

The Planning Commission of the Town of James Island met on Thursday, April 9, 2026, at 5:00 p.m. at the James Island Town Hall, 1122 Dills Bluff Road, James Island, SC 29412.

Commissioners present: Patrick Broderick, Kelly Hall, Vice Chair, Ed Steers, and Chair Deborah Bidwell, who presided. Also present: Kristen Crane, Planning Director, Mayor Brook Lyon, Town Council Liaison, and Frances Simmons, Town Clerk and Secretary to the Planning Commission.

Call to Order: Chair Bidwell called the Planning Commission meeting to order at 5:06 p.m. A quorum was present to conduct business.

Prayer and Pledge of Allegiance: Chair Bidwell asked the Commission to join her in a moment of silence, after which the Pledge of Allegiance was recited. She then sadly announced the passing of Commissioner Zennie Quinn, noting that he served on the Planning Commission for more than ten years and will be sorely missed. The Planning Commission extended its condolences to his family. A visitation with the family is scheduled for Sunday, April 12, from 1:00 to 3:00 p.m. at Stuhr's West Ashley.

Compliance with the Freedom of Information Act: Chair Bidwell announced that this meeting was duly noticed and is being held in compliance with the SC Freedom of Information Act. This meeting was also live streamed on the Town's website: [www.jamesislandsc.us](http://www.jamesislandsc.us) and notification was provided to the public.

Introductions: Chair Bidwell introduced the members of the Planning Commission, staff, and Mayor Lyon.

Approval of October 9, 2025, Meeting Minutes: Chair Bidwell called for a motion to approve the minutes of the October 9, 2025, meeting. Vice Chair Hall moved for approval, seconded by Commission Broderick. No discussion. Passed unanimously.

Public Comments: No one signed in to speak.

Zoning Map Amendment:

- a. Case #ZRSM-2-26-016: Request to rezone property located at 1114 Jeffrey Drive from the Low-Density Single Family Residential (RSL) Zoning District to the Moderate-Density Suburban Residential (RSM) Zoning District, TMS#428-03-00-006: Planning Director Kristen Crane provided the staff's review:

History and Overview: 1114 Jeffery Drive is located near the corner of Lemon Tree Lane and Jeffery Drive and is one block from Camp Rd. The parcel currently has one home located on it and the rest of the property is wooded. The parcel included in the Zoning Map Amendment Request is 0.93 acres in size and is in the RSL Zoning District. The parcel is considered a legal conforming lot.

The applicant and owner, Jonathan Schumacher is seeking to rezone the parcel from the RSL Zoning District to the RSM Zoning District to allow for a density that may permit three dwelling units, due to the lot size being slightly less than one acre. The maximum density in RSL zoning is three (3) dwelling units per acre while the maximum density in the RSM Zoning District is four (4) units per acre. The applicant *"believes that RSM more accurately reflects the historical character of the neighborhood."*

Adjacent Zoning: Surrounding properties to the south and west are in the RSL Zoning District in the Town of James Island and are residentially utilized. Property to the north is also in the RSL Zoning District and is owned by the First Baptist Church and is used as an overflow parking lot. Property to the east is owned by Storer Cable of Carolina and is zoned SR-1 in the City of Charleston and has a cell tower located on it. Other uses within 300' are mostly residential and includes a church and parks/recreation.

Approval Criteria according to Section §153.043 of the Zoning and Land Development Regulations Ordinance (ZLDR) that applications for Zoning Map Amendments may be approved by Town Council only if it determines that the following criteria are met.

Ms. Crane reviewed each criterion and provided the staff's response.

1. The proposed amendment is consistent with the Comprehensive Plan and the stated purposes of this Ordinance.
2. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property.
3. The Town and other service providers will be able to provide adequate water and sewer supply, stormwater facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development
4. The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, traffic congestion, wildlife, and natural resources;
5. The subject property is suitable for proposed zoning classification considering such things as parcel size, parcel configuration, road access and the presence of resources and amenities.

Ms. Crane answered questions from the Planning Commission.

Application Presentation: The applicant was present but did not provide a presentation.

Support: No one present.

Opposition: No one present.

Chair Bidwell called for a motion in order to have discussion. Motion was made by Commissioner Broderick, seconded by Commissioner Steers. Following discussion, Chair Bidwell called for the vote for the approval of Case #ZRSM-2-26-016 a Request to rezone property located at 1114 Jeffrey Drive from the Low-Density Single Family Residential (RSL) Zoning District to the Moderate Density Suburban Residential (RSM) Zoning District, TMS #428-03-00-006.

Vote

Commissioner Broderick	Aye
Vice Chair Hall	Aye
Commissioner Steers	Aye
Chair Bidwell	Aye

UNANIMOUS

Town Council will hold a First Reading and Public Hearing on this rezoning at its May 21, 2026, meeting and Second Reading at the June 18, 2026, meeting.

Proposed Amendments to the Town of James Island Zoning and Land Development Regulations Ordinance (ZLDR): Mrs. Crane presented the following amendments for the consideration of the Planning Commission

Definitions (153.013): Adding definitions for pet washing stations, pet shelters, and clarifying pet store definition.

Animal Services (153.152): Adding wording and conditions to animal service uses.

Use Table (Table 153.110) Adding pet washing stations and pet shelters to table, and corresponding use categories.

Board of Zoning Appeals: (153.027) Adding wording to allow for variances and appeals of administrative decisions concerning the Flood Damage Prevention Ordinance and the Town Building Regulations Ordinance to be heard by the Board of Zoning Appeals.

Chair Bidwell called for a motion in order to have discussion. Motion was made by Commissioner Broderick, seconded by Commissioner Steers.

Ms. Crane provided a brief overview of the Town’s plan to implement in-house building services in partnership with Safebuilt. Both she and Mayor Lyon expressed that this initiative would be beneficial for the Town. Under this arrangement, Safebuilt will manage inspections, permitting, and zoning services. This transition is expected to better serve residents by allowing these processes to be handled directly through the Town, rather than requiring coordination with Charleston County.

Vote

Commissioner Broderick	Aye
Vice Chair Hall	Aye
Commissioner Steers	Aye
Chair Bidwell	Aye

UNANIMOUS

Town Council will hold a First Reading on the amendments at its April 16, 2026, meeting and a Public Hearing and Second Reading at its May 21 meeting.

Election of Planning Commission Officers: Chair and Vice Chair: Chair Bidwell informed the Commission that she was willing to continue serving as Chair or open to another member taking on the role. Commissioner Steers expressed his support for the current officers to remain in place for an additional one-year term.

Commissioner Steers made a motion to appoint Deborah Bidwell as Chair and Kelly Hall as Vice Chair. The motion was seconded by Commissioner Broderick.

Vote

Commissioner Broderick	Aye
Vice Chair Hall	Aye
Commissioner Steers	Aye
Chair Bidwell	Aye

UNANIMOUS

Chair’s Comments: None.

Commissioners’ Comments: None.

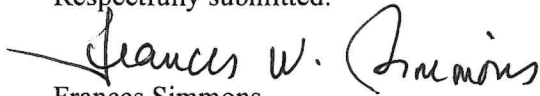
Mayor Lyon informed the Planning Commission that the Town’s Comprehensive Plan is due for its 10-year renewal. She stated that Town Council will vote at its April 16 meeting on whether to engage the Berkeley-

Charleston-Dorchester Council of Governments (BCD-COG) to assist with rewriting the plan. If approved, the process is expected to begin this fall and will take several months to complete. Mayor Lyon expressed enthusiasm about moving forward with the update. She also noted that the Town Clerk can provide a link to examples of other municipalities where BCD-COG has assisted with similar comprehensive plan updates.

Next Scheduled Meeting Date: May 14, 2026.

Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 5:31 p.m.

Respectfully submitted:

A handwritten signature in black ink that reads "Frances W. Simmons". The signature is written in a cursive style with a long horizontal stroke extending to the left.

Frances Simmons

Town Clerk/Secretary to the Planning Commission