

LOT C: 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

A001

DATE: APRIL 4, 2025
SCALE: 1" = 20'



SURVEYOR'S CERTIFICATION

CHAYNE LEVINSON, P.L.S.
REGISTRATION NO. 43374
475-A DEANNA LANE
MANASSA, S.C. 29402
843.368.4031

OWNER'S SURVEY

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PATRIOT HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #2: AUGUST 19, 2026

BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

SURVEY WITH NEIHBOR

A001B

REV. 1



LOT C: 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB SET: JANUARY 23, 2026

A001C

EV. 1



LOT 3-B1, BLOCK 11,
T.M.S. 529-12-00-092

LOT 1C, BLOCK 11,
T.M.S. 529-12-00-117

3019 ION AVENUE EXISTING SITE PLAN

SCALE = 1/16" = 1'-0"

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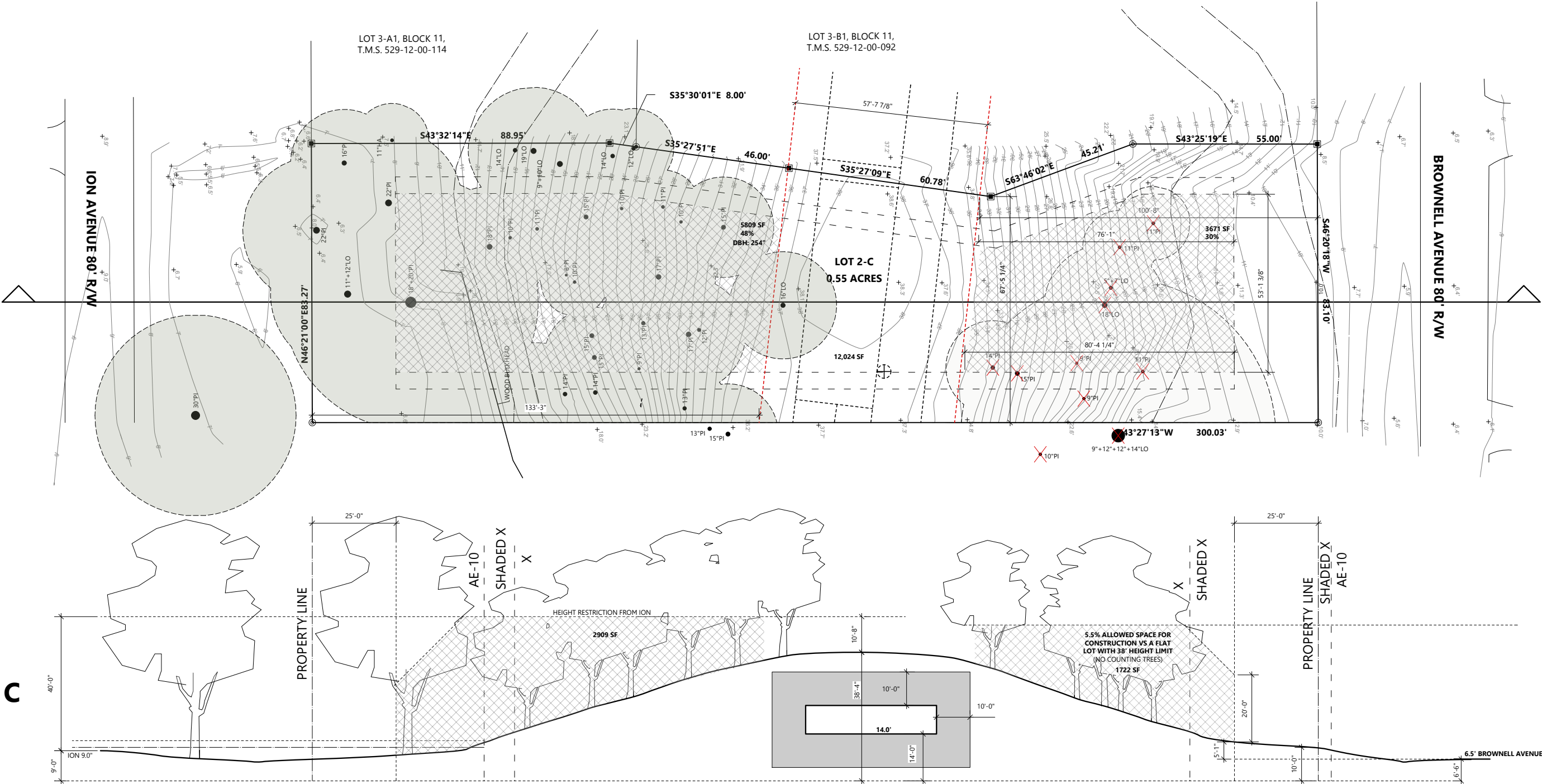
BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

EXISTING
SITE PLAN

A002

REV. 1



PRINCIPAL BUILDING COVERAGE AREA:

- (1) Principal Building Coverage Area. The Lot Area covered by the Principal Building measured vertically downward from the Principal Building's exterior walls to the ground (also known as the building footprint area), but excludes areas covered only by:
- accessory structures not readily useable as living space;
 - exterior porches and decks; and,
 - exterior stairs.

IMPERVIOUS COVERAGE AREA:

- (1) Impervious Coverage Area. That portion of the Lot Area covered by an impervious surface.
- (2) Impervious Surface: Any material or structure through which water cannot be absorbed or passed, including but not limited to roofed structures, compacted soil or stone, pavement consisting of asphalt, concrete, oil and stone, tar, or asphalt. Impervious surfaces also include building foundations, porches, decks, patios, sidewalks, play courts (tennis, basketball, etc.), pools, and other improvements that impede the absorption of water. Grassed or mulched areas are not considered impervious materials.
- (3) Pervious Surface: Any material through which water can be easily absorbed or passed, at a minimum infiltration rate of 2.0 inches per hour, such as, but not limited to, grass and uncompacted gravel, shell and crushed stone.

PRINCIPAL BUILDING SQUARE FOOTAGE:

- (2) Principal Building Square Footage: The entire square footage of the Principal Building or Buildings measured from the outside of the exterior walls, specifically including more than one dwelling on the same lot and historic structures used as accessory dwelling units, but not including:
- interior space not readily useable as living space (attic used only for storage or parking area beneath dwelling);
 - structures that are not used as living space;
 - exterior porches and decks; and,
 - exterior stairs.

DRB MAX RELIEF	ZONING STANDARDS COMPLIANCE CHART		3024 BROWNELL LOT SIZE: 23,749 SF	
PBCA DRB RELIEF: 20% (20%=712.5 SF) TOTAL: 4,274.5 SF	PRINCIPAL BUILDING COVERAGE AREA		FRONT (BROWNELL) SETBACK: NO REQUEST	
	ZONING STANDARD: 23,749(15%)= EXISTING: PROPOSED: PBCA DRB RELIEF: 20%	15% (>15,000sf) 3,562 SF 0 2,513 SF NO REQUEST	ZONING STANDARD: EXISTING: PROPOSED:	25' 100'-8" TO BUNKER WALL 25'-6 1/2"
PBSF DRB RELIEF: 15% (15% = 641.2 SF) TOTAL: 4,916.2 SF	IMPERVIOUS COVERAGE AREA		SIDE SETBACK:	
	ZONING STANDARD: EXISTING: PROPOSED:	30% (>15,000sf) 7,125 SF 0 4,500 SF	ZONING STANDARD: EXISTING: PROPOSED:	10' INDIVIDUAL, 33' COMBINED 105'-83" = 22' * 1/3" = 7.33" = 7' REDUCTION = 33' COMBINED NE: 0' SW: 0' COMBINED: 0' NE: 25.3' AVERAGE SW: 15.4' AVERAGE COMBINED: 40.7'
	PRINC. BLDG. SQFT		REAR (ION) SETBACK:	
	ZONING STANDARD: EXISTING: PROPOSED: REQUESTED RELIEF:	1(23,749 - 5,000) / 100SF] (10) + 2,400 0 4,252 SF NO REQUEST	ZONING STANDARD: EXISTING: PROPOSED:	25' 133'-3" TO BUNKER WALL 196'-5"
		SECONDARY SETBACKS: REQUESTING RELIEF		GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION CONFORMS SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION CONFORMS SIDE FACADE >16' WITHIN 15' OF SIDE PROPERTY LINE CONFORMS ADDITIONAL 45 DEGREE FRONT SETBACK REQUESTING RELIEF 3' 2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK CONFORMS 2ND FLOOR MINIMUM AVERAGE OF 20' & 30' CONFORMS TOTALS 50.73'

A1

EXISTING SITE PLAN

SCALE=1/16"=1'-0"

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PATRIOT HILL RESIDENCE - C
LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #2: AUGUST 19, 2026

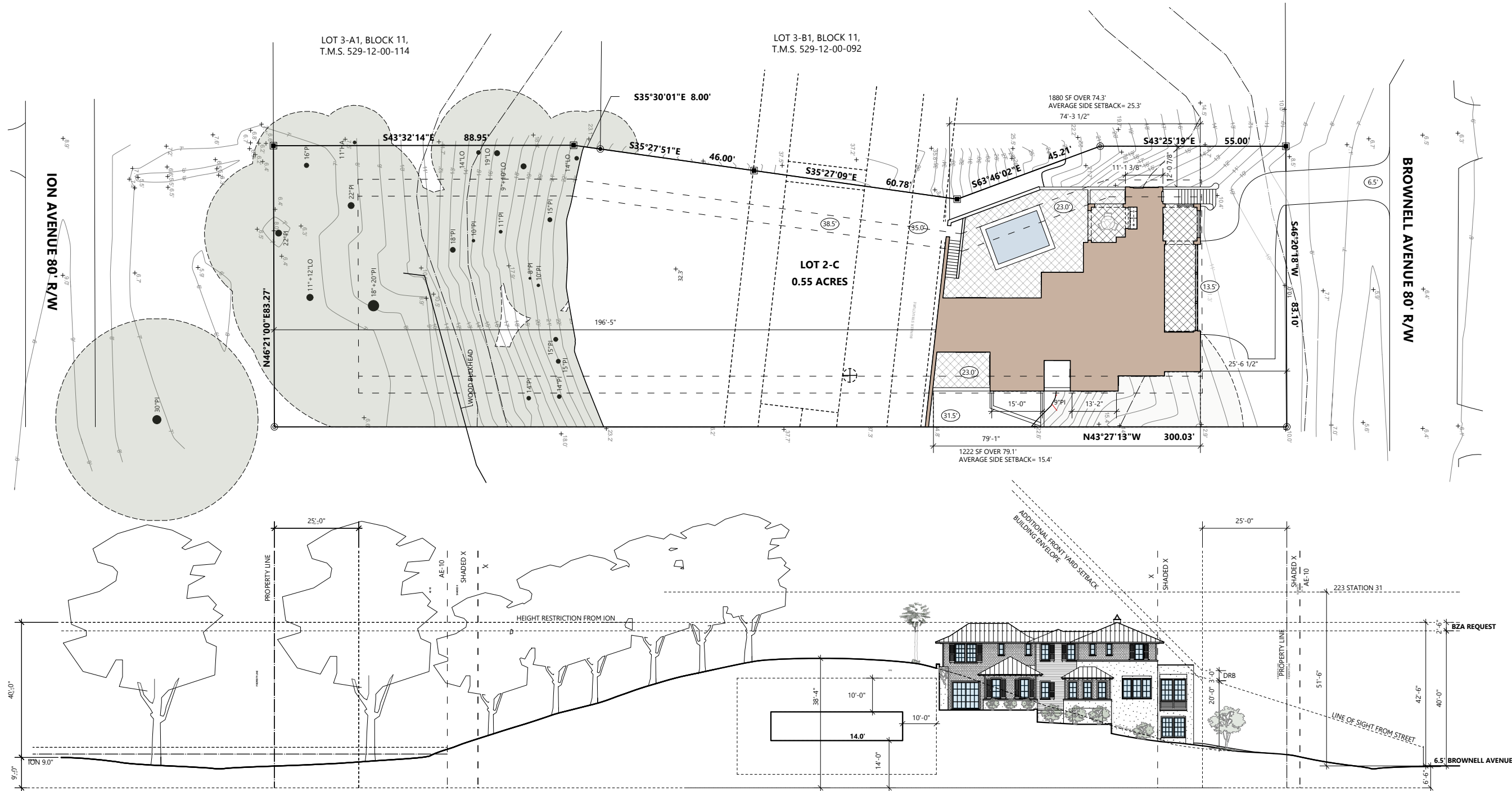
BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

PROPOSED
SITE PLAN

A003

REV. 1



PRINCIPAL BUILDING COVERAGE AREA:

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	ZONING STANDARD: 23,749(15%)=	15% (>15,000sf) 3,562 SF	ZONING STANDARD: 25' EXISTING: 100'-8" TO BUNKER WALL PROPOSED: 25'-6 1/2"	SECONDARY SETBACKS: REQUESTING RELIEF
	EXISTING: 0 PROPOSED: 2,513 SF PBCA DRB RELIEF: 20%	0 2,513 SF NO REQUEST	SIDE SETBACK: NO REQUEST	GROUND/1ST NOT TO EXCEED 38' WITHOUT ARTICULATION CONFORMS SECOND FLOOR NOT TO EXCEED 32' WITHOUT ARTICULATION CONFORMS SIDE FACADE >16' WITHIN 15' OF SIDE PROPERTY LINE CONFORMS ADDITIONAL 45 DEGREE FRONT SETBACK REQUESTING RELIEF 3' 2ND FLOOR ELEMENTS SUBJECT TO 5' ADDITIONAL SETBACK CONFORMS 2ND FLOOR MINIMUM AVERAGE OF 20' & 30' CONFORMS TOTALS 50.73'
PBSF DRB RELIEF: 15% (15% = 641.2 SF) TOTAL: 4,916.2 SF	IMPERVIOUS COVERAGE AREA		ZONING STANDARD: 10' INDIVIDUAL, 33' COMBINED 105'-83" = 22' * 1/3 = 7.33 = 7' 7' REDUCTION = 33' COMBINED NE: 0' SW: 0' COMBINED: 0' NE: 25.3' AVERAGE SW: 15.4' AVERAGE COMBINED: 40.7'	
	ZONING STANDARD: 23,749(30%)=	30% (>15,000sf) 7,125 SF	EXISTING: 0 PROPOSED: 4,500 SF	
	EXISTING: 0 PROPOSED: 4,500 SF	0 4,500 SF	REAR (ION) SETBACK: NO REQUEST	
PRINC. BLDG. SQFT		ZONING STANDARD: 1(23,749 - 5,000) / 100SF] (10) + 2,400	ZONING STANDARD: 25' EXISTING: 133'-3" TO BUNKER WALL PROPOSED: 196'-5"	
		EXISTING: 0 PROPOSED: 4,252 SF REQUESTED RELIEF: NO REQUEST		

A1

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

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LOT C: 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB SET: JANUARY 23, 2026

A003B

REV. 1



BROWNELL AVENUE 80' R/W

LOT 2-C
0.55 ACRES

1984 SF OVER 63.33'
AVERAGE SIDE SETBACK= 31.33'
63'-4"

1229 SF OVER 63.33'
AVERAGE SIDE SETBACK= 19.4'

ADDITIONAL FRONT YARD SETBACK
BUILDING ENVELOPE

223 STATION 31 _____

BZA REQUEST - PENDING

LINE OF SIGHT

UE

PROPOSED 2ND FLOOR SITE PLAN AND SITE SECTION

SCALE = 1/16" = 1'-0"

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PATRIOT HILL RESIDENCE - C

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CONCEPTUAL DRB #2: AUGUST 19, 2026
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PROPOSED 3019
ION SITE PLAN

A003C

REV. 1

LOT 3-A1, BLOCK 11,
T.M.S. 529-12-00-114

LOT 3-B1, BLOCK 11,
T.M.S. 529-12-00-092

LOT 1C, BLOCK 11,
T.M.S. 529-12-00-117

ION AVENUE 80' R/W

ION AVENUE 80' R/W

ION AVENUE 80' R/W

BROWNELL AVENUE 80' R/W

BROWNELL AVENUE 80' R/W

BROWNELL AVENUE 80' R/W

483" OF DBH
(THIS SIDE
ONLY)

178" OF DBH
(THIS SIDE
ONLY)

124" OF DBH
(IN FRONT)

464" OF DBH
(THIS SIDE
ONLY)

LOT 2-C
0.55 ACRES
LOT C
BUNKER SPACE
2702 SF

LOT 2-B
0.57 ACRES
LOT B
BUNKER SPACE
4063 SF

LOT 2-A
0.59 ACRES
LOT A
BUNKER SPACE
3024 SF

3024 BROWNELL
4252 SF

3020 BROWNELL
4285 SF

3016 BROWNELL
4461 SF



A1

PROPOSED 3019 ION AVE SITE PLAN

SCALE=1/16"=1'-0"

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SULLIVANS ISLAND, SC 29482

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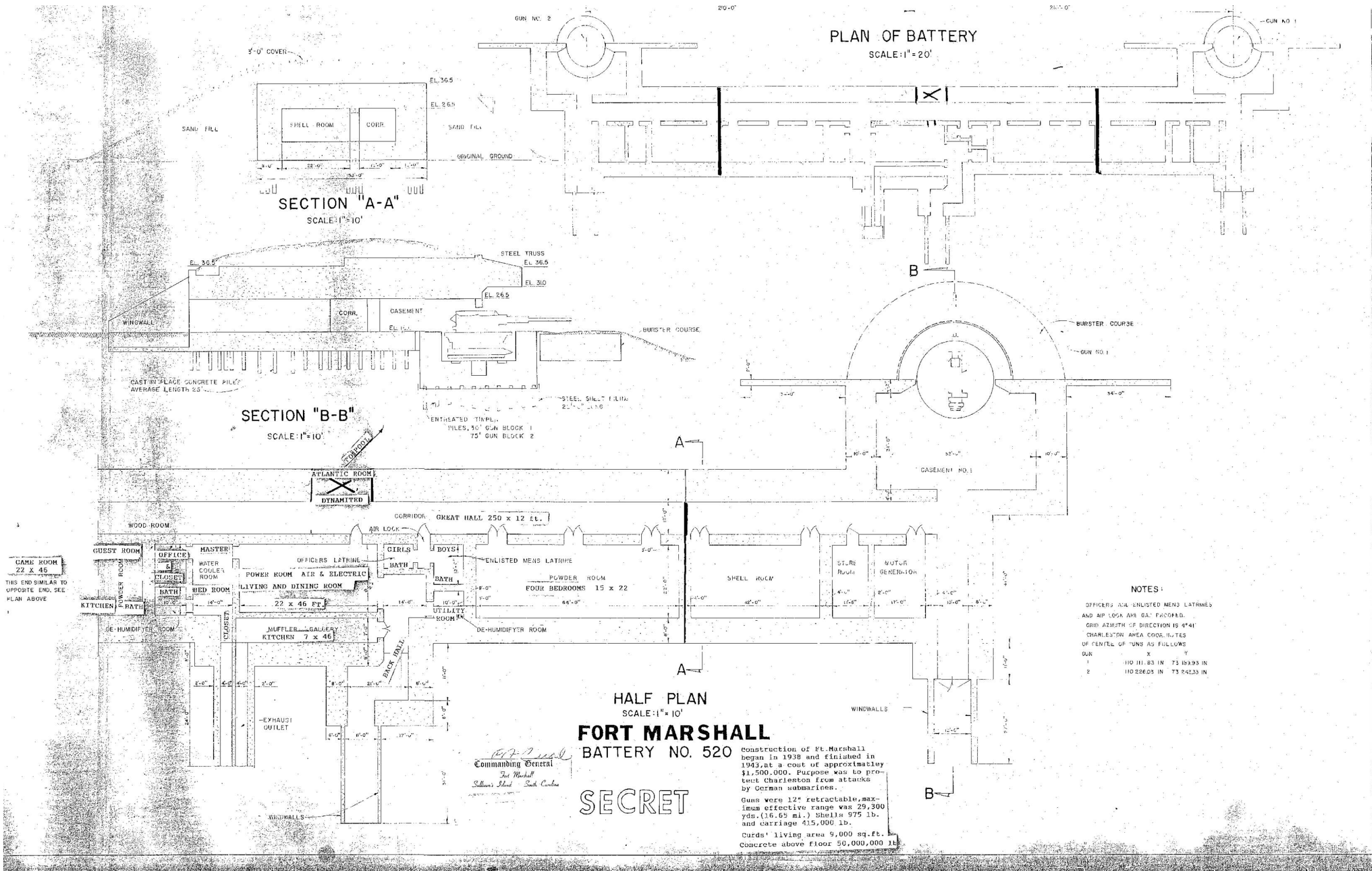
BZA SUBMITTAL: APRIL 10, 2026

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HISTORIC
DOCUMENTS

A004

REV. 1



A1

FORT MARSHALL BATTERY PLAN AND SECTION

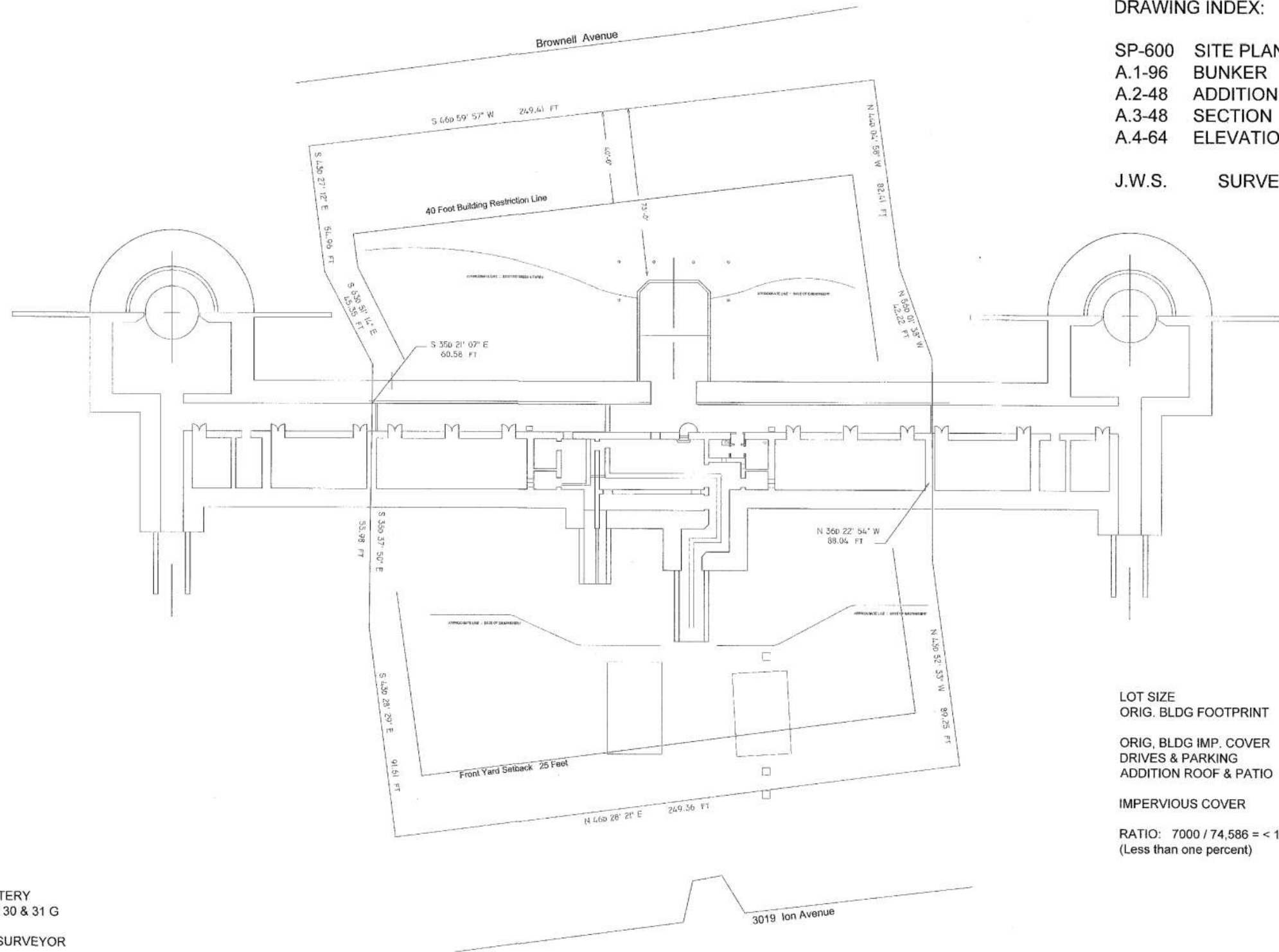
SCALE: AS NOTED

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DRAWING INDEX:

SP-600 SITE PLAN 1" = 50 FEET
A.1-96 BUNKER 1" = 20 FEET
A.2-48 ADDITION 1/8" = 1 FOOT
A.3-48 SECTION 1/8" = 1 FOOT
A.4-64 ELEVATIONS 1/8" = 1 FOOT

J.W.S. SURVEY @ 1"= 60 FEET



LOT SIZE 74,586 SF
ORIG. BLDG FOOTPRINT 13,300 SF
ORIG. BLDG IMP. COVER 600 SF (a)
DRIVES & PARKING 4000 SF (b)
ADDITION ROOF & PATIO 2400 SF (c)
IMPERVIOUS COVER 7,000 SF (a+b+c)

RATIO: $7000 / 74,586 = < 1\%$
(Less than one percent)

DRAWING SHOWS FULL EXTENT OF BATTERY
BETWEEN ION & BROWNELL, STATIONS 30 & 31 G

SITE INFORMATION FROM JOHN WADE, SURVEYOR
REFER: HIS DRAWING, ATTACHED

BUILDING INFORMATION FROM HISTORIC DOCUMENT
AND ON SITE MEASUREMENT BY MICHAEL CURD

PATRIOT HILL RESIDENCE - C

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HISTORIC
DOCUMENTS

A1

EXISTING SITE AND BUNKER DOCUMENTS

A005

REV. 1



NON-HISTORIC BUNKER ENTRANCE ON BROWNELL AVENUE



HISTORIC BUNKER ENTRANCE ON ION AVENUE



NEIGHBORING HISTORIC BUNKER AT 3030 BROWNELL



HISTORIC BUNKER HVAC OPENING ON ION AVENUE



HISTORIC BUNKER INTERIOR

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SITE
PHOTOGRAPHS

A006

REV. 1

A1

SCALE: N/A

SITE PHOTOGRAPHS



3024 BROWNELL AVE

3020 BROWNELL AVE

3016 BROWNELL AVE



3003 ION AVE



223 STATION 31 ST

LOYAL
architects

STATE OF SOUTH CAROLINA
LOYAL ARCHITECTS
Mount Pleasant, SC
No. 10305
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
ROSS LOYAL ARCHITECTS
Spartanburg, SC
No. 10305
REGISTERED ARCHITECT

PATRIOT HILL RESIDENCE - C
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ION
STREETSCAPE

A007

A1

ION AVENUE STREETSCAPE



3004 BROWNELL AVE



3003 ION AVE



3012 BROWNELL AVE



3016 BROWNELL AVE



3020 BROWNELL AVE

3024 BROWNELL AVE



3030 BROWNELL AVE



223 STATION 31 ST

PATRIOT HILL RESIDENCE - C

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BROWNELL
STREETSCAPE

A008

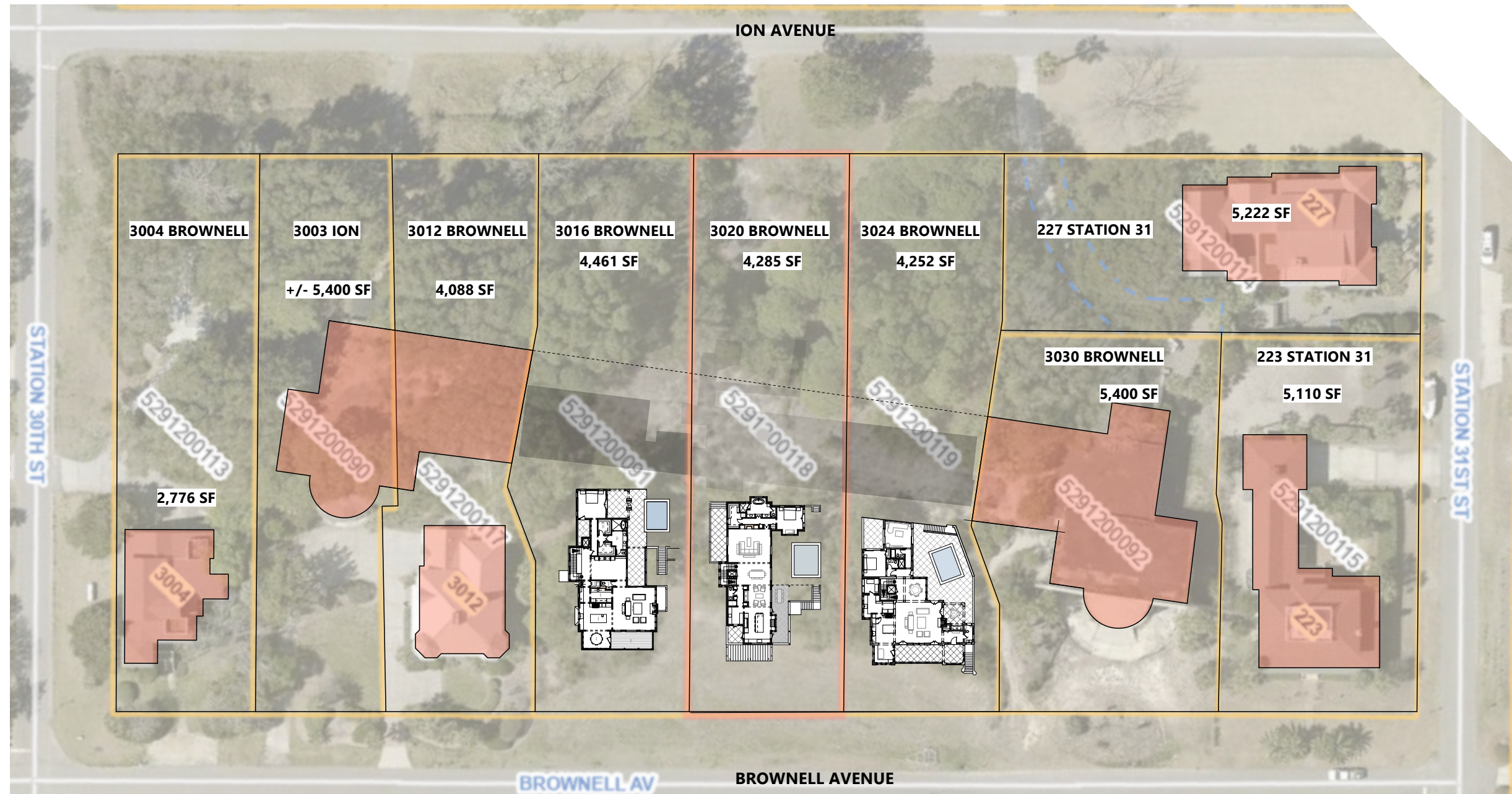
A1

BROWNELL STREETSCAPE

SCALE=1/4"=1'-0"

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REV. 1



CONCEPTUAL DRB #2: AUGUST 19, 2026

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BLOCK
DIAGRAM

A1

BLOCK DIAGRAM

A009

REV. 1



3016 BROWNELL

3020 BROWNELL

3024 BROWNELL

PATRIOT HILL RESIDENCE - C

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SULLIVANS ISLAND, SC 29482

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BROWELL
STREETSCAPE

A1

BROWNELL STREETSCAPE

SCALE: 1"=10'

A010

REV. 1



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SULLIVANS ISLAND, SC 29482

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CONCEPTUAL
RENDER

Ao11

REV. 1

A1

NOSCALE

CONCEPTUAL RENDER FROM BROWNELL



PATRIOT HILL RESIDENCE - C

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SULLIVANS ISLAND, SC 29482

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CONCEPTUAL
RENDER

A012

REV. 1

A1

NOSCALE

CONCEPTUAL RENDER FROM BROWNELL

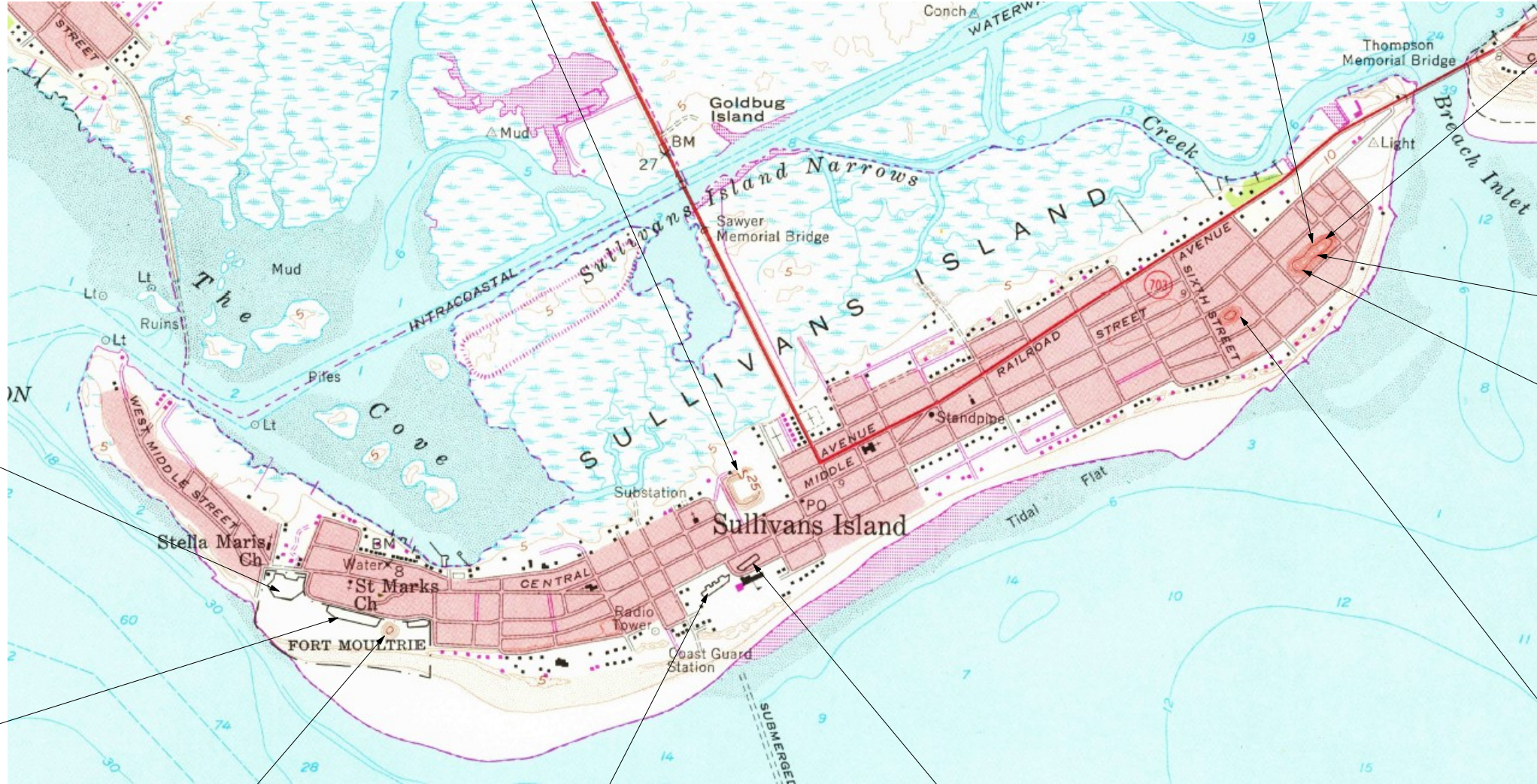




BATTERY CAPRON / PIERCE BUTLER 1896-1897
 SITED AT REAR WITH CELL TOWER BUILT INTO THE
 T PATH AND CONCRETE STRUCTURES INCLUDING
 P ARE COVERED IN GRAFFITI, NO WALKING PATH
SHPO NR ELIGIBILITY: ELIGIBLE



With the exception of the three gun emplacements at Fort Marshall and the mortar batteries Pierce Butler and Capron, all of the island's historic military fortifications are either part of the Fort Moultrie National Monument or have been listed in the National register. Batteries Pierce Butler and Capron were intact at the time of the 1987 historic sites survey but have since been infilled with dirt to prevent people from falling in to their deep concrete pits. Despite this alteration, the batteries represent important archaeological resources. The three gun emplacements at Fort Marshall were sold to private owners in the 1950 and subsequently converted into residences. The architectural integrity of each of the structures was compromised by the infilling of their open front walls. In recent years, the settings of each of the resources has been further compromised by the construction of modern houses on their lots and the partial excavation of side of one of them for a swimming pool.



BATTERY JASPER 1898
SOMEWHAT REHABILITATED
PART OF FORT MOLTRIE MUSEUM GROUNDS
SHPO NR ELIGIBILITY:
CONTRIBUTES TO LISTED DISTRICT

BATTERY GADSDEN 1903-1906
 PARTIAL USE BY THE POE LIBRARY, WINDOW UNITS
 PARTIALLY CLOSED OFF - POSTED KEEP OUT
SHPO NR ELIGIBILITY: LISTED

– FORT MARSHALL BATTERY 520
BUILT 1930-1944 DECOMMISSIONED IN 1945
CONVERTED BUNKER HOUSE. TWO ENTRANCES, BOTH POURED CONCRETE;
MAIN PEDESTRIAN ENTRANCE APPEARS TO BE ON BROWNELL AVE, WITH
THE I'ON AVE SIDE BEING A GARAGE DOOR WITH MASONRY SIDEWALLS.
RESIDENTIAL SPACE IS COMPLETELY EARTHEN/BELOW GROUND.

SHPO NR ELIGIBILITY: NOT ELIGIBLE



FORTIFICATIONS OF SULLIVAN'S ISLAND

3019 ION AVENUE
SULLIVANS ISLAND, SC 29482

NO SCALE

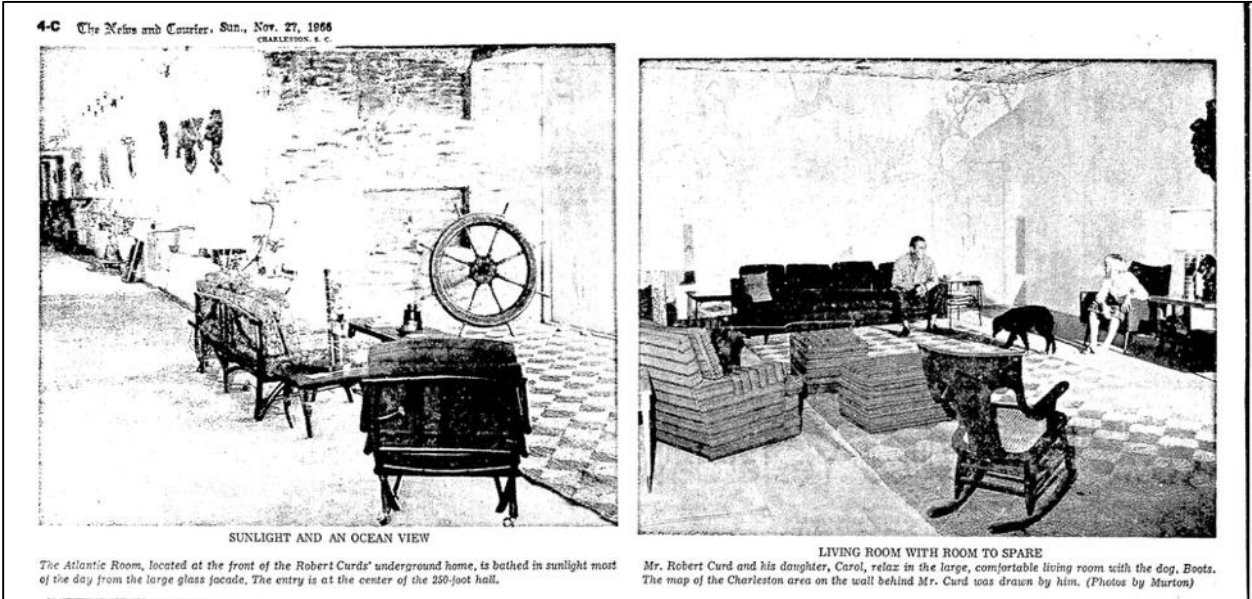
A020

EV. 1



Figure 3.110: 1945 U.S. Army Photograph of Battery 520’s two casemated gun opening with connecting magazines protected by the large concrete and earth mound between the two openings. Image also shows the Overseas Discharge and Replacement Depot barracks buildings in the background that had been converted for use by the soldiers manning the Marshall Reservation’s 155mm guns. Courtesy of the National Archives, Record Group 338, Box 139, *General Correspondence Relating to Places, compiled 1936 – 1945, Ft Moultrie, College Park, MA.*

BATTERY 520 AT COMPLETION



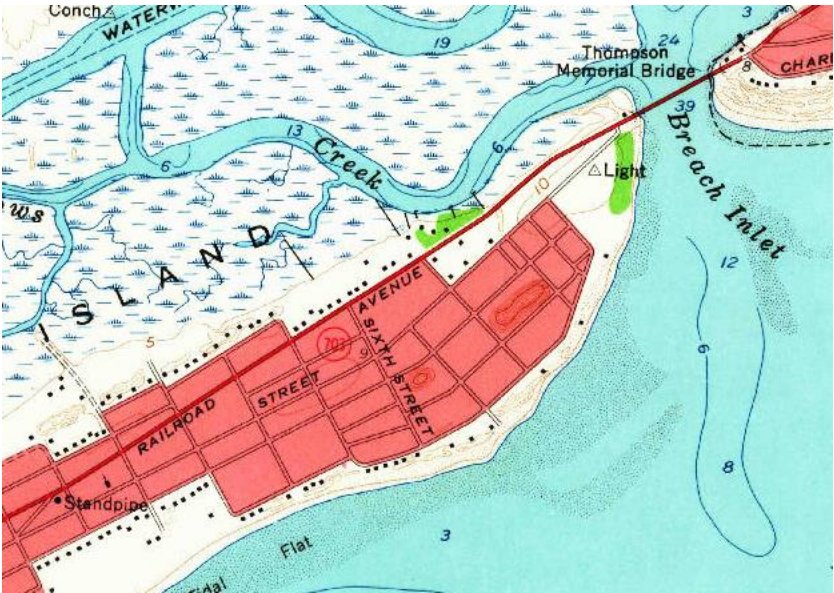
BATTERY 520 BEING OCCUPIED AS A PRIVATE RESIDENCE

PATRIOT HILL RESIDENCE
3019 ION AVENUE
SULLIVANS ISLAND, SC 29482



The eastern end of the island, depicted on *Map of Sullivan's Island prepared under the direction of Lt. Col. L.C. Waldron, 1917*. “Marshall Reservation” is shown, with an arrow pointing to 3019 Ion.

MAPS (ABOVE AND BELOW) SHOWING THE
CONVERSION OF THE EAST END OF SULLIVANS ISLAND
FROM MILITARY USE TO RESIDENTIAL DEVELOPMENT



The 1959 USGS Topographic Map shows the eastern end of the island with new streets laid out to facilitate residential development.

The U.S. Army acquired the roughly one hundred acres of wilderness near Breach Inlet at the northeastern end of the island in the early 1910s. The Marshall Reservation, named for the nonextant Civil War era fort near the site, “was added in order to meet the Taft’s board recommendations for additional searchlights and range-finding equipment in individual battery sighting stations to better triangulate enemy ship locations. As a result of the 1916 plan, a 60-inch searchlight was immediately installed on a rail truck that operated out of a concrete shelter.”

In the interwar period, the government began constructing training areas and created firing ranges at the Marshall Reservation and near Battery Gadsden. In 1929, the U.S. Government contemplated selling the Marshall Reservation, which had been abandoned “some time ago as unsatisfactory” but ultimately decided to keep the property.

In 1951, following the state’s decision to allow fee simple ownership in Sullivan’s Island to allow property owners to secure FHA loans (which were not available for lease-hold properties), the Marshall Reservation began to develop.

E. Gordon Able, MD, purchased the lots from the Town of Sullivan’s Island in November 1954 but did not develop the properties. He sold the 3 parcels known as 2A, 2B, and 2C to Robert and Deborah Curd in December 1965, who adapted the bunker into their residence. Mr. Curd was the founder of Curd Enterprises plastics company, which he opened in Chicago in 1952 and relocated to Mount Pleasant in 1965. He noted of the bunker, “I saw this place and fell in love with it. The government had sold it to my neighbor for \$5000 and he sold it to me for \$10,000. It was just a shell.” The News and Courier featured the Curd renovation in 1966, reporting that “he has worked since January to turn the military fortress into a home. The living area is all underground, and it originally appeared as just a large, grassy mound from outside. Inside the 10-foot-thick walls, the Curds and their six children have 9,000 square feet of living space. The main hall is 250 feet long. Mr. Curd decided that his family couldn’t live entirely underground, so he arranged a bulldozer to level the mounted roof for a patio.” He did the plumbing, electrical, and painting work himself, and painted a large map of the Charleston harbor on one of the interior concrete walls as a mural.

The News and Courier reported in 1971 that “the building, called “Fort Marshall” by the Curds, featured bedrooms created from a large ammunition supply room, a game room and workshop in the ammunition storage bunkers, and a kitchen and primary bedroom in former ventilation and exhaust system bays. The project took nearly a year to complete. Mr. Curd “blasted an opening through a front wall and created huge glass doors opening onto the Atlantic Ocean. Since there are no other windows, if this had not been done the temperature inside would have remained about 68 degrees year-round.”

CONCEPTUAL DRB #2 SET: AUGUST 19, 2026
CONCEPTUAL DRB SET: JANUARY 23, 2026

SITE
HISTORY

PATRIOT HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

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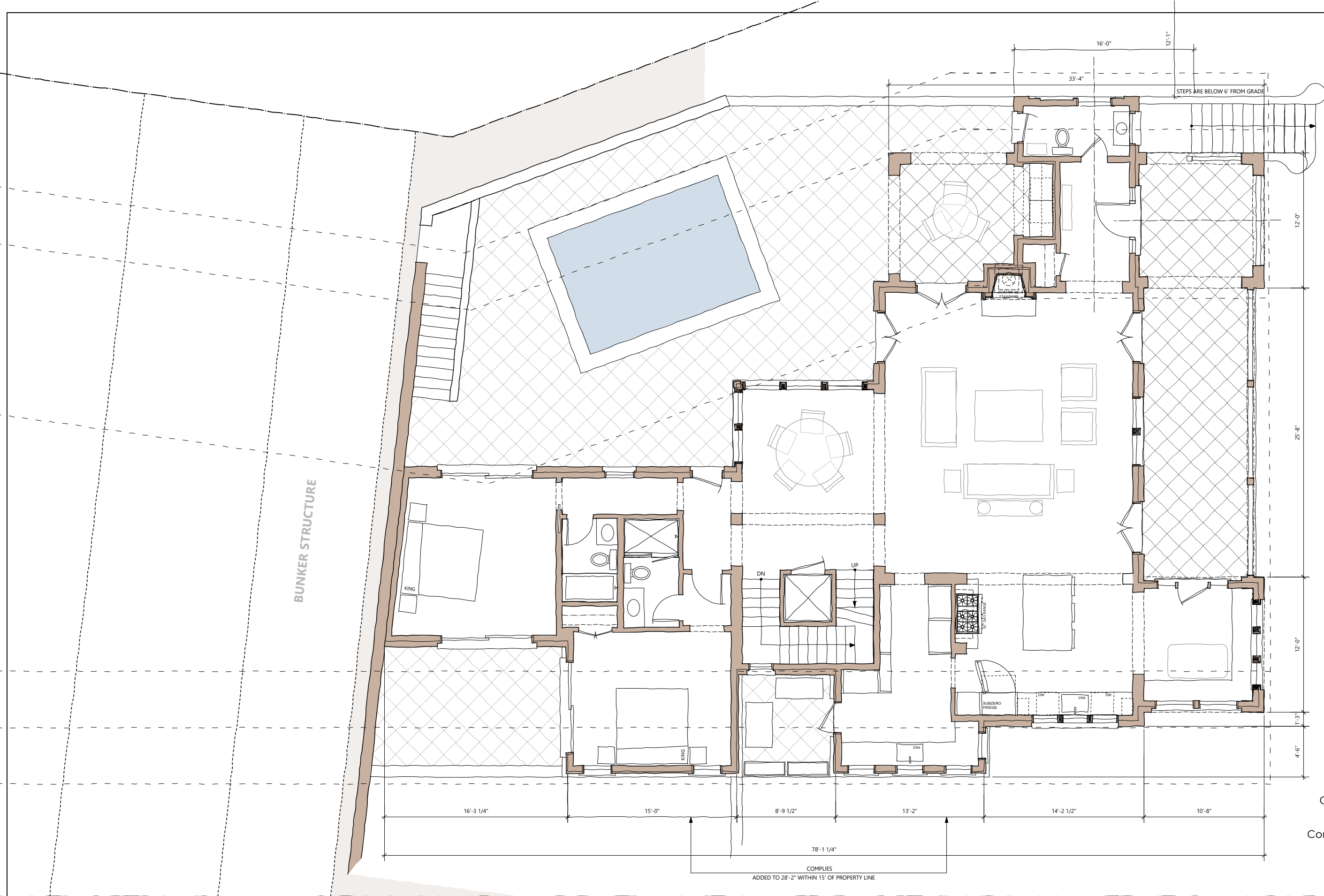
BZA SUBMITTAL: APRIL 10, 2026

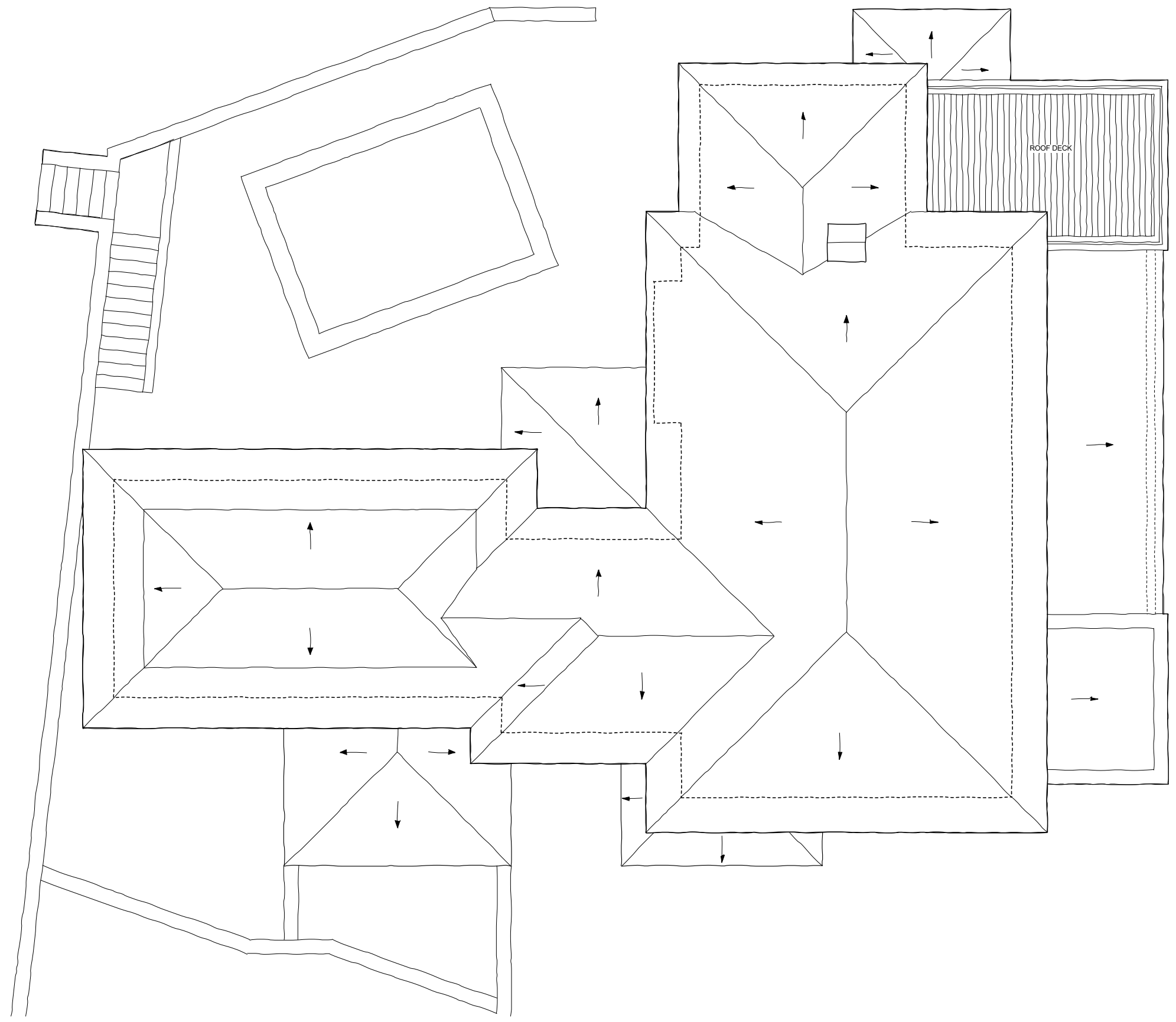
CONCEPTUAL DRB SET: JANUARY 23, 2026

MAIN LEVEL
PLAN

A101

REV. 1





PATRIOT HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
SULLIVANS ISLAND, SC 29482

CONCEPTUAL DRB #2: AUGUST 19, 2026
BZA SUBMITTAL: APRIL 10, 2026
CONCEPTUAL DRB SET: JANUARY 23, 2026

ROOF
PLAN

A103

A1

ROOF PLAN

SCALE: 1/4" = 1'-0"

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REV. 1



PATRIOT HILL RESIDENCE - C

LOT C : 3024 BROWNELL AVENUE
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CONCEPTUAL DRB #2: AUGUST 19, 2026

BZA SUBMITTAL: APRIL 10, 2026

CONCEPTUAL DRB SET: JANUARY 23, 2026

EXTERIOR
ELEVATION

A1

BROWNELL AVENUE ELEVATION

SCALE: 1/4" = 1'-0"

A201

REV. 1

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PATRIOT HILL RESIDENCE - C

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EXTERIOR
ELEVATION



PATRIOT HILL RESIDENCE - C

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EXTERIOR
ELEVATION

PATRIOT HILL RESIDENCE - C

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EXTERIOR
ELEVATION

A1

SOUTHWEST SIDE EXTERIOR ELEVATION

A204

REV. 1