



CURRENT PROJECTS

NOVEMBER 1, 2021

Issued Project Permits:

COMMERCIAL

- Pine Court Apartments, 2305 - 2317 Pine Court S. – *new 60-unit apartment complex (5 buildings) issued 8/28/19 (ON HOLD)*
- Springhill Suites, 2227 Boundary St. – *New 111-room hotel issued 10/30/19*
- County Office Building – 104 Ribaut Rd. – Arthur Horne replacement – Boundary Street Redevelopment District – *New office building issued 3/16/20*
- Beaufort Plaza – 11 Robert Smalls Pkwy. - Facade Renovations *issued 4/1/20*
- 302 Parker Dr. – *Renovations for office & laboratory use issued 6/15/20*
- Parkview Apts. – 2500 Duke St. – *Renovations/addition issued 7/24/20*
- Beaufort Plaza – Site work for Plaza renovations *issued 8/12/20*
- Simba Farms & Harbor Freight – 142 Robert Smalls Pkwy. – commercial subdivision – Site Work Only *issued 9/17/20*
- 501 Carteret St. – Elevate Structure *issued 11/3/20*
- Harbor Freight – 142 Robert Smalls Pkwy. – New Shell Bldg. *issued 12/17/20*
- Salem Farms Subdivision – 95 Salem Farms Rd. – residential SF detached – Site Work Only *issued 3/26/21*
- Miller Dr. – 44 Miller Dr. – Site Work Only for subdivision *issued 6/21/21*
- Magnus Bldg. – 74 Schein Loop – Shell Warehouse Building *issued 8/6/21*
- Publix Grocery Store – 33 Robert Smalls Pkwy. – New Building *issued 8/12/21*
- Harbor Freight – 142 Robert Smalls Pkwy. – Interior Upfit *issued 9/2/21*
- Wendy's – 2506 Boundary St. – New Building *issued 9/2/21*
- Dialysis Center – 225 Champs Way – Shell Only Building *issued 9/3/21*
- Whitehall – 4 Harborview Dr. – Site Work Only (Tree removal/grading) *issued 9/23/21*
- AAA Self Storage – 19 Sam's Pt Rd. – 1 office bldg. & 11 storage bldgs. *issued 9/28/21*
- Dialysis Center – 225 Champs Way – Interior Upfit *issued 9/30/21*
- Aarons – 11 Robert Smalls Pkwy – Interior Upfit *issued 9/28/21*
- Carnegie Library – 701 Craven St – Restore wood windows *issued 10/29/21*
- Whitehall – 4 Harborview Dr. – Site Work Only *issued 9/23/21*

SF RESIDENTIAL (New Construction) issued within the last month

- 2703 Switchgrass Dr (Overlook)
- 2712 Switchgrass Dr (Overlook)
- 2706 Switchgrass Dr (Overlook)
- 2726 Switchgrass Dr (Overlook)

- 2955 Needlegrass Dr (Overlook)
- 2957 Needlegrass Dr (Overlook)
- 2960 Needlegrass Dr (Overlook)
- 2709 Switchgrass Dr (Overlook)
- 2959 Needlegrass Dr (Overlook)
- 2715 Switchgrass Dr (Overlook)
- 1105 Bay St
- 1107 Bay St
- 1109 Bay St
- 87 Petigru Dr
- 1701 Duke St
- 1703 Lafayette St
- 1611 Duke St

Under Review:

COMMERCIAL

- Store N Go – 100 Lady’s Island Commons – 3 Story Building (**Outstanding items**)
- Harris Teeter C-Store – 169 Sea Island Pkwy. – Site Work Only (**Outstanding items**)
- Harris Teeter Grocery Store – 163 Sea Island Pkwy. – Site Work Only (**Outstanding items**)
- Garden Oaks Apts - 2000 Salem Rd – Site work
- Garden Oaks Apts. – 2000 Salem Rd –13 Apartment Bldgs, Clubhouse, Mail/Laundry, & 2 shelters

SF RESIDENTIAL (New Construction) submitted within the last month

- 6 Connies Point Dr
- 2946 Needlegrass Dr (Overlook)
- 2620 Mossy Oaks Rd
- 104 Stuart Town Rd
- 106 Patrick Dr

Completed Zoning Review (Staff) (have not submitted for project permit):

Design Review:

DRB (Design Review Board) Received: (Not Scheduled)

- Gray Tract A – Robert Smalls Parkway, *multi-family development*

DRB (Design Review Board) Scheduled:

- Holy Trinity – 302 Burroughs Avenue, *master plan & Phase 1 Fellowship Hall and Gymnasium*
November 18, 2021 Meeting
- Battery Creek Apartments – 25 Old Jericho Road, *72 multi-family units in 3 apartment buildings*
November 18, 2021 Meeting
- Extra Space Storage – 1 Parris Island Gateway, *climate-controlled storage facility*
November 18, 2021 Meeting
- Enmark – 1200 Ribaut Road, *new gas station/convenience store*
November 18, 2021 Meeting

HRB (Historic Review Board) Received: (Not Scheduled)

- 607 King Street – *new construction of house*
- 811 King Street – *restore existing building*
- 1106 Duke Street – *alterations/additions*
- 705 Prince Street – *alterations/additions*
- 1512 Prince Street – *alterations/additions*
- 1201 King Street – *alterations/additions*
- 1012 Boundary Street – *alterations/additions*

HRB (Historic Review Board) Scheduled:

- 211 Charles Street – *new construction*
November 10, 2021 Meeting
- 810 Harrington Street – *addition*
November 10, 2021 Meeting

- 1107 Greene Street – alterations
November 10, 2021 Meeting

Staff-Level Review by Planning:

- South end of Pickpocket Plantation Drive – Apartments; 231 units; 6 bldgs.
- 19 Sams Point Road – AAA Storage Buildings – Conditional approval letter being verified by Meadors
- 1409 King Street – Renovations (former Jail) – Conditional approval letter being verified by Meadors

Public Hearings

- Proposed Comp Plan
November 9, 2021 Council Meeting

City Council

Worksession

- Present draft-final of Comp Plan
November 30, 2021 Council

Council

- Present final of Comp Plan for approval
December 14, 2021 Council – 1st reading

MPC (Metropolitan Planning Commission):

MPC (Metropolitan Planning Commission) Received; (Not Scheduled)

- None

MPC (Metropolitan Planning Commission) Scheduled:

- Present draft-final of Comp Plan
November 15, 2021 Meeting

ZBOA (Zoning Board of Appeals):

ZBOA (Zoning Board of Appeals) Received: (Not Scheduled)

- None

ZBOA (Zoning Board of Appeals) Scheduled:

- Cook Out Restaurant – 122 Robert Smalls Parkway, *parking/impervious surface variance*

Code Enforcement

- None

Tenant Change (Safety Inspection):

- 1901 Boundary St. – “Evolve Fitness & Nutrition”
- 204 Carteret St. – Retail Showroom & Events
- 1181 Ribaut Rd. Ste. 102 – “Palmetto Infusion Services”
- 277 Sea Island Pkwy. – “Ryan’s Famous Pizza and Subs”

Home Occupations:

- 2681 Broad St. – Tradition and Digital Art
- 115 N. Hermitage Rd. – Landscape Business
- 1509 Sycamore St. – Online retail (Jewelry, ornaments, etc.)
- 325 Ambrose Run – Consultation Services