



Town of Sullivan's Island

DESIGN REVIEW BOARD

April 16, 2025 – 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 MARCH 19, 2025

C. GENERAL PUBLIC INPUT AND BOARD CORRESPONDENCE

D. PROCESS FOR DESIGN REVIEW

E. HISTORIC DESIGN REVIEWS

- **2608 Myrtle Avenue:** Adam Lloyd, homeowner representative, requests final approval of the RS-District historic dwelling unit special exception. The plans include renovating and removing non-historic additions from the existing Traditional Island Resource cottage in situ and constructing a new single-family home spaced away from the cottage, with requests for additional principal building coverage area and square footage (529-06-00-051)
 - [2608 Myrtle Ave Application \(pdf\)](#)
 - [2608 Myrtle Ave Plans \(pdf\)](#)
- **2118 I'On Avenue:** Johnny Tucker, of John Douglas Tucker, Architect, requests final approval renovations and window and door change-outs to the home on this Traditional Island Resource property, with a request for side setback relief (PIN# 529-09-00-022).
 - [2118 I'on Avenue Application \(pdf\)](#)
 - [2118 I'on Avenue Plans \(pdf\)](#)
- **1754 Central Avenue:** Joel Adrian, of Studio 291, LLC, requests final approval to construct a chimney on the side of one of the new accessory structures that has been recently added to this Sullivan's Island Landmark Resource property (PIN# 529-08-00-040).
 - [1754 Central Avenue Application \(pdf\)](#)
 - [1754 Central Avenue Plans \(pdf\)](#)
 - [1754 Central Avenue Supporting Documents \(pdf\)](#)
- **1454 Middle Street:** Anthony J. Cissell, of Cissell Design Studio, requests a conceptual review of new plans, replacing a previous DRB-approval, to renovate and adapt the former Fort Moultrie Post Theatre building, a Sullivan's Island Landmark property, into a single-family home, with a request for accessory structure setback relief (523-07-00-043).
 - [1454 Middle Street Application \(PDF\)](#)
 - [1454 Middle Street Plans \(PDF\)](#)
- **2824 Brooks Street:** Cindy Cline, of Wertimer + Cline Landscape Architects, requests final approval to place a pool spa on this Traditional Island Resource property with a request for side setback relief (529-07-00-044).
 - [2824 Brooks Street Application \(PDF\)](#)
 - [2824 Brooks Street Plans \(PDF\)](#)

F. NON-HISTORIC DESIGN REVIEWS

- **1743 Atlantic Avenue:** Joel Adrian, of Studio 291, LLC, requests final approval of plans for a new home on this lot, with a request for additional principal building square footage and a request for second story side setback relief (PIN# 523-12-00-021).
 - [1743 Atlantic Avenue Application \(PDF\)](#)
 - [1743 Atlantic Avenue Plans \(PDF\)](#)
- **189 Station 18 Street:** Joel Adrian, of Studio 291, LLC, requests preliminary approval of plans for a new home on this lot, with a request for additional principal building square footage (PIN# 523-12-00-034).
 - [189 Station 18 Street Application \(PDF\)](#)
 - [189 Station 18 Street Plans \(PDF\)](#)
- **2624 I'On Avenue:** Bryce Richey, of Clarke Design Group, requests final approval to modify the previously approved new home construction plans for this property, with a request for increased foundation height (PIN# 529-10-00-026).
 - [2624 I'On Avenue Application \(PDF\)](#)
 - [2624 I'On Avenue Plans \(PDF\)](#)
- **2630 Bayonne Street:** Babak Bryan, of Babak Bryan Architect, llc, requests a conceptual review of plans for a new home construction on this empty lot, to approve the conditions required for an attached addition (PIN# 529-10-00-079).
 - [2623 Bayonne Street Application \(PDF\)](#)
 - [2623 Bayonne Street Plans \(PDF\)](#)
- **2851 I'On Avenue:** Brooke Gerbracht, of Herlong Architecture + Interiors, requests a conceptual review of plans for a new home construction, with requests for additional principal building coverage area and square footage PIN# 529-11-00-098).
 - [2851 I'On Avenue Application \(PDF\)](#)
 - [2851 I'On Avenue Plans \(PDF\)](#)

G. ADJOURN