

# PLANNING COMMISSION

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	December 18, 2024
<b>PROJECT:</b>	PickUp USA Fitness Club Preliminary Development Plan
<b>APPLICANT:</b>	Brad Buss, Ward Edwards Engineering
<b>PROJECT NUMBER:</b>	DP-10-24-019391
<b>PROJECT MANAGER:</b>	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

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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)