



CURRENT PROJECTS

MARCH 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**
- 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**
- 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**
- 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 (extended)**
- Commercial Shell Bldg. – Beaufort Station Outparcel - 341 Robert Smalls Pkwy **Issued 7/14/22 (extended)**
- Commercial Shell Bldg. – Beaufort Station Outparcel - 331 Robert Smalls Pkwy **Issued 7/14/22 (extended)**

COMMERCIAL (Issued) – Continued

- New Arts & Athletic Bldg. for Holy Trinity – 302 Burroughs Ave. – **Issued 8/9/22**
- Beaufort Station – Shell Bldgs. – 365 – 379 Robert Smalls Pkwy. – 8 units – **Issued 8/23/22 (extended)**
- 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**
- Gray Tract A Apt Bldgs. – 442 Robert Smalls Pkwy. – Site Work Only – **Issued 12/19/22**
- Harris Teeter C-Store – 169 Sea Island Pkwy. – Site Work Only – **Issued 12/20/22**
- Harris Teeter Grocery Store – 163 Sea Island Pkwy. – Site Work Only – **Issued 12/20/22**
- Upfit for Urgent Care – 21 Robert Smalls Pkwy. – **Issued 1/20/23**
- Gray Tract A Apt Bldgs. – 442 Robert Smalls Pkwy. – **Issued 1/31/23**
- Spanish Trace Maintenance Bldg. – 2400 Southside Blvd. – **Issued 2/10/23**

COMMERCIAL (Pending)

- Store N Go – 100 Lady’s Island Commons – 3 Story Building (**Outstanding items**)
- 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**)
- Desai Hotel – 3670 Trask Pkwy. – Site Work Only (**Outstanding Items**)
- Desai Hotel – 3670 Trask Pkwy. – Hotel Bldg. (**Outstanding items**)
- Storage Facility – 1 Parris Island Gtwy. – Renovations & New building (**In review**)

SF RESIDENTIAL (New Construction) issued within the last month

- 14 Anchorage Way (Islands of Bft. Subd)
- 1228 Salty Hammock Ct (Salem Bay Subd)
- 1232 Salty Hammock Ct (Salem Bay Subd)
- 1234 Salty Hammock Ct (Salem Bay Subd)
- 1238 Salty Hammock Ct (Salem Bay Subd)

SF RESIDENTIAL (New Construction) submitted within the last month

- 103 Secession Dr (Blue Grey Estates)
- 1260 Windswept Oak Ln (Salem Bay Subd)
- 1226 Salty Hammock Ct (Salem Bay Subd)
- 1163 Salem Bay Dr (Salem Bay Subd)

SF RESIDENTIAL (New Construction) submitted within the last month (continued)

- 1227 Salty Hammock Ct (Salem Bay Subd)
- 1229 Salty Hammock Ct (Salem Bay Subd)
- 1270 Windswept Oak Ln (Salem Bay Subd)
- 1161 Salem Bay Dr (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*
- Popeye's – 220 Robert Smalls Parkway, *restaurant*
- Beaufort Senior Apartments – 1556 Salem Road
- Battery Creek Apartments – 25 Old Jericho Road

DRB (Design Review Board) Scheduled:

- None

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*
- 308 Hancock Street – *Change After*
- 1114 Congress Street – *new construction of a duplex*

HRB (Historic Review Board) Scheduled:

- 807 Craven Street – *roof replacement*
March 8, 2023 Meeting
- 901 Craven Street – *Harriet Tubman Monument*
March 8, 2023 Meeting
- 417 Newcastle Street – *Addition*
March 8, 2023 Meeting
- 1204 Greene Street – *restore and renovate structure*
March 8, 2023 Meeting
- 1204 Greene Street – *alterations/additions*
March 8, 2023 Meeting
- 803 Prince Street – *new construction of house*
March 8, 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)

- 115 Prescott Drive – *setback variance for new garage*
- 1050 Ribaut Road – *parking variance*
- The Cook Out – 122 Robert Smalls Parkway, *restaurant*

ZBOA (Zoning Board of Appeals) Scheduled:

- None

Tenant Change (Safety Inspections)

- 1816 Boundary St. – L/C Hope House (Prev. Occup. Circle of Hope)
- 1509 King St. – Office Space for Underground Utility Co. (Prev. Occup. Eversole Law Firm)
- 115 Ribaut Rd – Skin Care Distribution (Prev. Occup. Mamas Furniture)
- 115 Ribaut Rd – Shipping Business (Prev. Occup. Mamas Furniture)
- 2507 Boundary St. – L/C Appliance repair (Prev. Occup. Ultimate Audio)
- 1108 Charles St. Unit B – Law Office (Prev. Occup. Beaufort Chiropractic)
- 166 Sea Island Pkwy – Autozone (New Bldg.)
- 1109 Bay St. Unit B – Veterinary Medical Svcs. (Prev. Occup. Alzheimer's Family Svcs.)
- 500 Carteret St. Ste C – Insurance Agency (Prev. Occup. Parker Barnes Law Firm)
- 205 Ribaut Rd – Law office (Prev. Occup. Architect Office)