

## CURRENT COMMERCIAL AND MULTIFAMILY PROJECTS AS OF MARCH 25, 2019

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### Recently Issued Permits

- Butler Car Dealership, NW corner SC 170 & Burton Hill Road  
*New 34,900 sq ft car dealership – Issued Jan. 17, 2019*
- Firestone Tire at Crossings of Beaufort  
*New 7,000 SF tire service center – Issued Oct. 29, 2018*
- Beaufort Town Center – Kmart Refacade – 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*
- 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*
- 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*
- 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*

### 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*

## **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 1<sup>st</sup> 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*