



AGENDA
STAFF REVIEW TEAM MEETING

Wednesday, November 12, 2025

9:30 A.M.

Planning and Zoning Department, Room 115

100 Ribaut Road

Beaufort, SC 29902

Contact: 843.255.2171

NOT A PUBLIC MEETING

1. CALL TO ORDER – 9:30 A.M.
2. WINDMILL HARBOUR – LOT 4 – 92 HARBOUR PSGE. (RIVER BUFFER WAIVER)
(FINAL / WINDMILL HARBOUR)
(The applicant is requesting a river buffer waiver to encroach closer to the OCRM critical line to construct a single-family residence.)
3. MERCEDES BENZ OF HILTON HEAD
(FINAL / BLUFFTON)
(The applicant is proposing an addition to the existing automotive dealership located at 155 Fording Island Road.)
4. GREENACRES GREENERY
(FINAL / ST. HELENA ISLAND)
(The applicant is proposing 6.7 acres of crop field to be irrigated with an irrigation pond located at 250 Seaside Rd.)
5. OSPREY POINT PUD – MALIND CENTRE
(CONCEPTUAL / BLUFFTON)
(The applicant is proposing a Mixed-Use commercial development located at parcel R600-013-0495.)
6. THE RESERVE AT BROAD RIVER
(CONCEPTUAL / PORT ROYAL ISLAND)
(The applicant is proposing a multifamily apartment development located at the following parcels: R100-29-0051/0052/0295.)
7. ADJOURNMENT

