



## **MEETING AGENDA**

The City of Beaufort

### **PLANNING COMMISSION**

1911 Boundary Street, Beaufort, SC 29902

Monday, April 21, 2025

City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82946211656?pwd=ptUAIxREgtKkhhb5Q99BbvuczR8i6WP.1>

Password: 239079 Meeting ID: 829 4621 1656 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."

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- I. Call to Order
- II. Pledge of Allegiance
- III. Review of Commission Meeting Minutes:
  - A. January 7, 2025 Worksession Minutes
  - B. January 13, 2025 Worksession Minutes
  - C. February 4, 2025 Worksession Minutes
  - D. March 17, 2025 Regular Meeting Minutes
  - E. March 24, 2025 Worksession Minutes
  - F. April 3, 2025 Worksession Minutes
- IV. Questions Relating to Military Operations
- V. Old 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).

**VI. New Business:**

- A. Annexation.** The Applicant, Willie Mack Stansell, III, is requesting annexation of approximately 1.72 acres located at 3659 Trask Parkway into the jurisdiction of the City of Beaufort. The property is further identified as R100 026 000 0151 0000.
- B. Rezoning.** The Applicant, Willie Mack Stansell, III, is requesting rezoning of approximately 1.72 acres located at 3659 Trask Parkway to T5-Urban Corridor District/Regional Mixed-Use District (T5-UC)/(RMX) - City of Beaufort Zoning from Neighborhood Mixed-Use (C3NMU) - Beaufort County Zoning. The property is further identified as R100 026 000 0151 0000.
- C. Rezoning.** The Applicant, Beaufort County School District, is requesting rezoning of approximately 41.3 acres located at 30 Cougar Drive to Institutional & Campus District (IC) from Suburban District (T3-S). The property is further identified as R123 015 000 0110 0000.
- D. Pine Court.** The Applicant, Tarr Group, LLC, is requesting sketch plan approval for a 20 lot residential subdivision for modular homes located off Ribaut Road and Bowling Lane. The property is further identified as R120 007 000 0016 0000. The property is zoned T4-Neighborhood District (T4-N).

**VII. Discussion:**

- A. Worksession Meeting Date**

**VIII. Adjournment**

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