



MEETING AGENDA

The City of Beaufort

PLANNING COMMISSION

1911 Boundary Street, Beaufort, SC 29902

Monday, February 10, 2025

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83366733279?pwd=cAdkSluAaHhKsAcGmkXVr1tNdjnfy7.1>

Password: 927983 Meeting ID: 833 6673 3279 Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

- I. Call to Order
- II. Pledge of Allegiance
- III. Election of Officers for 2025
- IV. Nomination of a PC Member to serve on the Waterfront Park Committee
- V. Review of Commission Meeting Minutes:
 - A. December 3, 2024 Worksession Minutes
 - B. December 16, 2024 Regular Meeting Minutes
 - C. January 13, 2025 Worksession Minutes
- VI. Questions Relating to Military Operations
- VII. New Business:
 - A. 1026 Ribaut Road. The Applicant, Larry Paragano, Nova Management, LLC, is requesting preliminary approval for a new 72 unit townhome and multi-family development located at 1026 Ribaut Road, identified as R120 005 000 0236 0000, R120 005 000 0266 0000, and R120 005 000 0278 0000. The properties are zoned T5-Urban Corridor District (T5-UC).
 - B. Rezoning. The applicant is requesting a rezoning of the Christensen Park and Pigeon Point Boat Landing located at 2440 Pigeon Point Road, terminus of Pigeon Point Road and Wilson Street, bordered on the South by Albert Street, Beaufort, SC, identified as R120 002 000 0045 0000 from T3-Neighborhood District (T3-S) to T1-Natural Preserve District (T-1).

- C. **Beaufort Development Code Changes:** Amendments to the Open Space Land Development and Subdivision Requirements of Section 7 and Section 9 of the Beaufort Development Code.

VIII. **Old Business:**

- A. **Beaufort Development Code Changes:** Amendments to the Landscaping, Parking, and Lighting Requirements of Section 5 of the Beaufort Development Code.

IX. **Discussion:**

- A. **Planning Commission Input for the Strategic Plan**

X. **Adjournment**

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011.