Snack Shop)</u>	
	Dollars <u>(\$50.00)</u>	
For	<u>Business license</u>	
How Paid	Balance Due	By
<u>Cash</u>	<u>-0-</u>	<u>S. Luceford</u>