

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2414 Goldbug Avenue PARCEL ID (TMS #): 529-06-00-075

SUBMITTAL DATE: 9-18-2026 MEETING DATE: 10-21-2026

REQUEST: CONCEPTUAL REVIEW: X PRELIMINARY APPROVAL: FINAL APPROVAL:
DESCRIPTION OF SCOPE OF WORK: An attached addition (separated condition

living space) 576 sqft guest suite added to the front of the
existing home and convert the existing concrete driveway to pervious.

X Submittal **outside** of the Historic District, not classified historic, and requests DRB relief.

 Submittal is **outside** of the Historic District and designated as a historic resource.

 DRB relief requests No DRB requests

 Submittal is **within** the Historic District and is:

 designated as Historic Resource DRB relief requests No DRB requests

 Not designated as a Historic Resource: DRB relief requests No DRB requests

DRB SUBMITTAL CHECKLIST: The following items must be included in the submittal for placement on the DRB agenda.

X Application fee per meeting (*Historic properties-ADU special exception, additions: \$500; Historic properties-repairs, renovations: \$200; New Construction SFR, Non-Historic: \$500; Addition, renovations: \$500; Accessory Structures: \$250; Commercial Properties-new construction, additions \$500; Commercial Properties- repairs, renovations: \$200.*)

X Completes and signed submittal application (Page 1). (All submissions)

X Zoning Standards Compliance Worksheet (Page 2). (All submissions with relief requests)

X Neighborhood Compatibility Worksheet (Page 3). (All submissions with relief requests)

 Historic Design Review Worksheet (Page 4). (All submissions involving a designated Historic Resource)

X Online submittal through BSA; Town of Sullivan's Island online submittal portal.

X One (1) set of drawings, no bigger than 11X17"; Drawings to include:

X A current as-built survey, Certified by a S.C. Registered Land Surveyor [1/16"= 1'-0" OR 1"= 20'-0"

Required for all new construction and for work which expands or is outside of an existing building footprint; illustrating the following:

- All applicable Flood Zone information
- Setbacks, property lines and easements
- Spot elevations required to comply with § 21-24
- OCRM Critical Lines, or Baseline and Setback if applicable
- Existing Structures, if applicable

X Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:

- Existing structures, if applicable
- Proposed new structures
- All applicable survey information
- Narrative for Scope of Work (all Historic projects)

X Floor Plans [1/8" = 1'-0" scale], with the following requirements:

- Exterior dimensions
- Graphically depict the outlines of heated space, covered porches and open decks.
- In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.

X Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:

- All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
- Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
- Roof ridge heights to natural grade.
- Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation (BFE) to finish grade.
- Detailed descriptions of treatment of all historic materials. (all Historic projects)
- 3-D perspective sketches and / or models, as well as streetscape renderings that include adjacent properties are always encouraged and are **required for submissions with requests for relief, additional coverage, or additional square footage.**
- Historic property assessment and report for all historic resource property applications
- Any relevant photographs or documentation that might be descriptive (of adjacent properties).

OWNER NAME: Hollingsworth ADDRESS: 2414 Goldbug Avenue

(PROVIDE OWNER'S CONTACT INFORMATION WITH ONLINE SUBMITTAL)

ARCHITECT/DESIGNER: MW Design, LLC PHONE NUMBER: 843-410-8778

ADDRESS: 1527 Hurtes Island Dr, CHAS 29407 EMAIL: mwilks@mwdesignsc.com

CONTRACTOR: Alex Vermillion PHONE NUMBER: 610-716-3606

ADDRESS: 1360 Porchers Bluff Rd, Mt P SC 29466 EMAIL: estimates@carolinacoastalbuild.com

Initial (Initials): I understand that incomplete applications will be rejected.

I (we) submit that the above information is true to the best of my (our) knowledge.

Ryan B Hollingsworth

Applicant name (print)

Applicant's signature

If Owner is not the Applicant:

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this application

Signature
Owner's signature...

Owner's signature

ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

		Zoning ordinance reference section	Zoning Standard	✓if meets standard	DRB's Max. authority for relief	applicant request for relief	Percent (%) relief requested	Total allowed + requested relief (SF)
SETBACKS	A	21-22 FRONT SETBACK	25 Feet	yes	15%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	yes	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: 15 min: 40 Comb:	yes	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: min: comb:	yes	25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	yes	N/A	X	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula:enter result sf	yes	20%			
	G	21-26 IMPERVIOUS COVERAGE	as per formula:enter result 30% sf maximum	yes	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula:enter result sf 4113		A: New Construction / Non-historic additions: 15% sf (not to exceed 500 sf) B: Historic additions: 20% sf C: Historic ADU Special Exceptions:	yes	7.5%	310 4423
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula:enter result sf	yes	15% sf			
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	yes	15%			
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations	yes	25%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	yes	25%			
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	yes	Adjust for Neighborhood Compatiblity			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	yes	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	yes	Adjust for Neighborhood Compatiblity			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	n/a	20% Height (3 ft 6 in) 40% (4')			

NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: ____ No: X

In accordance with the Sullivan’s Island Zoning Ordinance, Section 21-111, the DRB shall only grant modifications of the Zoning Ordinance standards if the design is compatible with the surrounding neighborhood. **See the DRB application [submittal guidance document](#) for additional information for filling in this form.** Lot area: _____sf Highland lot area: _____sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 3848 Standard SF: 4113 Proposed SF: 4423

The existing impervious coverage exceeds allowable, propose to
remove and replace the existing impervious concrete driveway
with a new pervious paver driveway to bring site into compliance.
existing impervious (7321) proposed impervious (5631)25.4%

Principal Building Coverage (21-25): Existing SF: _____ Standard SF: _____ Proposed SF: _____

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined _____ Proposed, combined_____, min _____

Second Story Side Façade Setback (21-22): Requested relief: _____

Principal Building Side Façade Setback (21-22): Requested Relief: _____

Other (circle any that apply):
Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height,
Foundation Enclosure, or Accessory Structure: _____

Section 21-97. C Historic Preservation Standards:

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

- Initial


Per Charles Drayton review, request to skip the conceptual and apply for preliminary approval

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