





TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
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applicationfeedback@townofbluffton.com

Attachment 1

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:	

**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

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)

- **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



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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

A handwritten signature in blue ink, appearing to read "Bradley C. Buss".

Bradley C. Buss, PE
Lead Engineer