



Planning Commission Meeting

Wednesday, December 18, 2024 at 6:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

This meeting can be viewed live on [BCTV](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. ADOPTION OF MINUTES

- [1.](#) November 20, 2024 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- [1.](#) **Pickup USA Fitness Club (Development Plan Application):** A request by Brad Buss of Ward Edwards Inc., on behalf of Eric Zwilsky of 1 Corinthians, LLC, for approval of a Preliminary Development Plan. The project consists of a 15,400 SF basketball-focused fitness facility with associated access, parking, utilities and stormwater infrastructure. The property is zoned General Mixed Use (GMU) and consists of approximately 6.0 acres identified by tax map numbers R610 031 000 0212 0000 and R610 031 000 0173 0000. (DP-10-24-019391) (Staff - Dan Frazier)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 22, 2025

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Planning Commission Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

November 20, 2024

I. CALL TO ORDER

Chairwoman Denmark called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairwoman Amanda Jackson Denmark
Vice Chairman Charlie Wetmore
Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Lydia DePauw
Commissioner Jim Flynn

ABSENT

Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. October 23, 2024 Minutes

Vice Chairman Wetmore made the motion to adopt the minutes as written.

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock,
Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- Venture at Okatie Bluff (Certificate of Appropriateness-Highway Corridor Overlay District):** A request by Witmer Jones Keefer, on behalf of Parcel 8A, LLC for approval of a COFA-HCO for the architecture, landscaping and lighting for an apartment complex to include six (6) multi-family residential buildings with approximately 150 dwelling units, four (4) garage buildings, a clubhouse, amenities and associated infrastructure. The subject property consists of approximately 22.0 acres identified as Parcel R610 028 000 5419 0000, located approximately at the northeast corner of the intersection of SC Highway 170 and Gibbet Road, zoned Buckwalter PUD within the Parcel B-1 Master Plan of the Buckwalter Planned Unit Development. (COFA-09-24-019322) (Staff – Charlotte Moore)

Staff presented. The applicant was present. The Commission expressed concerns with materials being used and how wide the Board & Batten made the buildings look. The commissioners discussed the roof plans and the inconsistencies seen in the roof pitches, along

with the use of dormers where not needed. There was discussion regarding the size of the parapets being used to cover the air conditioning units located on the roof. Vice Chairman Wetmore emphasized the importance of not having the AC units visible. Comments were made regarding the placement of the electrical panels and the need for a feature to cover it while looking intentional. Discussion was had about the use of faux Bahama Shutters and how they can be used on the side elevation to present as the front of the building from HWY -170. Commissioners DePauw expressed the need for all elevations to be submitted.

Vice Chairman Wetmore made the motion to approve the application with the following conditions:

1. Confirm that rooftop mechanical equipment will not extend beyond the parapet and acknowledge that should such equipment be installed during construction and be visible, it will result in failure of HCOD inspections and potentially halt construction until corrected. The side elevations of the parapet shall be provided.
2. Confirm the correct name of the development.
3. For the board and batten cladding, battens shall be a maximum of 16 inches on-center.
4. Remove or revise dormers.
5. Revise 3:12 roof pitches to 4:12 or greater (except for crickets).
6. Meter banks on elevations facing Hwy 17 must be relocated or appropriately screened with an architectural element.
7. On Buildings 3 and 5, the Hwy 170 elevations must appear as front-facing elevations. If Bahama shutters are to be used, they should be steeper and longer to conceal the false panels underneath. This treatment must be consistent on all buildings.
8. For Garages 2 and 4, the Hwy 170 side elevations must appear as front-facing.
9. With the revision, provide all elevations for each building or, where applicable, note identical elevations that are the same (not similar).
10. All comments must be addressed, and a Final Development Plan must be approved prior to issuance of the Certificate of Appropriateness-HCO. Staff shall consult with appointed planning commissioners to confirm that revisions comply with the Planning Commission's direction.
11. The Planning Commission determined that the use of LED lights as a substitute for those permitted by Sec. 4.24.3.C.2(a)(ii) is acceptable.

Seconded by Commissioner Brock.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

2. Adoption of 2025 Planning Commission Meeting Dates: (Staff - Dan Frazier)

Commissioner Delcore made the motion to approve the meeting dates as submitted.

Seconded by Commissioner Brock.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

3. Adoption of 2025 Development Review Committee Meeting Dates: (Staff - Dan Frazier)

Commissioner Brock made the motion to approve the meeting dates as submitted.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

VII. DISCUSSION

1. Discussion of Amendments to the Town of Bluffton's Southern Lowcountry Stormwater Design Manual and Post-Construction Stormwater Ordinance: (Staff - Andrea Moreno)

Staff presented the amendments to the Town of Bluffton's Southern Lowcountry Stormwater Design Manual and Post-Construction Stormwater Ordinance.

VIII. ADJOURNMENT

Commissioner Brock made the motion to adjourn.

Seconded by Vice Chairman Wetmore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed. The meeting adjourned at 8:12pm.

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	December 18, 2024
PROJECT:	PickUp USA Fitness Club Preliminary Development Plan
APPLICANT:	Brad Buss, Ward Edwards Engineering
PROJECT NUMBER:	DP-10-24-019391
PROJECT MANAGER:	Dan Frazier Planning Manager Department of Growth Management

REQUEST: The Applicant, Brad Buss of Ward Edwards Engineering, on behalf of Eric Swilsky of 1 Corinthians LLC, is requesting approval of a Preliminary Development Plan application. The project consists of a single-story 15,400 square foot basketball focused fitness facility with associated parking and infrastructure (Attachment 1).

INTRODUCTION: The property is zoned General Mixed Use (GMU) and consists of approximately 6.0 acres identified by tax map numbers R610 031 000 0212 0000 and R610 031 000 0173 0000 located on the south side of Plantation Park Drive east of Westbury Park Way. The subject parcel lies within the Westbury Park development, approved for construction by Beaufort County prior to the entire development being annexed into the Town of Bluffton. (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the GMU Zoning District and is subject to the standards set forth in the Town of Bluffton Unified Development Ordinance UDO. Staff comments on the Preliminary Development Plan were reviewed at the November 13, 2024, Development Review Committee meeting (Attachment 3). The Applicant provided a response to comments and revised site plans on November 20, 2024 (Attachment 4).

As reflected in the revised site plan, the proposed development includes a single-story 15,400 SF basketball focused fitness facility and associated parking and infrastructure. There is additional area provided for a future 6,600 sq ft future building expansion to the south. Two proposed access drives will serve the site, one off Westbury Park Way and the other along Plantation Park Drive. The proposed access on Westbury Park Way is aligned with the existing commercial driveway on the opposite side of the street. Building setbacks, wetland buffers, and adjacent use buffers meet the requirements of the UDO.

Proposed parking for the development totals 134 spaces. This equates to 1 space per 165 square feet of building, including the future building expansion. The proposed parking is consistent with the requirements of UDO Section 5.11.3.C. Parking bays will be

constructed of permeable paving materials to reduce stormwater runoff.

Additional submittal items include a Tree and Topographic Survey, Wetland Survey, and Site Photos (Attachment 5). An approval letter from the Westbury Park Commercial Architecture Standards Committee will be required at the time of final development plan submittal.

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.

Finding. The site design is in conformance with the Design Standards set forth in Article 5 of the Unified Development Ordinance.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

Finding. Town Staff finds that the preliminary site plan is in conformance with all applicable plans.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.

Finding. The subject parcel lies within the Westbury Park development, approved for construction by Beaufort County prior to the entire development being annexed into the Town of Bluffton. The site was designed in conformance with the applicable Beaufort County regulations in place at the time of development. There is no additional transportation improvements required.

Finding. The proposed commercial use is located within zoning district "General Mixed Use" and part of the Westbury Park Commercial Center.

4. Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

Finding. Existing water and sewer mains, owned and maintained by BJSWA, are available for the subject property.

Finding. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5.** The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

Finding. The initial phase of the project will include the 15,400 square foot basketball focused fitness facility and associated parking and infrastructure. The 6,600 square foot building expansion to the south will be added in a future phase.

6. **Section 3.10.3.A.6.** The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance are met and recommends that the Planning Commission approve the application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. DRC Comments and Original Site Plans 11 13 24
4. DRC Comments Response and Revised Site Plans 11 20 24
5. Additional Submittal Items (Tree and Topographic Survey, Wetland Survey, and Site Photos)



TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Custodian



Attachment 1

Section VII. Item #1.

20 Bridge Street
Bluffton, SC 29910
(843)706-4522

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Ward Edwards Engineering/Brad Buss		Name: 1 Corinthians LLC/Eric Zwilsky	
Phone: 843-240-2310		Phone: 703-855-4635	
Mailing Address: PO Box 381, Bluffton, SC 29910		Mailing Address: 1 Elliot Pl, Hilton Head, SC 29928	
E-mail: bbuss@wardedwards.com		E-mail: ericzwilsky@gmail.com	
Town Business License # (if applicable):			
Project Information			
Project Name: PickUp USA Fitness Club at Westbury Park	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: 5 & 13 Westbury Park Way	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: General Mixed Use	Acreage: 6.0		
Tax Map Number(s): R610-031-000-0212-0000 and R610-031-000-0173-0000			
Project Description: One commercial building with associated parking and utilities in Westbury Park			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
<input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist.			
<input checked="" 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.			
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: 		Date: 10-10-24	
Applicant Signature: 		Date: 10/9/2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

PRELIMINARY DRC PROJECT NARRATIVE**PICKUP USA BASKETBALL FOCUSED FITNESS CLUB AT WESTBURY PARK**

PROJECT NO. 220144

Owner/Developer: 1 Corinthians LLC (Eric Zwilsky)

Engineer: Ward Edwards Engineering (Brad Buss)

Architect: Court Atkins Architects (James Atkins)

Landscape Architect: Witmer Jones Keefer (Dan Keefer)

Date: October 1, 2024

Properties: R610-031-000-0173-0000, 5 Westbury Park Way, 3.64 acres
R610-031-000-0212-0000, 13 Westbury Park Way, 2.38 acres

Proposed Project

1 Corinthians LLC proposes development of a 15,400 square foot basketball focused fitness facility with associated access, parking, utilities, and stormwater infrastructure. Parking bays will be constructed of permeable paving materials to reduce stormwater runoff, and infiltration-based best management practices will be dispersed throughout the site terminating in a larger reservoir near the wetland outfall point. Space is provided for a future 6,600 sq ft future building expansion to the south.

PickUp USA Fitness is a nationwide chain of basketball-focused fitness clubs. The franchise is known for world-class facilities, unmatched youth and adult basketball programs, and industry-leading level of franchisee support. Nearby franchise locations include Jacksonville, Tampa, and St. Petersburg, Florida.

The proposed land disturbance is approximately 4.5 acres.

Building/Architectural Design

The building footprint will be 110' x 140' and consist of a slab on grade, single sloped pre-engineered metal building with the possibility of future expansion. The building will be single story with three sides consisting of parapet wall framing with likely a combination of brick and cementitious siding and / or stucco, aluminum storefront doors and windows, and metal roofing. The rear elevations will consist of metal building panel, service and rollup doors, gutters and downspouts. The building will have similar architectural characteristics and features to the commercial buildings within Westbury Park. The building construction type will likely be Type IIB, Sprinklered and the program will consist of an entry area, two full size basketball courts, one half

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

size basketball court, weight training area, mezzanine for court viewing, and required support spaces.

Property Description / History

The location of the proposed project is Lots 14B and 16 in the Westbury Park Commercial Park. The developer proposes combining the two properties into a single 6.0-acre parcel: therefore, eliminating the internal property line and shared access easement.

The property is bound to the west by Westbury Park Way and to the north by Plantation Park Drive. Westbury Park residential lots abut the southern boundary, and there is a platted 25' "POA Residential Screen Easement" containing a ten-foot-high landscaped berm. The eastern side of the property contains a 0.88-acre wetland and abuts a wooded common area owned by Plantation Business Park.

The property is undeveloped and wooded with exception of the cleared 150-ft Santee Cooper powerline easement spanning the southern third of the property. It is also crossed by a 25-foot drainage easement containing a 42-inch reinforced concrete pipe. This pipe collects post-development runoff from all 24 lots in Westbury Park Commercial (a.k.a. "Hampton Village") and conveys it to an existing pond in the residential area of Westbury Park.

The "Hampton Village" commercial subdivision was designed by Thomas & Hutton Engineering in 1997. The approved plans included streets, water mains, sewer mains, and master planned stormwater infrastructure.

Natural Resources

This parcel contains 0.88 acres of wetlands on the southeastern border. The wetlands were mapped by Sligh Environmental Consultants in May 2024 and a copy of their wetland opinion letter is enclosed in this application package. No impacts are proposed to the wetlands.

Zoning District

At the time these parcels were originally created (circa 1997), they were part of the Westbury Park PUD in Beaufort County jurisdiction. The properties were since annexed into Town of Bluffton and assigned General Mixed Use (GMU) zoning designation. GMU is defined in the Unified Development Ordinance as "high-intensity, mixed-use development."

Buffers & Setbacks

According to the Town of Bluffton, the following buffers and setbacks pertain to the property:

- Wetland buffer: 25'
- Building setbacks: 10' front / 30' rear / 10' side (Table 5.8.3.B)

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

- **Residential adjacent use buffer:** “no less than half the side and/or rear setback, and not to exceed 50 ft” (Table 5.3.7.B.2.a.). Staff noted in a 09/09/24 email that “PB 137 PG 29 calls for a 25’ POA residential screen easement, which more than accounts for the UDO-required buffer.”

Erosion Control

Erosion control practices for the site will include silt fencing, a construction entrance, inlet protection, dust control measures, and temporary/permanent seeding.

Vehicular Access

There are two proposed entrance drives to the site, one off Westbury Park Way and the other along Plantation Park Drive. The proposed access on Westbury Park Way is aligned with the existing commercial driveway on the opposite side of the street.

Site Parking

Table 5.11.3.C “Parking Spaces” stipulates recreation use shall provide the “number of spaces shown to be necessary and reasonable by data submitted by the Applicant and as approved by the UDO Administrator.” The parking ratios calculated below account for the future building expansion to 22,000 sq ft.

Parking Provided

Paved:	71 spaces (1 per 310 sq ft of building)
Gravel Overflow:	63 spaces
Total:	134 spaces (1 per 165 sq ft of building)

The powerline easement is already cleared, so tree removal is not necessary. All parking and drive aisles within the easement will be constructed of permeable materials at or near existing grade and will be submitted to Santee Cooper for encroachment approval. The facility may occasionally host recreational tournaments which may involve teams playing, waiting, and leaving throughout the day. The overflow gravel spaces are intended to not burden neighboring businesses or residential areas with overflow parking.

Stormwater Management

The parcels are located within the “Hampton Village” master planned stormwater system designed by Thomas & Hutton and approved by Beaufort County in 1997. Stormwater ponds and drainage conveyance were provided for all lots assuming 65% impervious surface and based on Beaufort County regulations in effect at the time (peak rate control for 2- and 25-year storm events).

Stormwater runoff from the proposed development will be directed to infiltration practices such as permeable pavers and bioretention cells before ultimately being conveyed east to a pond near the

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

wetland. This pond will contain an outlet control structure to regulate post-development flows in accordance with requirements of the SOLOCO Stormwater Design Manual. The pond will discharge to the existing 42-inch concrete pipe with supplemental emergency spillway to the wetland. The 42-inch pipe flows to an existing pond in the residential area of Westbury Park, which was designed in 1997 to receive and control the post-development 25-year post-development runoff from the site. On-site measures will be implemented to supplement previous design and provide SOLOCO compliance.

Utilities

An 8-inch existing water main runs along through the southwest parcel and along Westbury Park Way. There is also an existing 8-inch sanitary sewer main along Westbury Park Way. The water and sewer services for the building will both come off the mains along Westbury Park Way. The water and sewer mains will be owned and maintained by BJWSA upon completion of the project.

Maintenance Responsibilities

The owner will be responsible for maintaining the development in accordance with all Town of Bluffton and SCDES requirements and guidelines.

If you have any questions or comments during your review, please do not hesitate to contact me at 843.240.2310 or bbuss@wardedwards.com.

Sincerely,

Ward Edwards Engineering

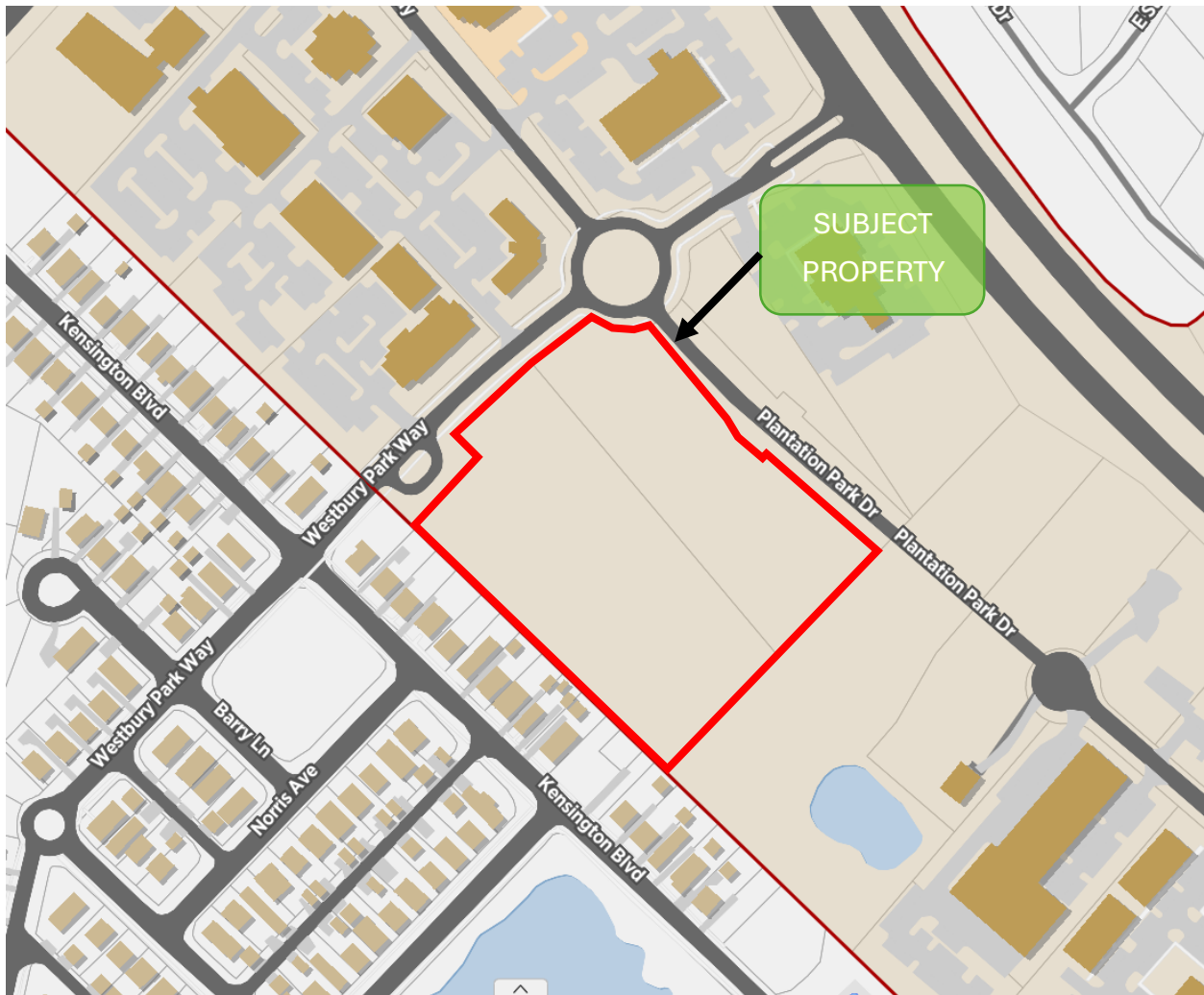


Bradley C. Buss, PE
Lead Engineer

VICINITY MAP

PICKUP USA FITNESS CLUB

DEVELOPMENT PLAN





PLAN REVIEW COMMENTS FOR DP-10-24-019391

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 WESTBURY PARK COMMERCIAL

Plan Type:	Development Plan	Apply Date:	10/10/2024
Plan Status:	Active	Plan Address:	
Case Manager:	Dan Frazier	Plan PIN #:	R610 031 000 0212 0000
Plan Description:	<p>A request by Brad Buss of Ward Edwards Inc., on behalf of Eric Zwilsky of 1 Corinthians, LLC, for approval of Preliminary Development Plan. The project consists of a 15,400 SF basketball-focused fitness facility with associated access, parking, utilities and stormwater infrastructure. The property is zoned General Mixed Use (GMU) and consists of approximately 6.0 acres identified by tax map numbers R610 031 000 0212 0000 and R610 031 000 0173 0000.</p> <p>STATUS: This item will be heard at the November 13, 2024 Development Review Committee meeting.</p>		

Technical Review

Submission #: 1 Received: 10/10/2024 Completed: 11/08/2024

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	11/08/2024	Samantha Crotty	Revisions Required

Comments:

- The site plan shows 2 types of pervious pavement (standard and enhanced). The compliance calculator only shows standard. Clarify which is correct and revise plans or calculator accordingly. NOTE: gravel pervious paving area must use geo-grid and meet SOLOCO requirements for pervious pavement.
- Provide more detail on the inlet located in the permeable pavement enhanced parking area.
- Site plans show the "outfall pond" as a bioretention BMP. Both the stormwater and project narrative states this will be a wet detention pond. Revise label on plans and include pond in compliance calculator.
- The impervious area associated with the "future expansion" must be included in the stormwater calculations.
- Provide proposed contours and spot grades. It currently appears that runoff moving east through the concrete flumes towards the pond will be stopped by the drainage easement berm.
- Clarify whether the existing catch basin (CB) with TOP: 22.15' in the middle of the drainage easement that runs up the middle of the site is indeed a catch basin or a manhole. It has a manhole symbol but is labeled as a catch basin.

Planning Commission Review	11/07/2024	Angie Castrillon	Approved with Conditions
----------------------------	------------	------------------	--------------------------

Comments:

Extend sidewalk from Westbury Parkway to building entrance.

Planning Review - Principal	11/07/2024	Dan Frazier	Approved with Conditions
-----------------------------	------------	-------------	--------------------------

Comments:

- Confirm that the existing berm will remain undisturbed.

Beaufort Jasper Water and Sewer Review	11/08/2024	Matthew Michaels	Approved
--	------------	------------------	----------

Building Safety Review	11/08/2024	Marcus Noe	Approved
------------------------	------------	------------	----------

Fire Department Review	11/08/2024	Dan Wiltse	Approved
------------------------	------------	------------	----------

Planning Review - Address	11/08/2024	Diego Farias	Approved
---------------------------	------------	--------------	----------

Planning Review - Senior	11/08/2024	Dan Frazier	Approved
--------------------------	------------	-------------	----------

Police Department Review	11/08/2024	Bill Bonhag	Approved
--------------------------	------------	-------------	----------

Transportation Department Review	10/10/2024	Mark Maxwell	Approved
----------------------------------	------------	--------------	----------

Comments:

No comments

Plan Review Case Notes:

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Design Team

Wetland Consultant:
Sligh Environmental Consultants
(912) 232-0451

Geotechnical Engineer:
Terracon
(843) 258-7075

Landscape Architect:
Witmer Jones Keefer
(843) 757-7411

Architect:
Court Atkins Group
(843) 815-2557

Land Surveyor:
Surveying Consultants
(843) 815-3304

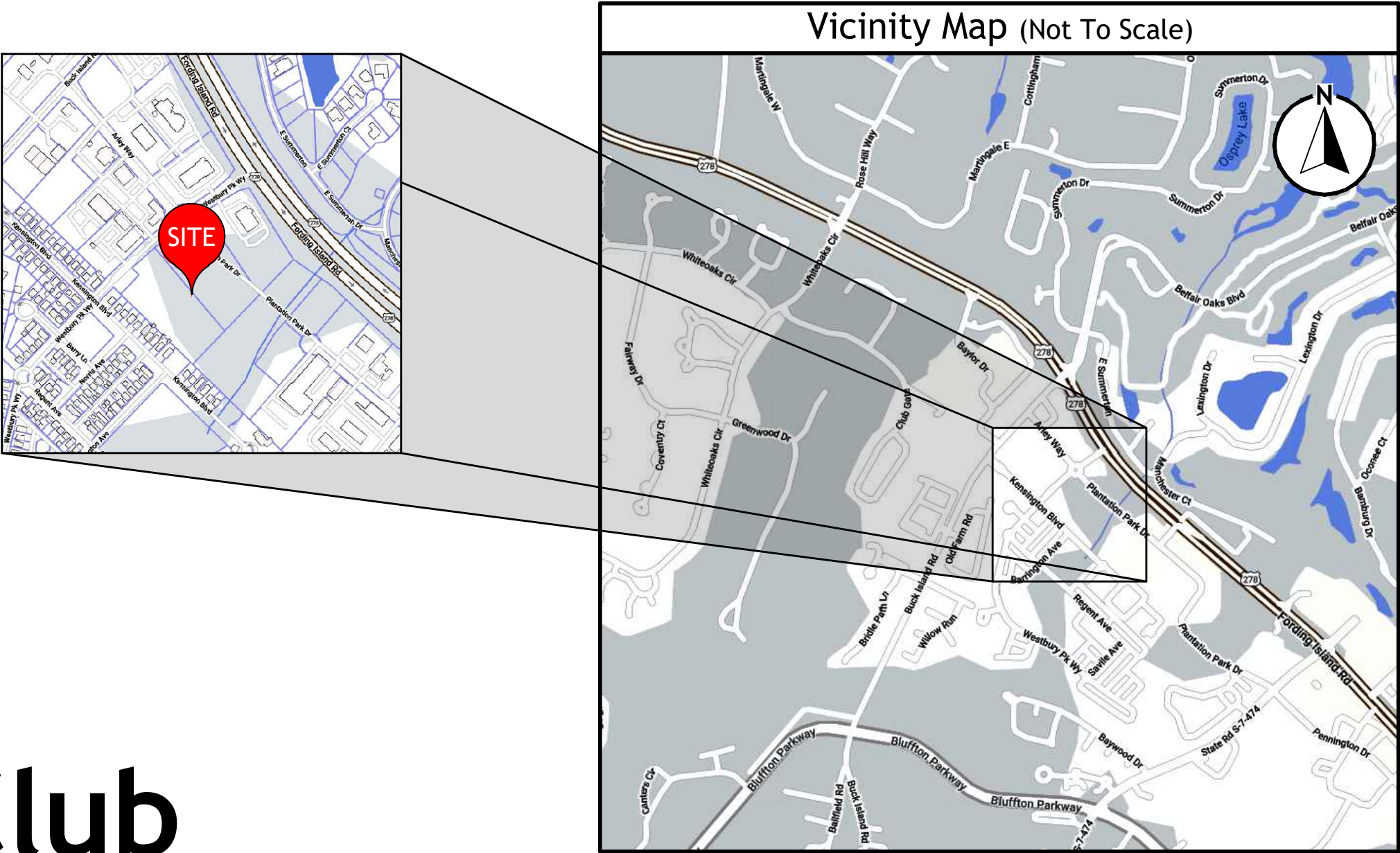
Developer:
Eric Zwitsky
1 Corinthians, LLC
1 Elliot Place
Hilton Head Island, SC 29928

Release Schedule		
Rel #	Description	Date
A.	Released for Permitting	00-00-00

Site Development Plans
for
PickUp USA Fitness Club
at Westbury Park

Usage: Commercial

Bluffton, South Carolina
Tax Map #: R610-031-000-0212-0000
R610-031-000-0173-0000
5 Westbury Park Way
13 Westbury Park Way
GIS coord: N 32° 16' 27.98", W 80° 52' 18.72"



Schedule of Drawings	
Sht No.	Description
C001	Cover Sheet
C101	Existing Conditions Plans
C301	Clearing & Demolition Plans
C401	Site Layout Plans
C601	Drainage Plans



Ward Edwards

ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

Prepared for
1 Corinthians, LLC

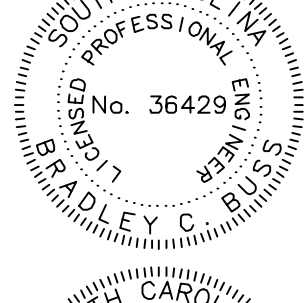
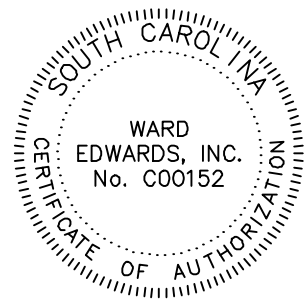
Cover Sheet

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	10/09/24
Designed by:	APC
Checked by:	BCB

Not to Scale

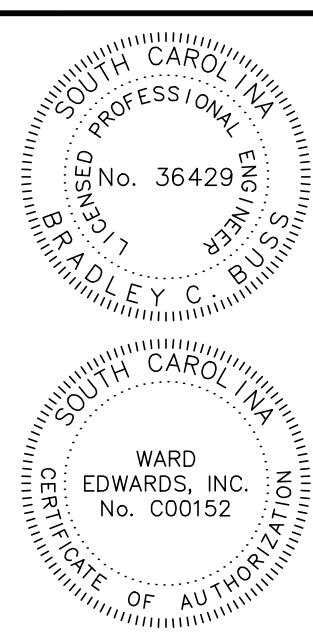
C001

Attachment 2
Section VII, Item #1.



Permit Set - NOT FOR CONSTRUCTION

PickUp USA Fitness Club at Westbury Park
BJWSA Project #: 2024-XXX



No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		



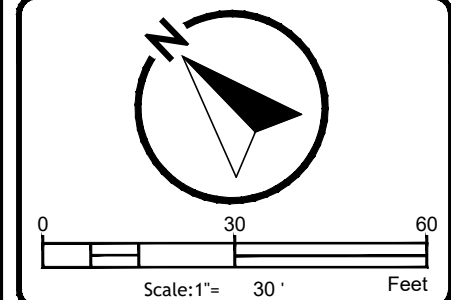
**Ward
Edwards**
ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

<p>PickUp USA Fitness Club at Westbury Park Town of Bluffton, South Carolina</p>
<p>Prepared for 1 Corinthians, LLC</p>
<p>Existing Conditions Plan</p>

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	10/09/24
Designed by:	APC
Checked by:	BCB



C101



THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Clearing / Demolition Legend	
Demolition	
Milling	
Tree to be Removed	
Tree Protection	

WARD
EDWARDS, INC.
No. 000152
SOUTH CAROLINA
REGISTERED PROFESSIONAL
ENGINEER

WARD
EDWARDS, INC.
No. 000152
SOUTH CAROLINA
REGISTERED PROFESSIONAL
ENGINEER

No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		

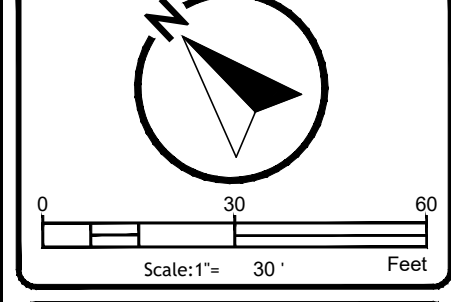
Ward Edwards
ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

Prepared for
1 Corinthians, LLC

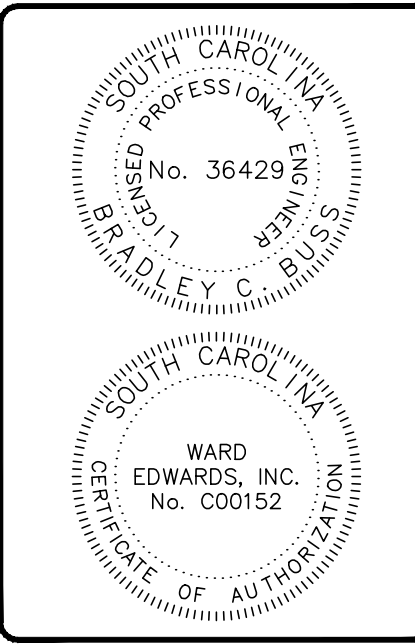
Clearing & Demolition Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	10/09/24
Designed by:	APC
Checked by:	BCB



Permit Set - NOT FOR CONSTRUCTION

Permit Set - NOT FOR CONSTRUCTION



No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		

Ward Edwards
ENGINEERING

119C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910

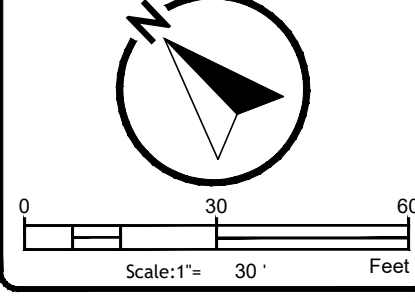
(843) 837-5250
www.WardEdwards.com

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

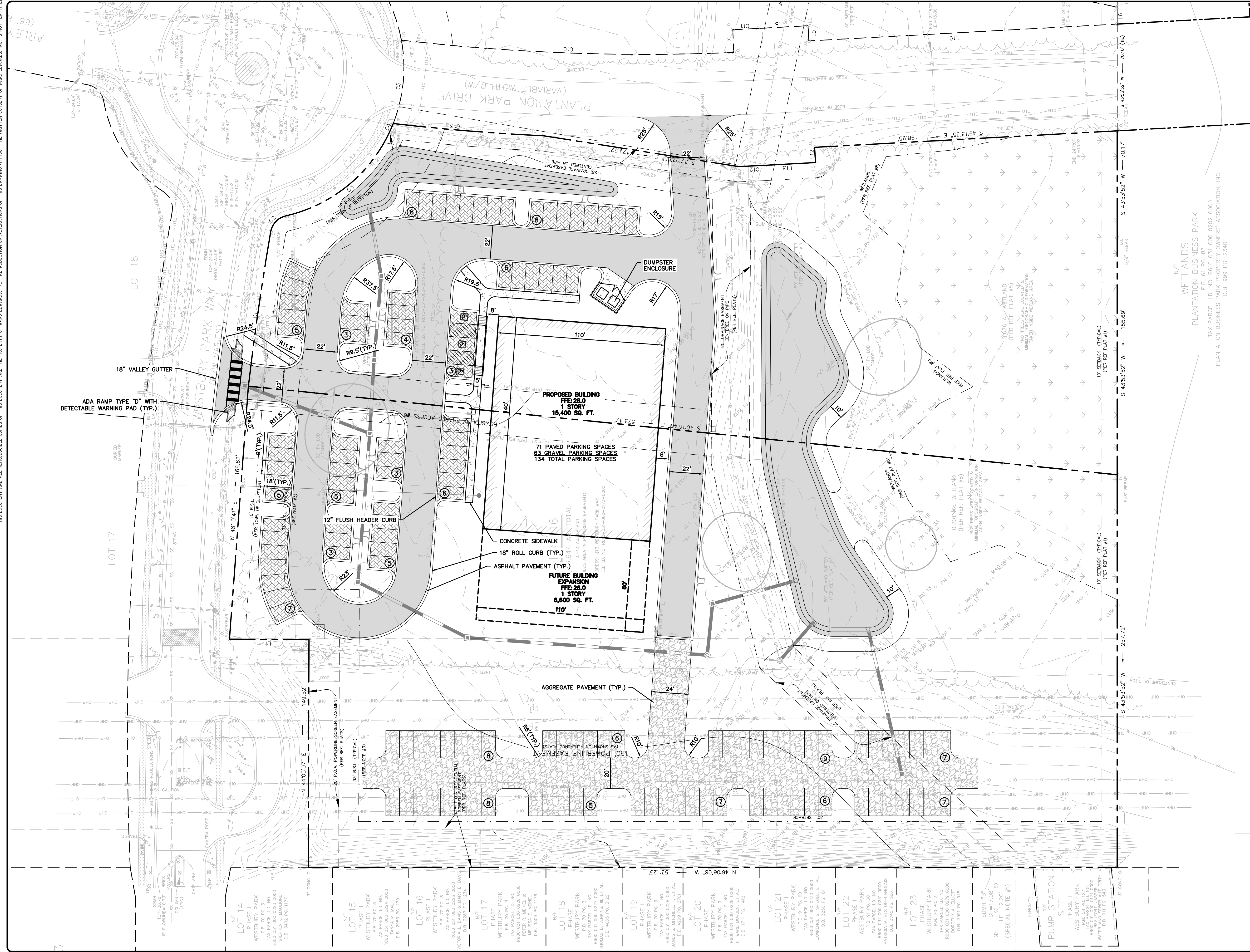
Prepared for
1 Corinthians, LLC

Site Layout Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	10/09/24
Designed by:	APC
Checked by:	BCB



C401

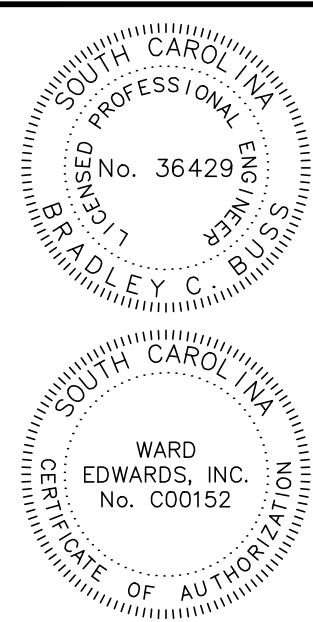


Surface Coverage:
Max impervious allowed: 75 %
Min open space required: 20%
Existing impervious: 534 sq. ft. (00.2%)
Proposed impervious: 98,884 sq. ft. (37.7%)
Open space provided: 125165.2 sq. ft. (47.7%)
Wetlands/nat. resource: 38,182 sq. ft. (14.6%)

Site Area:
Total: 6.02 acres
Disturbed: 4.25 acres

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.

Permit Set - NOT FOR CONSTRUCTION



No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		

**Ward Edwards**
ENGINEERING

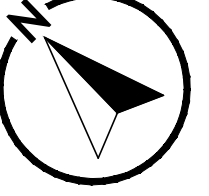
119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

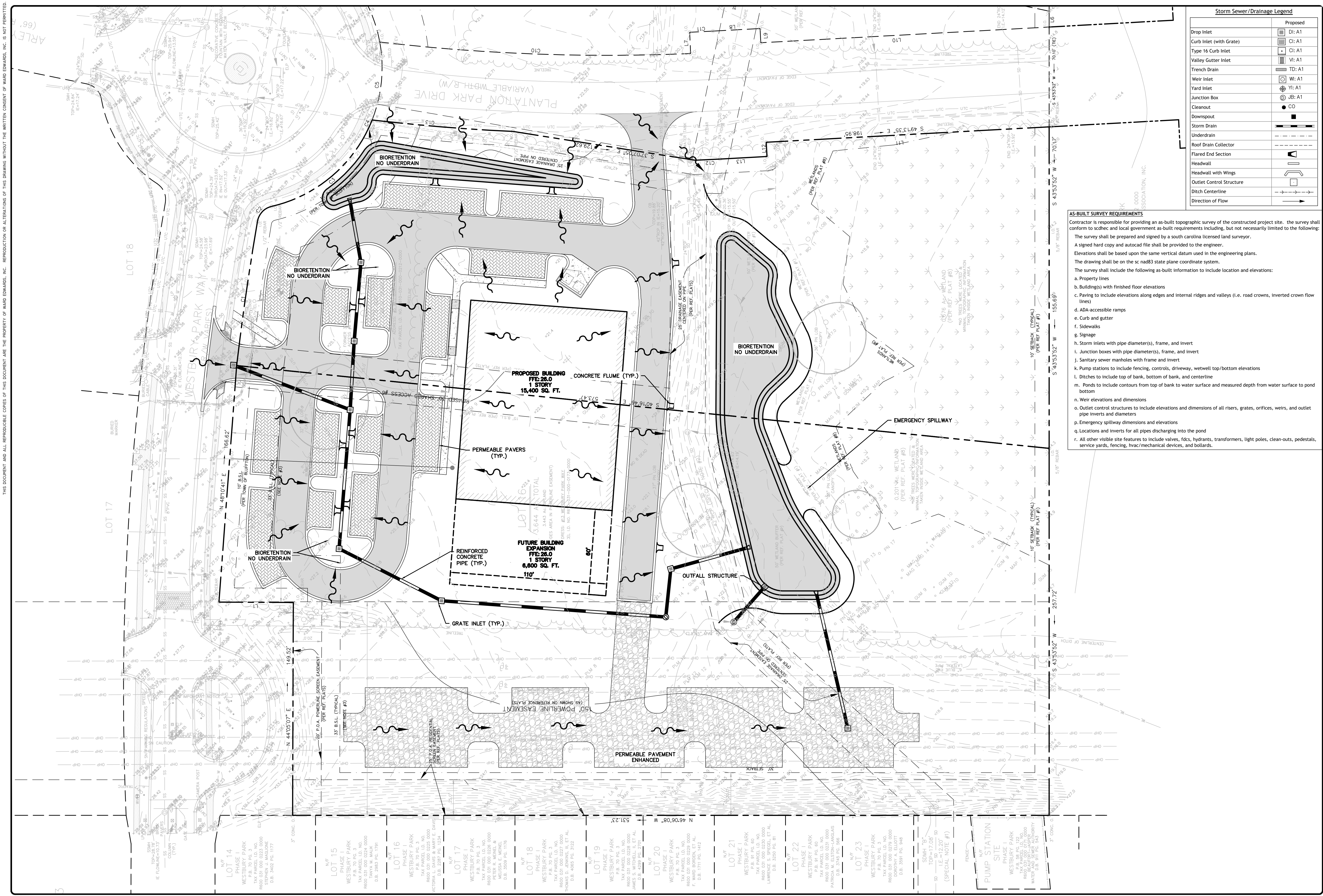
Prepared for
1 Corinthians, LLC

Drainage Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	10/09/24
Designed by:	APC
Checked by:	BCB


Scale: 1"= 30' Feet

C601



Storm Sewer/Drainage Legend	
	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

AS-BUILT SURVEY REQUIREMENTS

Contractor is responsible for providing an as-built topographic survey of the constructed project site. The survey shall conform to scdhc and local government as-built requirements including, but not necessarily limited to the following:

The survey shall be prepared and signed by a South Carolina licensed land surveyor.

A signed hard copy and autocad file shall be provided to the engineer.

Elevations shall be based upon the same vertical datum used in the engineering plans.

The drawing shall be on the SC NAD83 state plane coordinate system.

The survey shall include the following as-built information to include location and elevations:

- Property lines
- Building(s) with finished floor elevations
- Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
- ADA-accessible ramps
- Curb and gutter
- Sidewalks
- Signage
- Storm inlets with pipe diameter(s), frame, and invert
- Junction boxes with pipe diameter(s), frame, and invert
- Sanitary sewer manholes with frame and invert
- Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
- Ditches to include top of bank, bottom of bank, and centerline
- Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
- Weir elevations and dimensions
- Outlet control structures to include elevations and dimensions of all risers, gates, orifices, weirs, and outlet pipe inverts and diameters
- Emergency spillway dimensions and elevations
- Locations and inverts for all pipes discharging into the pond
- All other visible site features to include valves, fdc's, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.

November 20, 2024

Dan Frasier
Town of Bluffton Dept. of Growth Management
20 Bridge Street
Bluffton, SC 29910

Subject: **Town of Bluffton Preliminary DRC DP-10-24-019391**
PickUp USA Fitness Center
Ward Edwards Project Number: 220144

We are in receipt of your Staff Report dated 11/08/2024 for Preliminary DRC review. Enclosed please find our response package addressing the provided comments as follows:

Enclosures:

1. Site Plans
2. Project Narrative
3. Stormwater Narrative and Exhibits

Watershed Management Department

1. The site plan shows 2 types of pervious pavement (standard and enhanced). The compliance calculator only shows standard. Clarify which is correct and revise plans or calculator accordingly. NOTE: gravel pervious paving area must use geo-grid and meet SOLOCO requirements for pervious pavement.
Response: Comment Addressed. All pervious pavement will be enhanced, and the plans and compliance calculator has been revised accordingly. The gravel paving area will be designed to use geo-grid and meet the SOLOCO requirements.
2. Provide more detail on the inlet located in the permeable pavement enhanced parking area.
Response: The inlet located in the enhanced permeable pavement area will be a grate inlet. The inlet has been relocated southeast of the existing drainage easement. The existing topography falls from northwest to southeast. The proposed parking area would drain toward the center and then southeast to the proposed grate inlet. This inlet is intended to capture runoff from the powerline easement area prior to leaving the site.
3. Site plans show the "outfall pond" as a bioretention BMP. Both the stormwater and project narrative states this will be a wet detention pond. Revise label on plans and include pond in compliance calculator.
Response: Comment Addressed. The labels have been revised on the plans and the pond added to the compliance calculator.

4. The impervious area associated with the “future expansion” must be included in the stormwater calculations.

Response: Comment Addressed. A building expansion is no longer a part of the proposed plan.

5. Provide proposed contours and spot grades. It currently appears that runoff moving east through the concrete flumes towards the pond will be stopped by the drainage easement berm.

Response: Comment Addressed, see concept grading sheet within the Stormwater Narrative document. The site will be filled above 24' such that the site's runoff will drain over top of the drainage easement berm. The runoff north of the drainage easement will be conveyed through a pipe to the detention pond. The proposed pipe will pass over top of the existing 42" concrete pipe.

6. Clarify whether the existing catch basin (CB) with TOP: 22.15' in the middle of the drainage easement that runs up the middle of the site is indeed a catch basin or a manhole. It has a manhole symbol but is labeled as a catch basin.

Response: It is our understanding that this structure is a manhole. The existing structure has been relabeled as a storm manhole.

Planning Commission Review

1. Extend sidewalk from Westbury Parkway to building entrance.

Response: Comment Addressed. A 5' sidewalk from the Westbury Parkway entrance to the front of the building has been added. See Sheet C401 for the updated sidewalk.

Planning Review - Principal

1. Confirm that the existing berm will remain undisturbed.

Response: Comment Noted. Existing berm will remain undisturbed, and the site will be built up to drain over top of existing berm.

If you have any questions or comments during your review, please do not hesitate to contact me at (843) 240-2310 or bbuss@wardedwards.com.

Sincerely,

Ward Edwards Engineering



Brad Buss, PE

Project Manager

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Design Team

Wetland Consultant:
Sligh Environmental Consultants
(912) 232-0451

Geotechnical Engineer:
Terracon
(843) 258-7075

Landscape Architect:
Witmer Jones Keefer
(843) 757-7411

Architect:
Court Atkins Group
(843) 815-2557

Land Surveyor:
Surveying Consultants
(843) 815-3304

Developer:
Eric Zwitsky
1 Corinthians, LLC
1 Elliot Place
Hilton Head Island, SC 29928

Site Development Plans
for
PickUp USA Fitness Club
at **Westbury Park**

Usage: Commercial

Bluffton, South Carolina

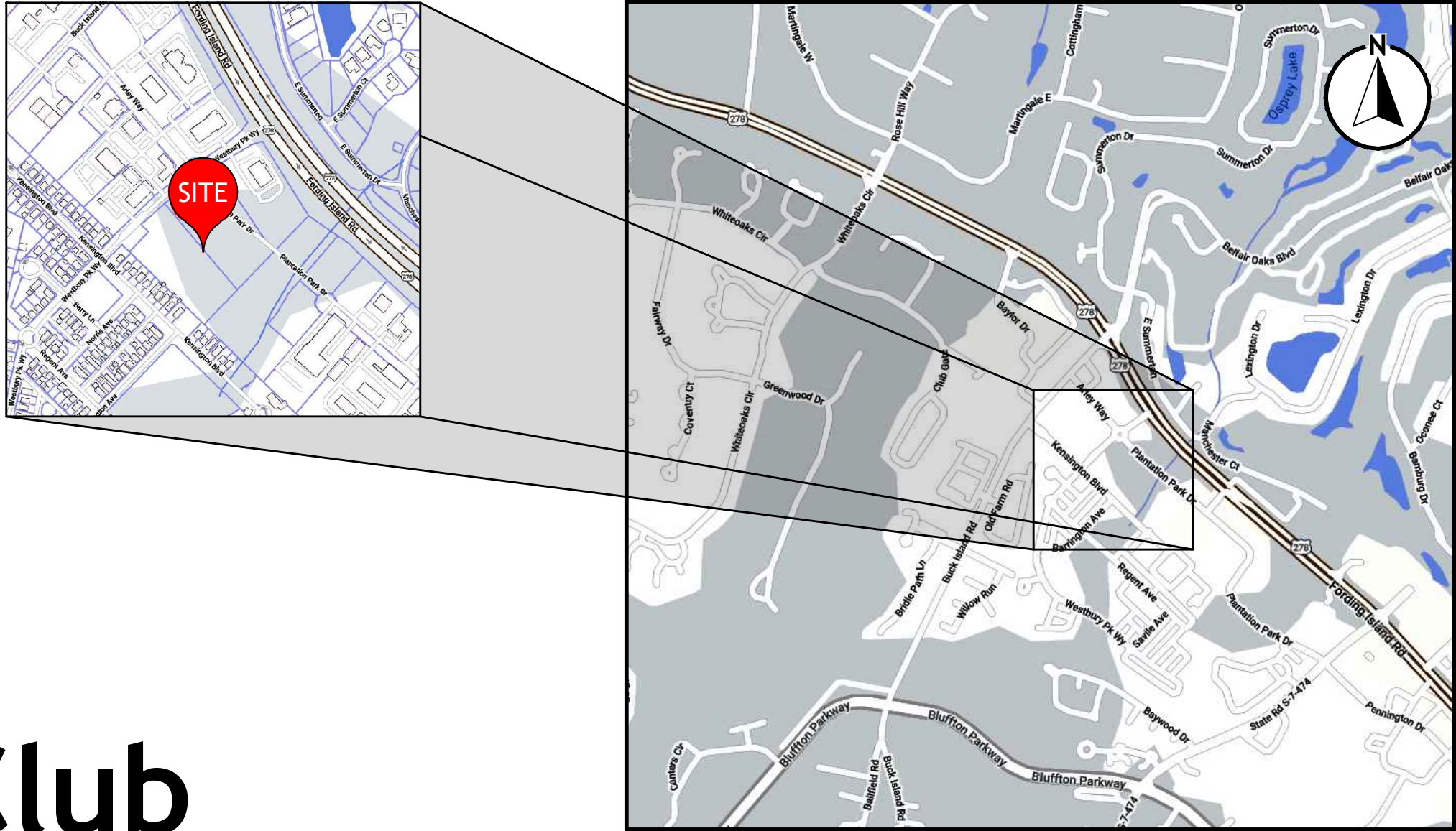
Tax Map #: R610-031-000-0212-0000

R610-031-000-0173-0000

5 Westbury Park Way

13 Westbury Park Way

GIS coord: N 32° 16' 27.98", W 80° 52' 18.72"



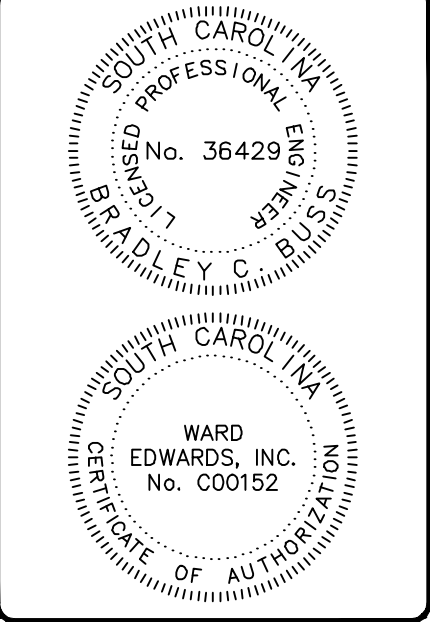
Release Schedule

Rel #	Description	Date
A.	Released for Permitting	00-00-00

Schedule of Drawings

Sht No.	Description
C001	Cover Sheet
C101	Existing Conditions Plans
C301	Clearing & Demolition Plans
C401	Site Layout Plans
C601	Drainage Plans

PickUp USA Fitness Club at Westbury Park
BJWSA Project #: 2024-XXX



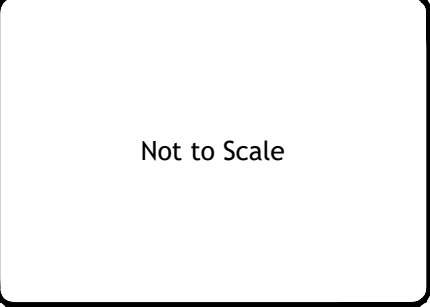
No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		



PickUp USA Fitness Club at Westbury Park Town of Bluffton, South Carolina	Prepared for 1 Corinthians, LLC	Cover Sheet
--	------------------------------------	-------------

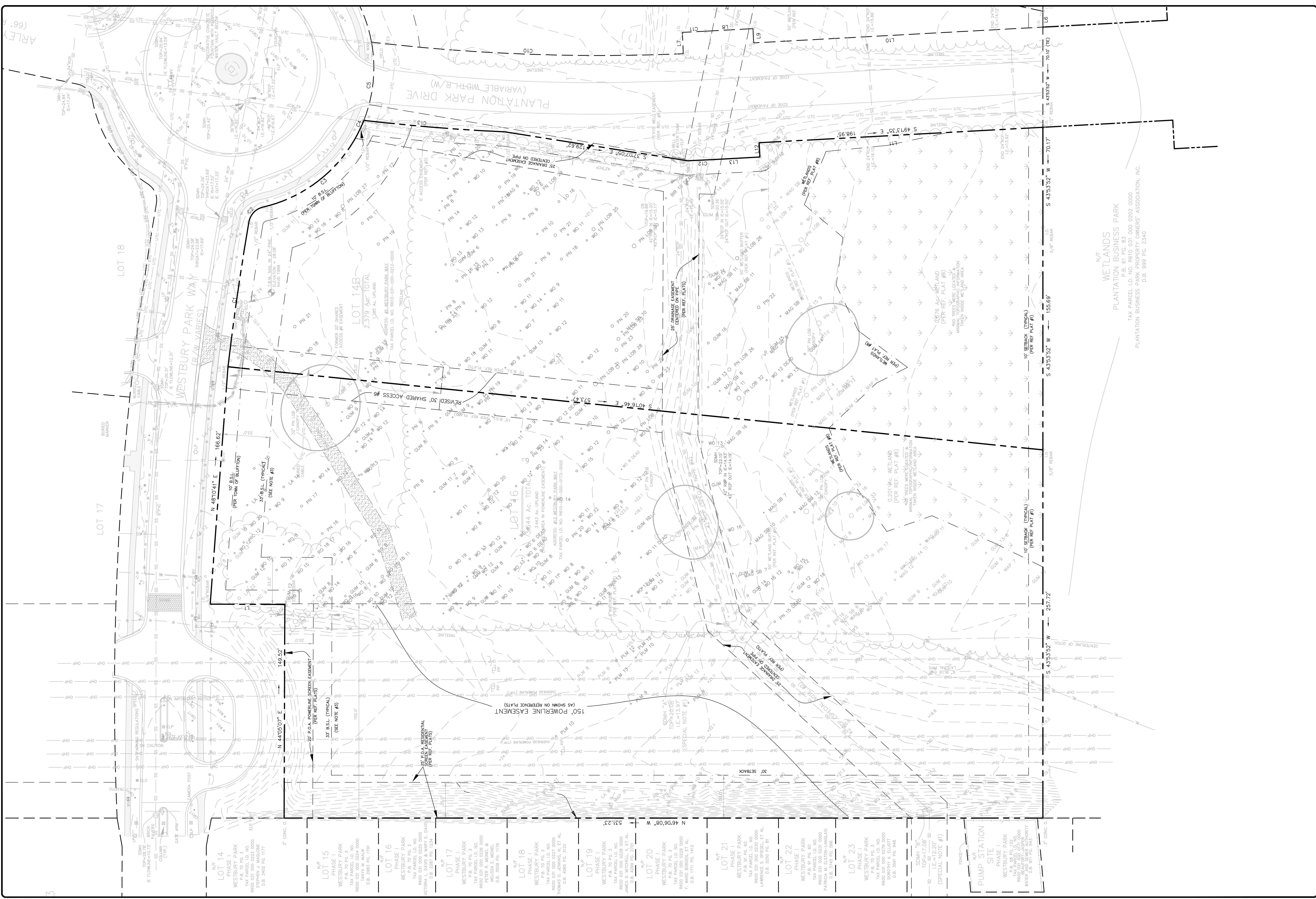
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83

Project #:	220144
Date:	11/20/24
Designed by:	APC
Checked by:	BCB



C001

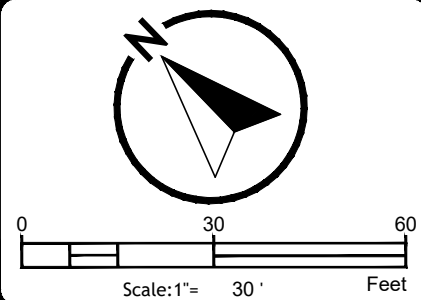
THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

Prepared for
1 Corinthians, LLC
Existing Conditions Plan

Vert. Datum: NAVD88
Horiz. Datum: NAD83
Project #: 220144
Date: 11/20/24
Designed by: APC
Checked by: BCB

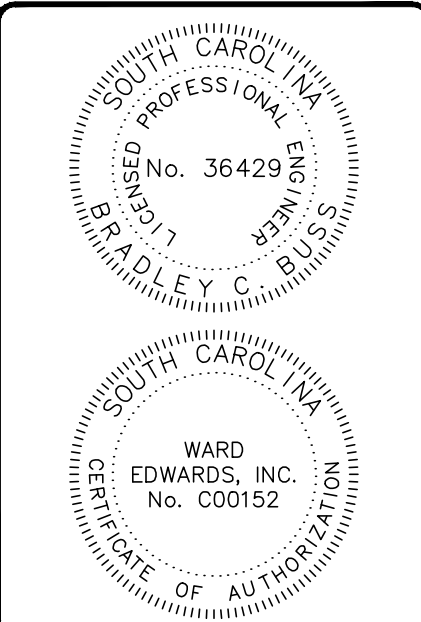


C101



119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

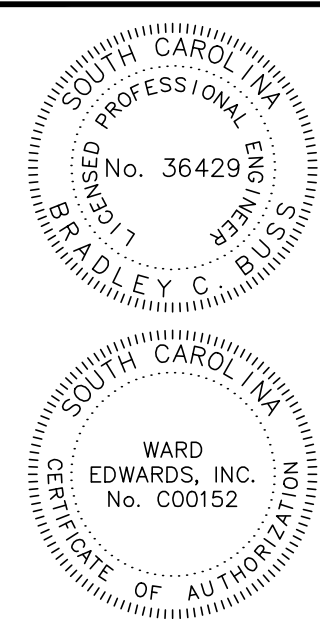
No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		



Attachment 4
Section VII, Item #1.

Permit Set - NOT FOR CONSTRUCTION

Permit Set - NOT FOR CONSTRUCTION

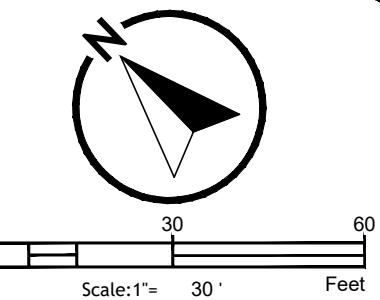


No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		

Ward Edwards
ENGINEERING
119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina
Prepared for
1 Corinthians, LLC
Clearing & Demolition Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	11/20/24
Designed by:	APC
Checked by:	BCB



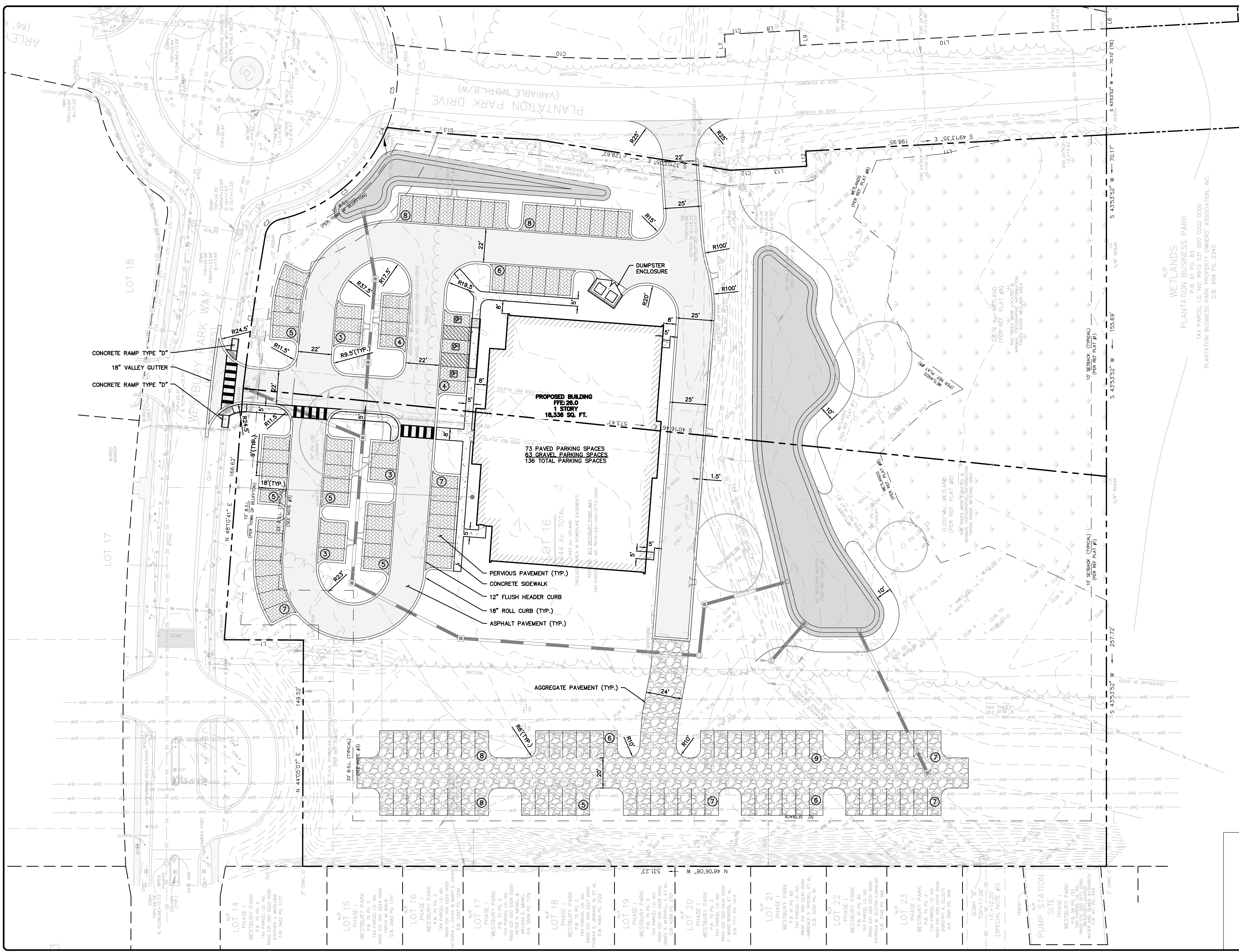
C301

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Clearing / Demolition Legend	
Demolition	
Milling	
Tree to be Removed	
Tree Protection	

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Surface Coverage:
Max impervious allowed: 75 %
Min open space required: 20%
Existing impervious: 534 sq. ft. (00.2%)
Proposed impervious: 98,884 sq. ft. (37.7%)
Open space provided: 125165.2 sq. ft. (47.7%)
Wetlands/nat. resource: 38,182 sq. ft. (14.6%)

Site Area:
Total: 6.02 acres
Disturbed: 4.25 acres

PickUp USA Fitness Club at Westbury Park
Town of Bluffton, South Carolina

Prepared for
1 Corinthians, LLC

Site Layout Plan

Vert. Datum: NAVD88

Horiz. Datum: NAD83

Project #: 220144

Date: 11/20/24

Designed by: APC

Checked by: BCB

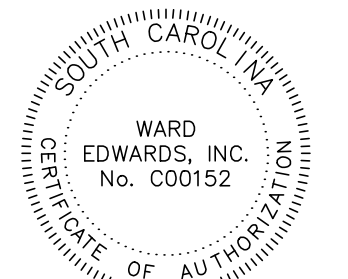


Ward Edwards
ENGINEERING

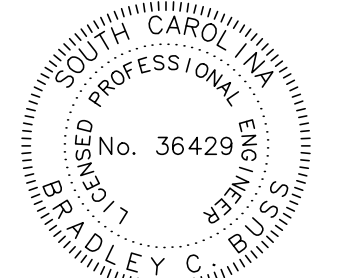
119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		



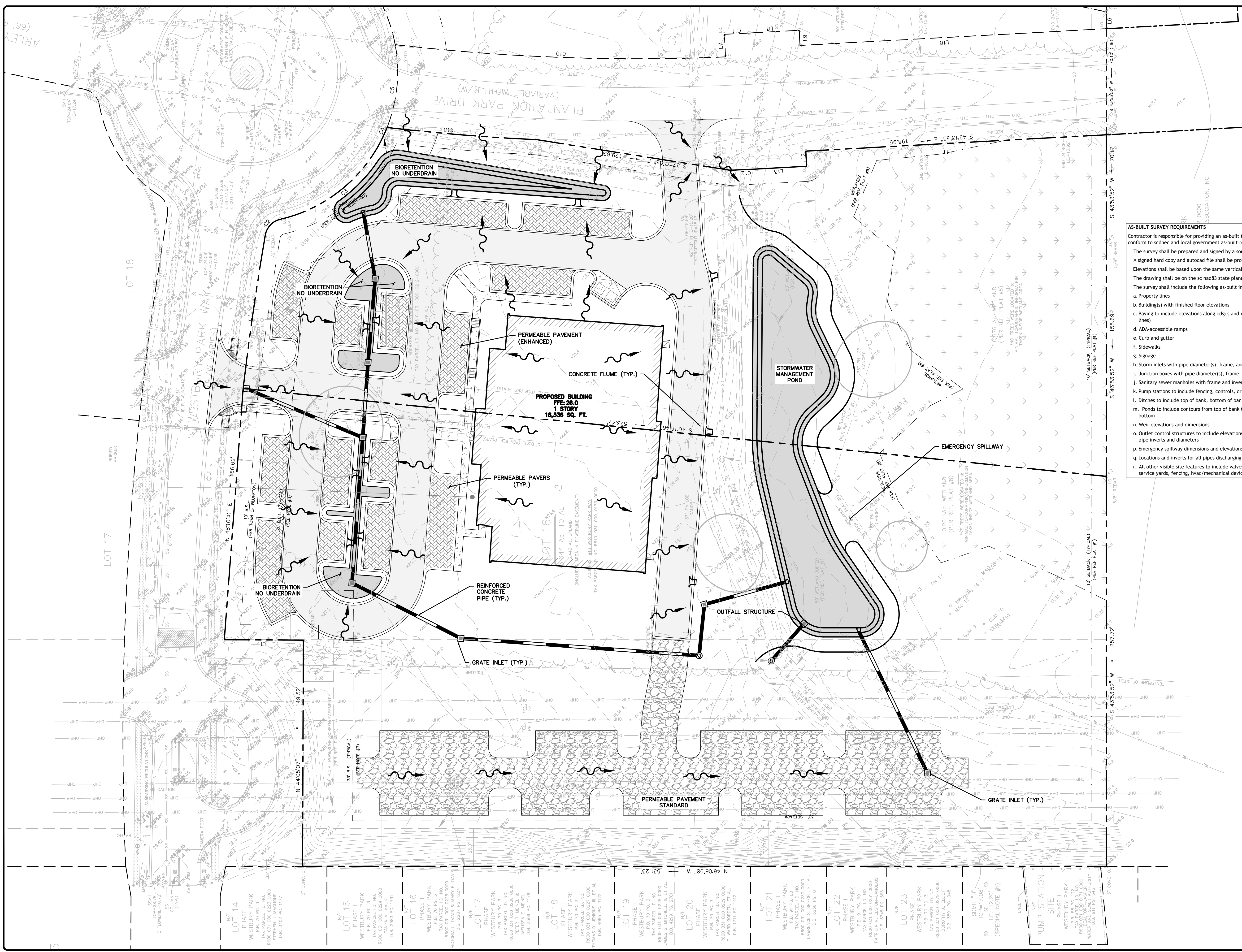
WARD
EDWARDS, INC.
No. 000152



WARD
EDWARDS, INC.
No. 36429

Section VII, Item #1.

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Storm Sewer/Drainage Legend	
	Proposed
Drop Inlet	DI: A1
Curb Inlet (with Grate)	CI: A1
Type 16 Curb Inlet	CI: A1
Valley Gutter Inlet	VI: A1
Trench Drain	TD: A1
Weir Inlet	WI: A1
Yard Inlet	YI: A1
Junction Box	JB: A1
Cleanout	CO
Downspout	
Storm Drain	
Underdrain	
Roof Drain Collector	
Flared End Section	
Headwall	
Headwall with Wings	
Outlet Control Structure	
Ditch Centerline	
Direction of Flow	

AS-BUILT SURVEY REQUIREMENTS

Contractor is responsible for providing an as-built topographic survey of the constructed project site. The survey shall conform to scdhc and local government as-built requirements including, but not necessarily limited to the following:

The survey shall be prepared and signed by a south carolina licensed land surveyor.

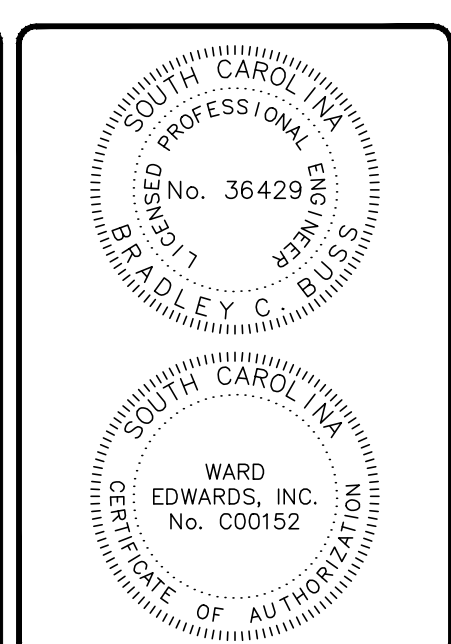
A signed hard copy and autocad file shall be provided to the engineer.

Elevations shall be based upon the same vertical datum used in the engineering plans.

The drawing shall be on the sc nad83 state plane coordinate system.

The survey shall include the following as-built information to include location and elevations:

- Property lines
- Building(s) with finished floor elevations
- Paving to include elevations along edges and internal ridges and valleys (i.e. road crowns, inverted crown flow lines)
- ADA-accessible ramps
- Curb and gutter
- Sidewalks
- Signage
- Storm inlets with pipe diameter(s), frame, and invert
- Junction boxes with pipe diameter(s), frame, and invert
- Sanitary sewer manholes with frame and invert
- Pump stations to include fencing, controls, driveway, wetwell top/bottom elevations
- Ditches to include top of bank, bottom of bank, and centerline
- Ponds to include contours from top of bank to water surface and measured depth from water surface to pond bottom
- Weir elevations and dimensions
- Outlet control structures to include elevations and dimensions of all risers, gates, orifices, weirs, and outlet pipe inverts and diameters
- Emergency spillway dimensions and elevations
- Locations and inverts for all pipes discharging into the pond
- All other visible site features to include valves, fdc's, hydrants, transformers, light poles, clean-outs, pedestals, service yards, fencing, hvac/mechanical devices, and bollards.



No.	Description	Date
8		
7		
6		
5		
4		
3		
2		
1		

Ward Edwards Engineering

119C Palmetto Way
P.O. Box 381, Bluffton
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

PickUp USA Fitness Club at Westbury Park

Town of Bluffton, South Carolina

Prepared for
1 Corinthians, LLC

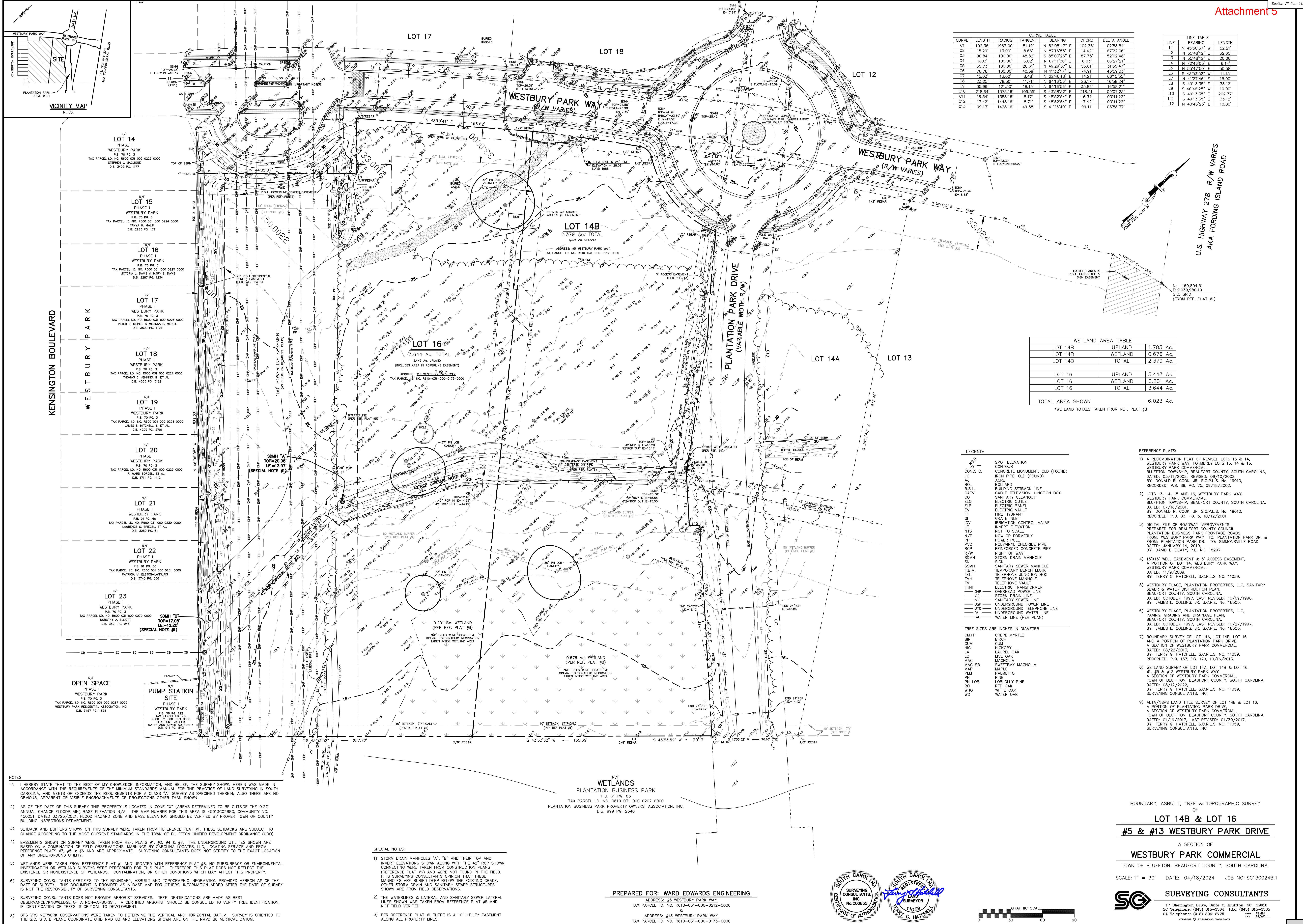
Drainage Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Project #:	220144
Date:	11/20/24
Designed by:	APC
Checked by:	BCB

Scale: 1"= 30'

C601

Permit Set - NOT FOR CONSTRUCTION





PRELIMINARY DRC SITE IMAGERY

Pick-Up USA Fitness Club at Westbury Park

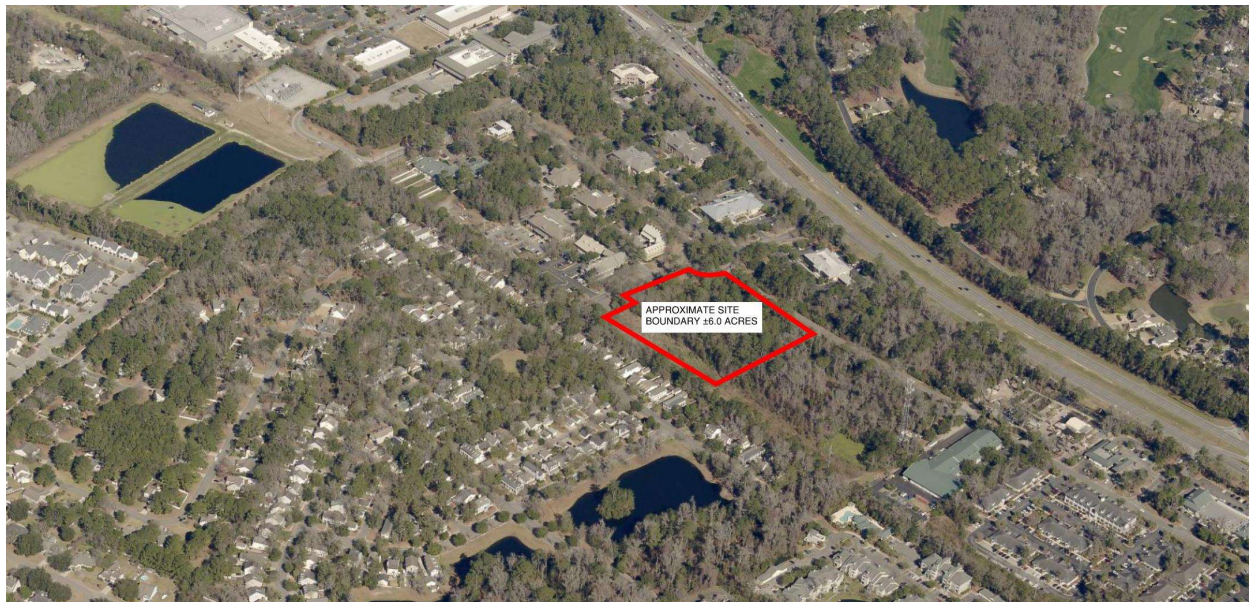


Photo 1: Zoomed-Out Aerial Imagery of Surrounding Properties Facing North

PRELIMINARY DRC SITE IMAGERY



Photo 2: Traffic Circle View, Facing South, of Site to be Developed

PRELIMINARY DRC SITE IMAGERY



Photo 3: Santee Cooper Powerline Easement Running NW to SE Through Site