



Town of Sullivan's Island

DESIGN REVIEW BOARD

May 19, 2021 – 4:00 PM

Town Hall ([Virtual Online Meeting](#))
2056 MIDDLE STREET · SULLIVAN'S ISLAND, SC

A. CALL TO ORDER

B. APPROVAL OF THE MINUTES FROM APRIL 21, 2021

C. PUBLIC INPUT

D. COMMERCIAL DESIGN REVIEWS

1. Longboard Restaurant at 2213-B Middle Street: Beau Clowney Architects, applicants, request design review of front façade modifications for a previously approved Certificate of Appropriateness (COA) of October 10, 2019. (PIN# 529-09-00-118)

E. ACCESSORY DWELLING UNIT SPECIAL EXCEPTIONS

1. 1730 Thompson Avenue: Jeremy Tate, of Meadors Construction, requests final plan approval of design modifications for a previously granted historic accessory dwelling unit (ADU) special exception in accordance with Zoning Ordinance §21-20 C. (2). Modifications to the zoning standards are requested for principal building side setbacks (previously approved). (PIN# 523-08-00-073)
2. 2608 Myrtle Avenue: Bradley Hepner, applicant, requests final plan approval of design modifications for a previously granted historic accessory dwelling unit (ADU) special exception in accordance with Zoning Ordinance §21-20 C. (2). Modifications to the zoning standards are requested for principal building side façade and side setbacks. (PIN# 529-06-00-051)

F. HISTORIC DESIGN REVIEWS

1. 1454 Middle Street: Heather Wilson, applicant, requests conceptual approval to perform an historic rehabilitation and adaptive reuse of the Fort Moultrie Post Theater, a Sullivan's Island Landmark structure, with no modifications to the zoning standards. (PIN# 523-07-00-043)
2. 413 Station 23 Street: Heather Wilson, applicant, requests conceptual approval to perform an historic rehabilitation of a Traditional Island Resource, with no modifications to the zoning standards. (PIN# 523-07-00-043)
3. 852 Middle Street: Heather Wilson, applicant, requests conceptual approval of an historic rehabilitation with additions to a Sullivan's Island Landmark structure, with modifications to the zoning standards for side setbacks. (PIN# 523-06-00-031)
4. 321 Station 19 Street: James Selvitelli, applicant, requests final approval to approval of design modifications for a previously granted historic rehabilitation with historic exemption of 16% for Principal Building Coverage. (PIN# 529-05-00-072)
5. 2824 Brooks Street: Carl McCants, applicant, requests conceptual approval to relocate an existing

Traditional Island Resource and construct a new single-family home, with modifications to the zoning standards for side setbacks. (PIN# 527-07-00-044)

G. NON-HISTORIC DESIGN REVIEWS

1. 1608 Poe Avenue: Julie O'Connor, applicant, requests final approval to construct home renovations and one-story addition with modifications to the zoning standards for side setbacks and principal building coverage. (PIN# 523-08-00-013)
2. 1652 Thompson Avenue: Sean Carlin of Herlong and Associates, requests final plan approval to construct a new single-family home and elevated swimming pool with modifications to the zoning standards for principal building square footage, principal building coverage, building foundation height, side setbacks and second story side façade setbacks. (PIN# 523-08-00-065)
3. 2419 Atlantic Avenue: Sabrina Vogel, applicant, requests conceptual approval to construct a new single-family home and elevated swimming pool with modifications to the zoning standards for principal building square footage and second story side façade setbacks. (PIN# 529-10-00-065)

H. PROJECT UPDATE

I. ADJOURN

In an abundance of caution and following the advice of the Centers for Disease Control, this DRB meeting will be held remotely. The public may join the virtual meeting by clicking <https://us02web.zoom.us/j/83782904003>. Once you have completed sign up, click join the audio conference. A password is not required. **Please submit correspondence to the Board at: DRB@sullivansisland.sc.gov.**