



Development Review Committee Meeting

Wednesday, November 05, 2025 at 1:00 PM

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

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **PickUp USA Fitness Club at Westbury Park (Development Plan):** A request by Brad Buss of Ward Edwards Inc., on behalf of Eric Zwilsky of 1 Corinthians, LLC, for approval of a Final Development Plan. The project consists of a 18,336 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)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, November 12, 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.



PLAN REVIEW COMMENTS FOR DP-10-24-019391

Section V. Item #1.

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 was heard at the November 13, 2024 Development Review Committee meeting.</p> <p>STATUS: This request has been added to the December 18, 2024 Planning Commission agenda.</p> <p>STATUS: The Preliminary Development Plan was APPROVED. Awaiting final development plan submittal.</p> <p>STATUS: The Final Development Plan application will be heard at the November 5, 2025 Development Review Committee meeting.</p>		

Final Technical Review

Submission #: 1 Received: 10/21/2025 Completed: 10/31/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Senior	10/31/2025	Dan Frazier	Revisions Required

Comments:

- Revise the photometric (Lighting) Plan to show illumination calculations over the entire subject property to ensure compliance with UDO Section 5.12.3.
- The original submittal showed a 15,400 SF building and referenced space available for a future expansion of 6,600 SF. The Final Development Plan submittal shows an 18,336 SF building and the narrative no longer makes reference to a future expansion. Please clarify if a future expansion is still under consideration.

Planning Commission Review	10/31/2025	Dan Frazier	Approved with Conditions
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Comments:

Comments may be provided at time of DRC meeting.

Watershed Management Review DRC	10/30/2025	Samantha Crotty	Approved with Conditions
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Comments:

- Clarify what exactly will be installed at the time of the "10-year exhibit inspection". Will all stormwater infrastructure be installed at this time? Will parking areas and drive isles be in place? Curb and pavement?
- A stormwater surety must be in place prior to pre-clearing.

Beaufort Jasper Water and Sewer Review	10/31/2025	Matthew Michaels	Approved
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Fire Department Review	10/31/2025	Dan Wiltse	Approved
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Planning Review - Address	10/31/2025	Diego Farias	Approved
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Police Department Review	10/31/2025	Bill Bonhag	Approved
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