

CURRENT COMMERCIAL AND MULTIFAMILY PROJECTS THRU APRIL 17, 2019

Recently Issued Permits

- Newcastle Street Dorms – Phase II – 1100 Calhoun & 1210 Newcastle St. *2 more dorm buildings, 12 units and 48 bedrooms each; will match the Phase I buildings – Issued Jan. 9, 2019*
- Butler Car Dealership, NW corner SC 170 & Burton Hill Road *New 34,900 SF car dealership – Issued Jan. 17, 2019*
- Beaufort Town Center – Former Kmart Re-facade – 2139 Boundary St. *Subdividing old Kmart into multiple tenants, renovating the facades and modifying site to widen sidewalk and add parallel parking and landscaping – Issued Jan. 17, 2019*
- Brakes for Less Live Work – 2433 Boundary St. *New 3,875 SF building with Brakes for Less business on the ground floor and a residential unit above – Issued Jan. 28, 2019*
- Beaufort County Voter’s Registration – Renovations – *Issued Feb. 28, 2019*
- Aspen Dental and Additional Commercial Outparcel, 192 & 194 Robert Smalls Parkway – *Site work only, plus additional pad for Restaurant, adjacent to new Butler Car Dealership – Issued 3/12/19*
- 2139 Boundary St. (former Kmart Building) – 3 Interior upfits – 2 retail and 1 restaurant – *Issued 4/12/19*

Building Permit Applications Under Review

- Springhill Suites, 2227 Boundary Street *New 111-room hotel replacing the 70-room Econo Lodge – pending updated civil drawings per applicant*
- County Office Building on Ribaut Rd. – Arthur Horne replacement – Boundary Street Redevelopment District – *Submitted for partial demo and make water tight – pending contractor info & payment*
- Ribaut Senior Village – 1224 Ribaut Rd. - 49 units of senior housing, tax credit - *partial submittal – pending additional plans*
- Aspen Dental Building - Shell Only, 194 Robert Smalls Parkway - 5,400 SF *Aspen Dental building*
- Longhorn Steakhouse, 192 Robert Smalls Parkway *5,467 SF Restaurant building – to go in the pad adjacent to Aspen Dental*
- 902 Boundary St. – *Renovations to upfit*

Completed Design/Zoning Review (have not submitted for building permit)

- Tru by Hilton, just east of the Home2 Suites on Trask Parkway
New 90-room hotel
- Pine Court Apartments, 2305 Pine Court
new 60-unit apartment complex
- Harris Teeter and gas station, 169 Sea Island Parkway
*56,000 sq ft grocery store and 805 sq ft convenience store w/ 6-gas pumps;
likely will submit for building permit 1st quarter of 2019*
- County Office Building on Ribaut Rd. – Arthur Horne replacement –
Boundary Street Redevelopment District
*New 20,000 SF office building; a few conditions to address at Permit
submission*
- Lady's Island Marina PUD – 102 Factory Creek Court
Single Family House-granted Final Approval by DRB on Dec. 7

In Design Review

DRB:

- Mixed Use Retail/Storage Building – 80,000 SF near the new Home2
Suites
Tabled to address DRB comments at the June 14, 2018 meeting
- Enmark, 1200 Ribaut Rd – Variance Recommendations to the ZBOA –
*Dec. 7 DRB-granted conceptual approval; Dec. 19 ZBOA-denied
New 16-pump Gas Station, 6,000 SF Convenience Store and 1,200 SF Car
Wash where old gas station and Red Rooster were*

HRB:

- Lot at Craven, Charles, and Scott Streets
*Parking structure (revised per Beaufort Gazette to include hotel above) –
last came to HRB 9/20/2017-granted final approval*
- SW corner Scott & Port Republic Streets, demolition and new construction
*New 51,500 sq ft 77-room hotel; last came to HRB 7/12/2017-granted
preliminary approval*
- 910 Port Republic St, demolition and new construction--on hold
*New 8,760 sq ft 3-story mixed use building; last came to HRB 5/10/2017-
granted conceptual approval*

- Harriet Tubman Memorial
Tabernacle Baptist Church monument between 901 and 907 Craven Street; last came to HRB 4/10/2018-granted conceptual approval
- 708 New Street – lot recombination and HRB approval for garage-granted conceptual approval
- 1511 Washington Street – new construction of a house.
Granted final approval at HRB 2/13/19
- 504 Prince Street – demolition of structure.
Came to HRB 3/13/19 – tabled.

Staff:

- Beaufort Housing Authority – Two 4-Plexes – 410 Ribaut Rd
New (2) 4-unit buildings; city donated land; Preliminary approval w/ conditions
- Retina Consultants Office Building – 1161-1181 Ribaut Rd
New 14,648 SF medical office building in 2 stories; Preliminary approval w/ conditions
- Colonel Clean Car Wash – 242 Robert Smalls Pkwy
New 3,000 SF car wash – hasn't fully submitted. Part of new commercial subdivision with 3-4 additional lots there (hasn't formally submitted)
- Publix at Beaufort Plaza - BSRD
New 40,000 SF grocery store; final approval of building portion; site portion not submitted
- Redevelopment of LT's property on Lady's Island
New 5,700 sq ft 3-story office building- hasn't fully submitted
- Beaufort Plaza – refacade of existing strip center
- Substation Sandwich Shop – Submitted for DRB Staff Review 2/15/19

Final Plats

- Whitehall Plantation, Lady's Island – Major Subdivision – received Preliminary Plat Approval in April
20,000 SF Commercial/Retail, 55-75 units Multifamily and 100 units Independent Living uses including community open space and public park; may be updated to incorporate a 10 acre park – will reduce unit count

Minor Subdivisions – Conceptual and Preliminary Plats

- Malvern Center – 242 Robert Smalls Parkway
Phase I – 3 commercial lots w/ Phase II 1-2 additional lots behind. Conceptual approval granted 11/7/18