



CURRENT PROJECTS

JANUARY 1, 2023

Issued Project Permits:

COMMERCIAL (Issued)

- Pine Court Apartments, 2305 - 2317 Pine Court S. – new 60-unit apartment complex (5 buildings) **issued – Resubmitted 8/2022 – Reissued 10/25/22**
- 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**
- Beaufort Plaza – Site work for Plaza renovations – **issued 8/12/20**
- Salem Farms Subdivision – 95 Salem Farms Rd. (Phase 1) – residential SF detached – Site Work Only **issued 3/26/21**
- Miller Dr. – 44 Miller Dr. – Site Work Only for subdivision – **issued 6/21/21**
- Whitehall – 4 Harborview Dr. – Site Work Only – **issued 9/23/21**
- Salem Farms Subdivision – 95 Salem Farms Rd. (Phases 2 & 4) – residential SF detached – Site Work Only – **issued 12/3/21**
- Garden Oaks Apartments – 2000 Salem Farm Rd. – 288 Units – **Issued 1/6/22**
- New Commercial Shell Building – 3668 Trask Pkwy. (unknown tenant) **Issued 1/10/22**
- Refuel Gas Station – 4 County Shed Rd. – Site Work Only – **Issued 1/28/22**
- Kintz Electric – 13 John Galt Rd. – Renovations/2000 sf Addition – **Issued 1/31/22**
- Refuel Station – 4 County Shed Rd. – Gas Station & Conv. Store – **Issued 2/17/22**
- Pre-Eng. Metal Bldg. – 45 Schein Loop – **Issued 3/11/22**
- Future Light Industrial Bldg. – 73 Schein Loop – Site Work Only – **Issued 3/22/22**
- Beaufort Station – 301 Robert Smalls Pkwy. – Site Work Only – **Issued 4/7/22**
- Chipotle – Shell Bldg. 19 Robert Smalls Pkwy. – **Issued 4/15/22**
- Lowcountry Urgent Care – Shell Bldg. – 21 Robert Smalls Pkwy – **Issued 4/15/22**
- Comm'l Bldg. includes Five Guys – Shell Bldg. – 29 Robert Smalls Pkwy – **Issued 4/18/22**
- Whitehall Park – 120 Whitehall Dr. – **Issued 6/13/22**
- Chipotle – Upfit - 19 Robert Smalls Pkwy. – **Issued 6/17/22**
- New Arts & Athletic Bldg. for Holy Trinity – 302 Burroughs Ave – Site Work Only **Issued 7/6/22**
- Commercial Shell Bldg. – Beaufort Station Outparcel - 351 Robert Smalls Pkwy **Issued 7/14/22**
- Commercial Shell Bldg. – Beaufort Station Outparcel - 341 Robert Smalls Pkwy **Issued 7/14/22**
- Commercial Shell Bldg. – Beaufort Station Outparcel - 331 Robert Smalls Pkwy **Issued 7/14/22**

COMMERCIAL (Issued) – Continued

- New Arts & Athletic Bldg. for Holy Trinity – 302 Burroughs Ave. **Issued 8/9/22**
- AutoZone – 166 Sea Island Pkwy. – Building **Issued 8/18/22**
- Beaufort Station – Shell Bldgs. – 365 – 379 Robert Smalls Pkwy. – 8 units **Issued 8/23/22**
- First Watch Cafe – 346 Robert Smalls Pkwy. - Renovations - **Issued 8/23/22**
- Food Lion – 2127 Boundary St. Suite 19 – Renovations – **Issued 10/17/22**
- Magnolia Car Wash – 285 Sea Island Pkwy. – New Bldg. – **Issued 11/4/22**
- Site work for Metal Bldg. – 14 John Galt Rd. – Site Work Only – **Issued 11/4/22**
- Site Work Only – 14 John Galt Rd. – **Issued 11/4/22**
- Pre-Engineered Metal Bldg. – 14 John Galt Rd. – **Issued 11/17/22**
- Tabby Place Expansion – 913 Port Republic St. **Issued 12/20/22**
- Site Work Only – 918 Craven St. – **Issued 12/20/22**
- New Hotel – 800 Port Republic St. – **Issued 12/21/22**
- Parking Garage – 918 Craven St. **Issued 12/21/22**

COMMERCIAL (Pending)

- 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/Resubmitted 11/29/22**)
- Harris Teeter Grocery Store – 163 Sea Island Pkwy. – Site Work Only (**Outstanding items/Resubmitted 11/29/22**)
- Church of Christ – 2107 King St. – Parking lot renovations (**Outstanding items**)
- Chambers Cottage – 809 Port Republic St. (**Outstanding items – been reviewed – on hold**)
- Five Guys – 29 Robert Smalls Pkwy. – Upfit (**Outstanding items – been reviewed**)
- Salem Bay Amenity Ctr - 1206 Salty Hammock Ct. (**Outstanding items – been reviewed**)
- Hobby Lobby – 363 Robert Smalls Pkwy. (**Outstanding items – been reviewed**)
- Carrington Manor - 2247 Boundary St. – Senior Living Bldg. (**Outstanding items – been reviewed**)
- Upfit for Five Below – 365 Robert Smalls Pkwy. – (**Outstanding items – been reviewed**)
- Upfit for Urgent Care – 21 Robert Smalls Pkwy. – (**Outstanding items – been reviewed**)
- Site Work Only – Gray Tract A Apts. – 442 Robert Smalls Pkwy. – (**Outstanding items – been reviewed**)
- Gray Tract A Apt Bldgs. – 442 Robert Smalls Pkwy. – (**out for review**)

SF RESIDENTIAL (New Construction) issued within the last month

- 2718 Switchgrass Dr – (Overlook Subd)
- 1274 Windswept Oak Lane – (Salem Bay Subd)
- 1272 Windswept Oak Lane – (Salem Bay Subd)
- 1237 Salty Hammock Ct. – (Salem Bay Subd)
- 1240 Salty Hammock Ct. – (Salem Bay Subd)
- 1235 Salty Hammock Ct. - (Salem Bay Subd)
- 1239 Salty Hammock Ct. - (Salem Bay Subd)
- 1707 Duke St

SF RESIDENTIAL (New Construction) submitted within the last month

- 1232 Salty Hammock Ct – (Salem Bay Subd)

Design Review:

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

- The Cook Out – 122 Robert Smalls Parkway, *restaurant*
- ALDI – 361 Robert Smalls Parkway, *grocery store*
- South Atlantic Bank – 37 Robert Smalls Parkway, *bank*

DRB (Design Review Board) Scheduled:

- Watercrest – 211 Broad River Boulevard, *multi-family*
January 12, 2023 Meeting
- Battery Creek Apartments – 25 Old Jericho Road, *apartments*
January 12, 2023 Meeting
- Beaufort Senior Apartments – 1556 Salem Road, *apartments*
January 12, 2023 Meeting
- Store & Go Self Storage – 100 Lady's Island Commons, *storage facility*
January 12, 2023 Meeting

Historic Review:

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

- 1506 Duke Street – *alterations*
- 1707 Bay Street – *swimming pool*
- 1114 Congress Street – *new construction of a duplex*
- 601 New Street – *church steeple renovation*

HRB (Historic Review Board) Scheduled:

- 1114 Congress Street – *new construction of a duplex*
January 11, 2023 Meeting
- 408 Harrington Street – *re-roof*
January 11, 2023 Meeting
- 914 Charles Street – *alterations/additions*
January 11, 2023 Meeting
- 1401 Duke Street – *alterations/additions*
January 11, 2023 Meeting
- 705 Prince Street – *new construction of carriage house*
January 11, 2023 Meeting
- 509 Pinckney Street – *alterations/additions*
January 11, 2023 Meeting
- 301 Carteret Street – *new construction of rooftop bar*
January 11, 2023 Meeting
- 708 Hamilton Street – *roof paint color change*
January 11, 2023 Meeting

Staff-Level Review by Planning:

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

Public Hearings

- None

City Council

Work Session

- None

Council

- None

MPC (Metropolitan Planning Commission):

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

- None

MPC (Metropolitan Planning Commission) Scheduled:

- None

ZBOA (Zoning Board of Appeals):

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

- The Cook Out – 122 Robert Smalls Parkway, restaurant

ZBOA (Zoning Board of Appeals) Scheduled:

- South Atlantic Bank – 37 Robert Smalls Parkway, Appeal
January 23, 2023 Meeting
- South Atlantic Bank – 37 Robert Smalls Parkway, Variance
January 23, 2023 Meeting
- Salem Bay Subdivision – Salem Bay Drive, Variance
January 23, 2023 Meeting

Tenant Change (Safety Inspections)

- 74 Schein Loop – Ste. 130 – (Proposed use: Storage & Ctr for Ecommerce) – new bldg.
- 166 Sea Island Pkwy – (Proposed use: Autozone)– new bldg.
- 1011 Bay St – Ste. 314 – (Proposed use: Ofc. For Builder) sharing space with SM7 Design
- 2303 Boundary St – Ste. 8 – (Proposed use: Tobacco & Vape Store) – Prev. use Finance Co.