

# Attachment 1



## TOWN OF BLUFFTON ZONING MAP/TEXT AMENDMENT APPLICATION

ATTACHMENT 2  
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:	James C. Fraser Jr.	Name:	James C. Fraser Jr.
Phone:	843-304-9073	Phone:	843-304-9073
Mailing Address:	194 Goethe Rd	Mailing Address:	194 Goethe Rd
E-mail:	KittysCookShop@yahoo.com	E-mail:	KittysCookShop@yahoo.com
Town Business License # (if applicable):			
Project Information			
Project Name:	Kittys Cook Shop	Acreage:	1.8
Project Location:	194 Goethe Rd	Comprehensive Plan Amendment	Yes No
Existing Zoning:	Residential	Proposed Zoning:	
Type of Amendment:	<input type="checkbox"/> Text <input type="checkbox"/> Map <input checked="" type="checkbox"/> Zoning Map Amendment	Town of Bluffton	
Tax Map Number(s):	R610 039 000 0159 0000 R610 039 0744 0000	SEP 27 2021 Planning & Growth Mgmt	
Project Description:			
Minimum Requirements for Submittal			
<input type="checkbox"/> 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property. <input type="checkbox"/> 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>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.</b>			
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>James C. Fraser Jr.</i>	Date:	9/27/21
Applicant Signature:	<i>James C. Fraser Jr.</i>	Date:	9/27/21
<b>For Office Use</b>			
Application Number:	zone-09-21-015896	Date Received:	9/28/21
Received By:	<i>L. Brink</i>	Date Approved:	



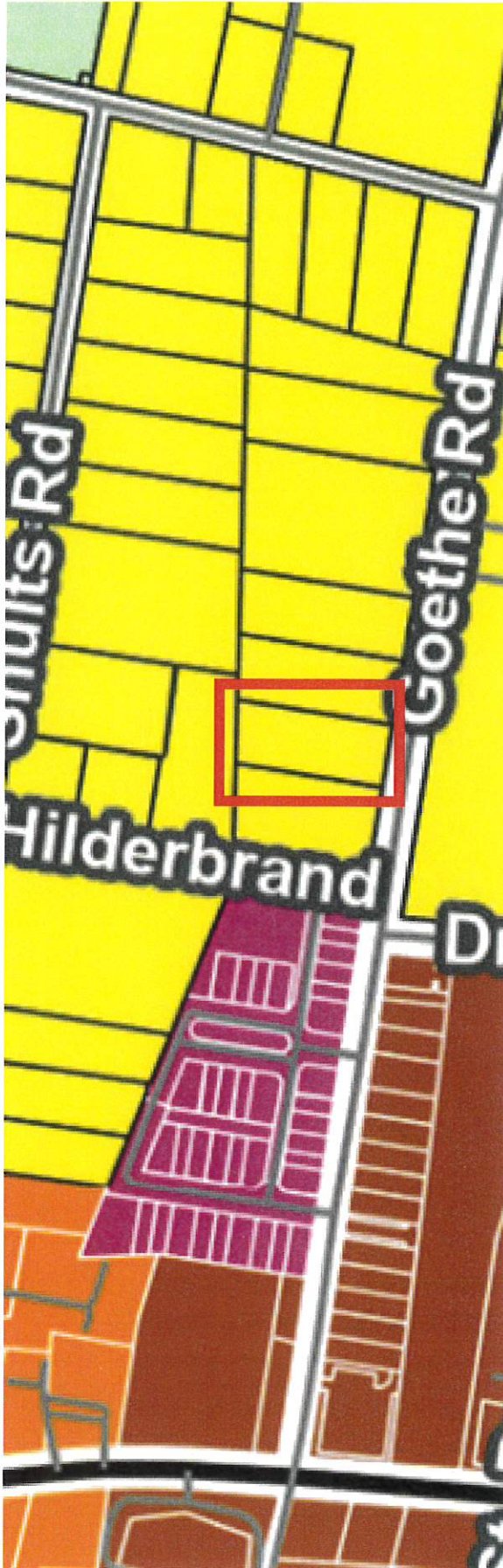
## TOWN OF BLUFFTON ZONING MAP/TEXT AMENDMENT APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. Compliance with these procedures will minimize delays and assure expeditious application review.


<b>Step 1. Pre-Application Meeting</b>	<b>Applicant &amp; Staff</b>
Prior to the filing of a Zoning Map Amendment Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
<b>Step 2. Application Check-In Meeting</b>	<b>Applicant &amp; Staff</b>
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Zoning Map Amendment Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
<b>Step 3. Review by UDO Administrator</b>	<b>Staff</b>
If the UDO Administrator determines that the Zoning Map Amendment Application is complete, it shall be placed on the next available Planning Commission (PC) Meeting agenda.	
<b>Step 4. Planning Commission Workshop</b>	<b>Applicant, Staff &amp; Planning Commission</b>
The PC shall hold a Public Workshop to provide the public with information and a forum to review the preliminary application.	
<b>Step 5. Planning Commission Meeting &amp; Planning Commission Public Hearing</b>	<b>Applicant, Staff &amp; Planning Commission</b>
The PC shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. The PC may recommend that Town Council approve, approve with conditions, or deny the application.	
<b>Step 6. Town Council Meeting- 1<sup>st</sup> Reading</b>	<b>Applicant, Staff &amp; Town Council</b>
Town Council shall review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 1 <sup>st</sup> Reading.	
<b>Step 7. Town Council Meeting- 2<sup>nd</sup> and Final Reading &amp; Public Hearing</b>	<b>Applicant, Staff &amp; Town Council</b>
Town Council shall hold a Public Hearing and review the Zoning Map Amendment Application for compliance with the criteria and provisions in the UDO. Town Council may approve, approve with conditions, table, or deny the application at 2 <sup>nd</sup> and Final Reading.	
<b>Step 8. Zoning Map Amendment Approval</b>	<b>Staff</b>
If Town Council approves the Zoning Map Amendment Application, the UDO Administrator shall issue an approval letter to the Applicant.	

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ATTACHMENT 3

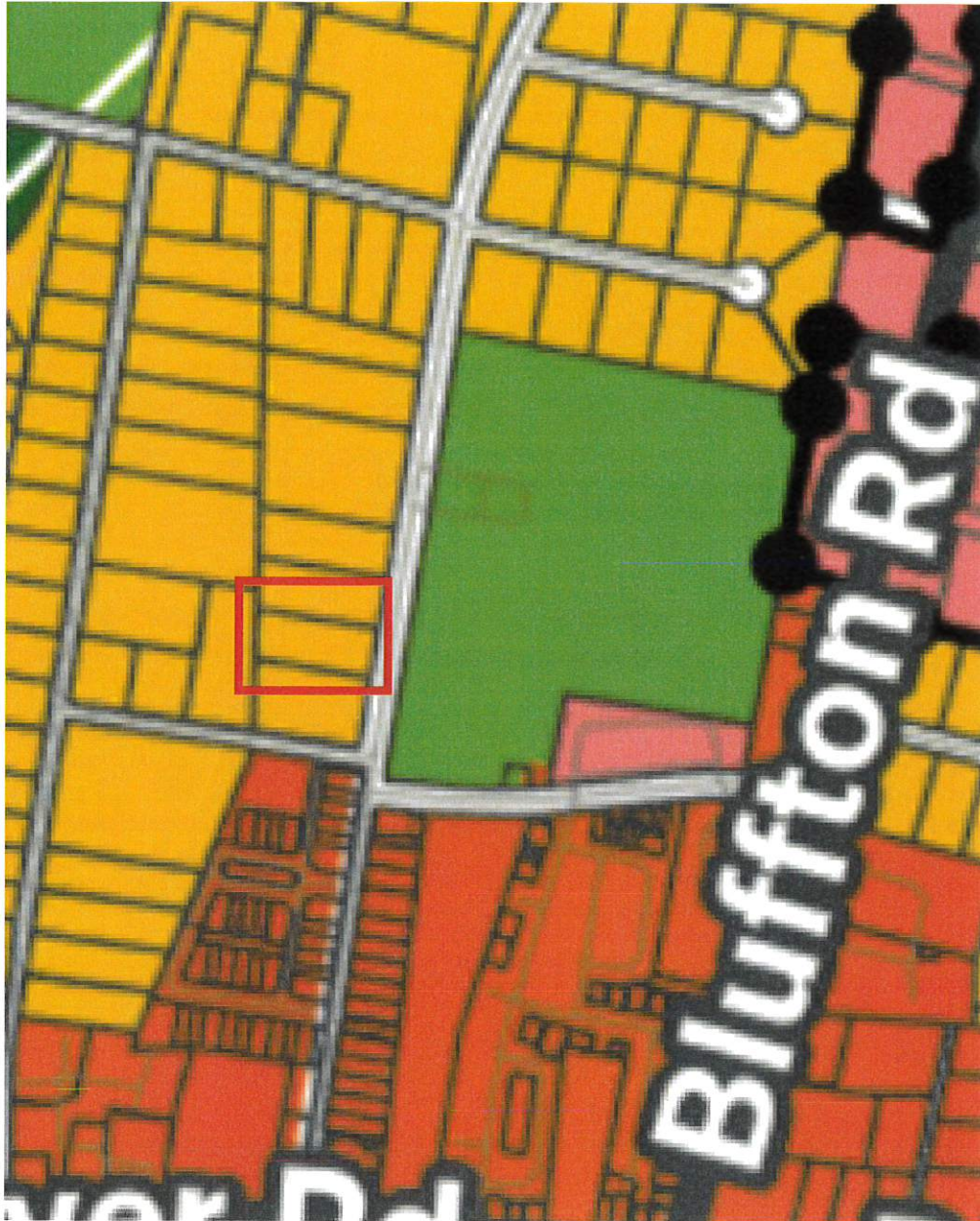


## ZONING DISTRICT

-  Preserve
-  Agriculture
-  Rural Mixed Use
-  Residential General
-  Neighborhood Core
-  General Mixed Use
-  Light Industrial
-  Riverfront Edge-HD
-  Neighborhood Conservation-HD
-  Neighborhood General-HD
-  Neighborhood Center-HD
-  Neighborhood Core-HD
-  Planned Unit Development

# Attachment 1

ATTACHMENT 4





**Table 4.3 Uses by District**

	Preserve (PR)	Agricultural (AG)	Rural Mixed Use (RMU)	Residential General (RG)	Neighborhood Core (NC)	General Mixed Use (GM)	Light Industrial (LI)	Riverfront Edge Historic District (RV-HD)	Neighborhood Conservation Historic District (NCV-HD)	Neighborhood General Historic District (NG-HD)	Neighborhood Center Historic District (NCE-HD)	Neighborhood Core Historic District (NC-HD)
<b>Residential</b>												
Single-family Detached	-	P	P	P	P	P	P	P	P	P	P	P
Single-family Attached	-	-	P	P	P	P	P	-	-	P	P	P
Multi-Family	-	-	-	-	P	P	P	-	-	-	P	P
Accessory Dwelling Unit	-	C	C	C	C	C	C	C	C	C	C	C
<b>Agriculture/Conservation</b>												
Agricultural Use and Structures	P	P	P	P	P	P	P	P	P	P	P	P
Animal Hospital, Veterinary Clinic, Kennel	-	-	SE	-	SE	SE	SE	-	-	-	-	SE
Horse Riding School, Horse Training Facility and/or Commercial Stables	-	P	P	-	-	P	P	-	-	-	-	-
Seafood/Shellfish Packaging/Processing	-	-	-	-	-	SE	P	SE	-	-	-	-
<b>Commercial Services</b>												
Outdoor Sales	-	C	C	-	C	C	C	-	C	C	C	C
Retail Businesses	-	-	P	-	P	P	P	-	C	C	C	C
Personal Service Establishments	-	-	P	-	P	P	P	-	P	P	P	P
Restaurant	-	-	C	-	C	C	C	-	-	C	C	C
Motor Vehicle Sales and Service	-	-	-	-	-	P	P	-	-	-	-	-
Fueling/Service Station including fuel pumps/Convenience Store	-	-	C	-	C	P	P	-	-	C	-	C
Car Wash	-	-	C	-	C	P	P	-	-	C	-	C
Tattoo/Body Art Parlor	-	-	-	-	-	P	P	-	-	-	-	-
Adult Oriented Business	-	-	-	-	-	SE	SE	-	-	-	-	-
Low Speed Recreational Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	C

- 1 Introduction
- 2 Administration
- 3 Application Process
- 4 Zoning Districts
- 5 Design Standards
- 6 Sustainable Development Incentives
- 7 Nonconformities
- 8 Penalties & Enforcement
- 9 Definitions & Interpretation





1 Introduction

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<b>Lodging</b>												
Short-term rental	-	C	C	C	C	C	-	C	C	C	C	C
Homestay Rental (1-bedroom)	-	P	P	P	P	P	-	P	P	P	P	P
Bed and Breakfast (2-5 bedrooms)	-	P	P	P	P	P	-	P	P	P	P	P
Inns (6-12 bedrooms)	-	-	P	-	P	P	-	-	P	P	P	P
Hotel (13 or more bedrooms)	-	-	-	-	-	P	P	-	-	-	-	P
<b>Office</b>												
Home Occupation	-	P	P	P	P	P	P	P	P	P	P	P
Professional Offices	-	-	P	-	P	P	P	-	P	P	P	P
<b>Health/Human Care</b>												
Family Day Care Home (6 or less children)	-	P	P	P	P	P	P	P	P	P	P	P
Group Day Care Home (7 to 12 children)	-	P	P	P	P	P	P	-	-	P	P	P
Child Care Center (13 or more children)	-	P	P	P	P	P	P	-	-	P	P	P
Hospitals	-	-	-	-	-	P	P	-	-	-	-	-
Medical Offices and Clinics	-	-	P	-	P	P	P	-	-	P	P	P
Nursing Homes and Long-term Care	-	P	P	-	P	P	P	-	-	P	P	P
<b>Recreation/Entertainment</b>												
Campgrounds and Recreational Vehicle Parks	P	P	-	-	-	-	-	-	-	-	-	-
Golf Course	-	P	-	P	-	P	P	-	-	-	-	-
Recreation Facility	C	C	C	-	C	C	C	-	-	-	C	C
Theaters and Auditoriums	-	-	-	-	P	P	-	-	-	-	P	P





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<b>Civic/Institutional</b>												
Cemetery	-	P	P	P	P	P	P	-	-	P	P	P
Club, Lodge, Union Hall, or Social Center	-	-	P	-	P	P	P	-	-	P	P	P
Conference or Exhibition Center	-	-	-	-	P	P	P	-	-	-	-	P
Government Building	P	P	P	P	P	P	P	P	P	P	P	P
Parks	P	P	P	P	P	P	P	P	P	P	P	P
Museum	P	P	P	P	P	P	-	P	P	P	P	P
Religious Assembly	-	P	P	P	P	P	P	P	P	P	P	P
School	-	P	P	P	P	P	P	P	P	P	P	P
Utilities	P	P	P	P	P	P	P	P	P	P	P	P
<b>Industrial</b>												
Artisan Workshop	-	P	P	-	P	P	P	-	P	P	P	P
Concrete and Asphalt Plants	-	-	-	-	-	-	SE	-	-	-	-	-
Contractor's Office	-	-	C	-	C	C	C	-	-	C	-	-
Junk and Salvage Operations	-	-	-	-	-	-	C	-	-	-	-	-
Light Assembly/Fabrication	-	-	-	-	-	C	P	-	-	-	-	P
Manufacturing	-	-	-	-	-	-	C	-	-	-	-	-
Manufacturing Storefront	-	-	C	-	C	C	C	-	-	-	C	C
Manufacturing Storehouse	-	-	-	-	C	C	C	-	-	-	-	C
Research and Laboratory	-	C	C	-	P	P	P	-	-	-	P	P
Solid Waste Transfer Facility/ Recycling Center	-	-	-	-	-	-	C	-	-	-	-	-
Telecommunication Towers	-	C	C	C	C	C	C	-	-	-	-	-
Warehouse or Distribution Operation	-	-	-	-	-	-	P	-	-	-	-	-
<b>Other</b>												
Public and Private Parking Structures and Stand Alone Parking Lots	-	-	-	-	-	-	-	-	-	-	P	P

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