



Town of Sullivan's Island

DESIGN REVIEW BOARD

March 20, 2024 – 4:00 PM

Town Hall Council Chambers

2056 MIDDLE STREET

SULLIVAN'S ISLAND, SC 29482

A. CALL TO ORDER & CONFIRMATION OF FOIA

B. APPROVAL OF THE MINUTES FROM FEBRUARY 21, 2024

C. GENERAL PUBLIC INPUT AND BOARD CORRESPONDENCE

D. PROCESS FOR DESIGN REVIEW

E. HISTORIC DESIGN REVIEWS

1. [2602 Atlantic Avenue \(Rehearing\)](#): Brandon Gaskins, attorney at law with Moore & Van Allen, PLLC, is representing Mr. Randy Friedman in the rehearing of his request from December 2023 to remove six (6) historic windows from this Traditional Island Resource property ([Supporting Documentation](#)) (529-10-00-033).
2. [2513 P'On Avenue \(Application\)](#): Eddie Fava, of e e fava architects, requests final approval for the proposed renovation work to this Sullivan's Island Landmark property, with historic exemption requests for additional principal building square footage and principal building coverage area (PIN# 529-10-00-037).
3. [2814 Brooks Street \(Application\)](#): Bryce Richey, of Clarke Design Group, requests final approval to restore this historic cottage and construct a large addition and detached garage on the property, with requests from the Board for additional principal building square footage and for side yard setback relief (529-07-00-046).
4. [2630 Goldbug Avenue \(Application\)](#): R. Bryant McCulley, homeowner, requests final approval to revise the approved RS-District historic dwelling unit special exception on this Traditional Island Resource property with a new request for additional principal building square footages to renovate and relocate the historic cottage on the lot with side setback and second story side façade setback relief (PIN# 529-06-00-090).
5. **1656 Atlantic Avenue**: Bryce Richey, of Clarke Design Group, requests final approval to designate this property as a Sullivan's Island Traditional Island Resource property (523-12-00-050). ([Supporting Documents](#))
6. [1656 Atlantic Avenue \(Application\)](#): Bryce Richey, of Clarke Design Group, requests a conceptual review for a renovation and addition to this proposed Sullivan's Island Traditional Island Resource property (523-12-00-050).
7. [2262 Jasper Boulevard \(Application\)](#): Julie O'Connor, of American Vernacular Inc., requests final approval for an attached addition and pool addition to this proposed Sullivan's Island Landmark property with a request for side setback relief (529-06-00-026).

F. NON-HISTORIC DESIGN REVIEWS

1. [1659 Atlantic Avenue](#) (**Application**): Brooke Gerbracht, of Herlong Architects, requests final approval to construct a new home and accessory structure on this vacant lot, with requests for additional principal building square footage and side setback relief (PIN# 523-12-00-008).
2. [808 Star of the West](#) (**Application**): Carl McCants, of MC3 Designs, requests final approval to revise the previously approved one-story addition with requests for side setback and principal building side setback relief (PIN# 523-06-00-078).
3. [2870 P'On Avenue](#) (**Application**): Joel Adrian, of Studio 291, LLC, requests a conceptual review of a new home construction and a pool with requests for additional principal building square footage and principal building coverage area, as well as second story side façade setback and additional front setback relief (PIN# 529-11-00-101).
4. [2923 Middle Street](#) (**Application**): Bryce Richey, of Clarke Design Group, requests a conceptual review of plans for a new home on this vacant lot, with requests for additional principal building square footage and principal building coverage area, as well as additional front setback and second story side faced setback relief (PIN# 529-12-00-005).

G. COMMERCIAL DESIGN REVIEWS

1. [2118 P'On Avenue](#) (**future 2119 Middle Street**) (**Application**): Dane Derbyshire, of D4 Partners, requests final approval of the CC-District special exception, short term automobile parking lot design in accordance with §21-143 D. (PIN# 529-09-00-118).

H. ADJOURN