



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

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| 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 |
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| 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.

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| 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.

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| 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.

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| 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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