



**JAMES ISLAND PLANNING COMMISSION  
MEETING AGENDA  
1122 Dills Bluff Road, James Island, SC 29412**

**May 14, 2026  
5:00 PM**

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

**This meeting will be live streamed on the Town's website:  
[jamesislandsc.us](http://jamesislandsc.us)**

**Public Comments need to be received via email by noon on Wednesday 5/13/2026 to  
[kcrane@jamesislandsc.us](mailto:kcrane@jamesislandsc.us)**

- I. CALL TO ORDER
- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. APPROVAL OF APRIL 9, 2026 MINUTES
- VI. PUBLIC COMMENTS
- VII. ZONING MAP AMENDMENT:
  - a. Case #ZAGR-3-26-017  
Request to rezone property located at 1123 Fort Johnson Road from the Low-Density Single Family Residential (RSL) Zoning District to the Agricultural Preservation (AG-5) Zoning District (TMS #428-06-00-069)  
*Planning Commission will vote on a recommendation to Town Council.*
- VIII. CHAIR'S COMMENTS
- IX. COMMISSIONERS COMMENTS
- X. NEXT SCHEDULED MEETING DATE: JUNE 11, 2026
- XI. ADJOURN

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 Jeffrey Drive is located near the corner of Lemon Tree Lane and Jeffrey 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.

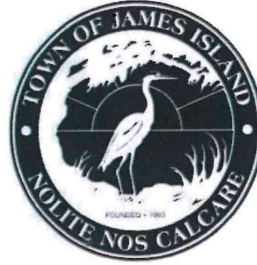
Adjourn: There being no further business to come before the Planning Commission, the meeting adjourned at 5:31 p.m.

Respectfully submitted:

Frances Simmons  
Town Clerk/Secretary to the Planning Commission

DRAFT

# ZONING CHANGE APPLICATION



Zoning/Planning  
Department  
Town of James Island  
Town Hall  
1122 Dills Bluff Road  
James Island, SC 29412  
(843) 795-4141  
Fax: (843) 795-4878

CASE ZAGR-3-26-017 PD \_\_\_\_\_

## PROPERTY INFORMATION

CURRENT DISTRICT RSL REQUESTED DISTRICT A6-5  
PARCEL ID(S) 4290600069

STREET ADDRESS 1123 Ft. Johnson Rd. ACRES 2.25

DEED RECORDED: BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_

PLAT RECORDED: BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE \_\_\_\_\_ APPROVAL # \_\_\_\_\_

## APPLICANT—OWNER—REPRESENTATIVE

**APPLICANT** BIANNE Smith HOME PHONE \_\_\_\_\_  
MAIL ADDRESS 905 Whispering Marsh Dr. WORK PHONE 843-308-2352  
CITY, STATE, ZIP Charleston SC 29412 CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**OWNER**  
(IF OTHER THAN APPLICANT) HOME PHONE \_\_\_\_\_  
MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**REPRESENTATIVE**  
(IF OTHER THAN APPLICANT) HOME PHONE \_\_\_\_\_  
MAIL ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
CITY, STATE, ZIP \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

## REQUIRED DOCUMENTS:

- This application will be returned to the applicant within fifteen (15) business days if these items are not submitted with the application or if any are found to be inaccurate:*
- ✓ Copy of Approved and Recorded Plat showing present boundaries of property
  - ✓ Copy of Current Recorded Deed to the property (Owner's signature must match documentation.)
  - ✓ Copy of Signed Restricted Covenants Affidavit and Signed Posted Notice Affidavit
  - ✓ Letter of Intent
  - ✓ Fee: \$150.00 plus \$10.00 per acre (Fees vary for Planned Developments.)

I (we) certify that BIANNE Smith is the authorized representative for my (our) zoning change request. I also accept the above requirements for submitting my zoning change application. To the best of my knowledge, all required information has been provided and all information is correct.

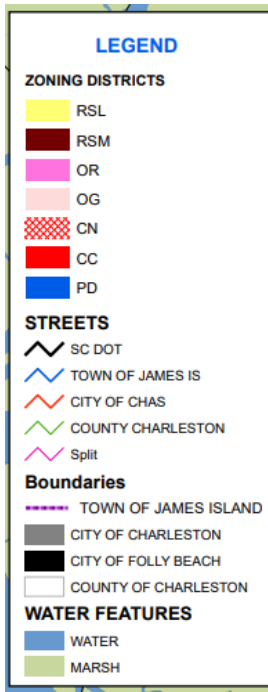
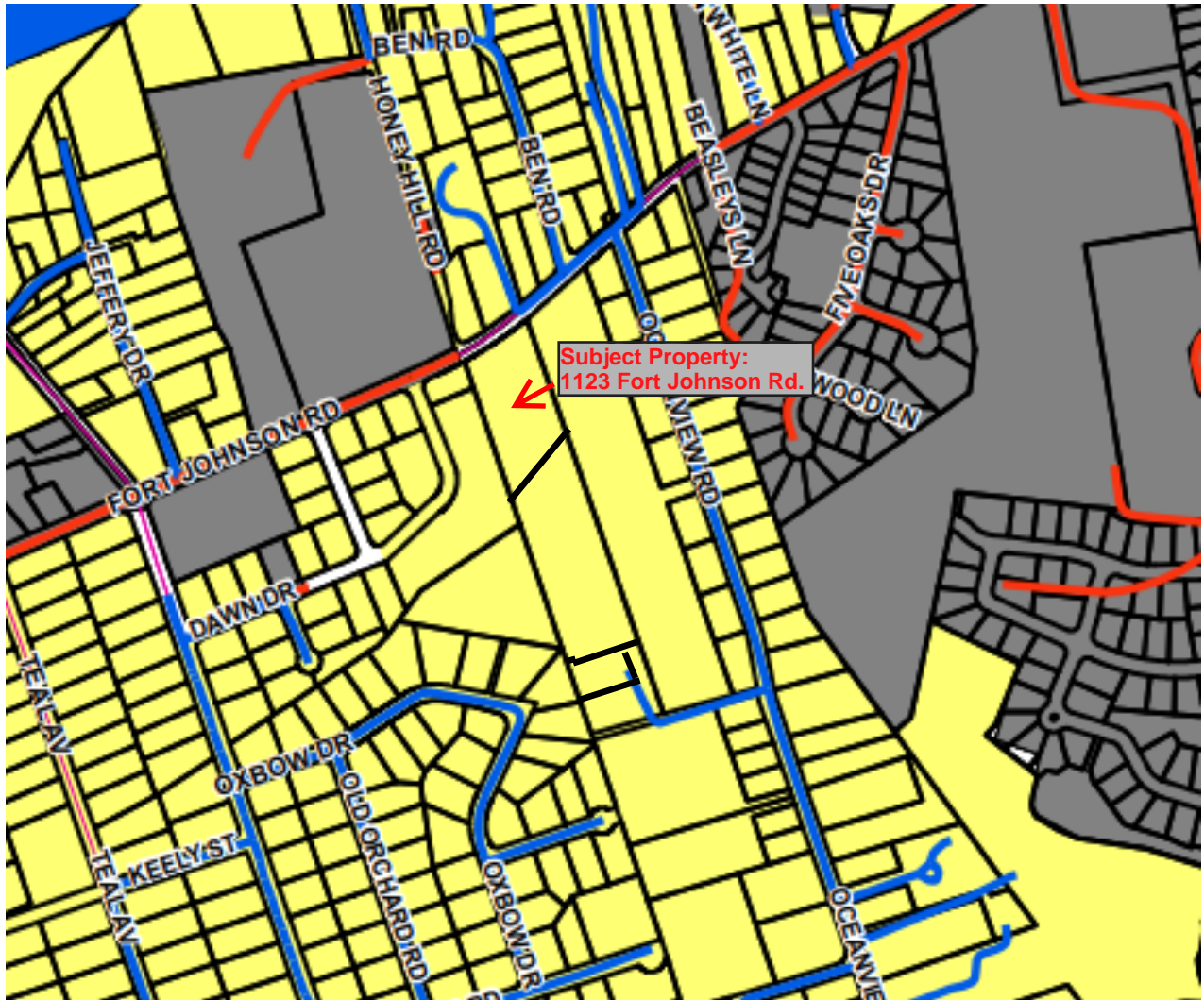
Signature of Owner(s) \_\_\_\_\_ Date 03/17/26 Signature of Applicant/ Representative (if other than owner) \_\_\_\_\_ Date \_\_\_\_\_

Planner's Signature [Signature] Date 3/18/2026 Zoning Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

## OFFICE USE ONLY

Amount Received \$180 Cash?  Check?  # 7147 Card? \_\_\_\_\_





# TOWN OF JAMES ISLAND EXISTING LAND USE

*\*Existing land use data depicted based on the County's Assessor's Office general use classification for the parcel. Property recorded data used is dated June 29, 2011.*



Current Zoning District of 1123 Ft. Johnson Rd.:

<b>RSL DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MAXIMUM DENSITY</b>	3 dwelling units per acre
<b>MINIMUM LOT AREA</b>	14,520 square feet
<b>MINIMUM LOT WIDTH</b>	60 feet
Without Public Water and/or Sewer	70 feet
<b>MINIMUM SETBACKS</b>	
Front/Street Side	25 feet
Interior Side	10 feet
Rear	15 feet
OCRM Critical Line	35 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM HEIGHT</b>	35 feet

Proposed Zoning District of 1123 Ft. Johnson Rd.:

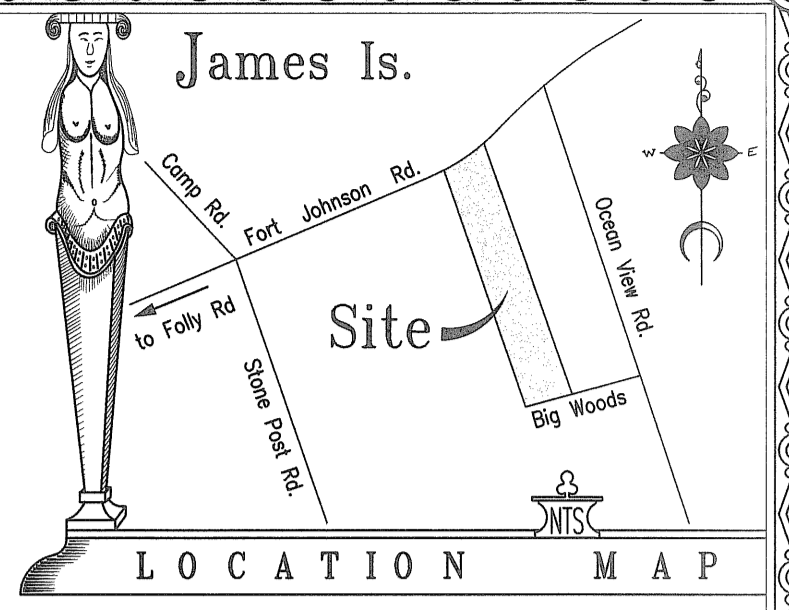
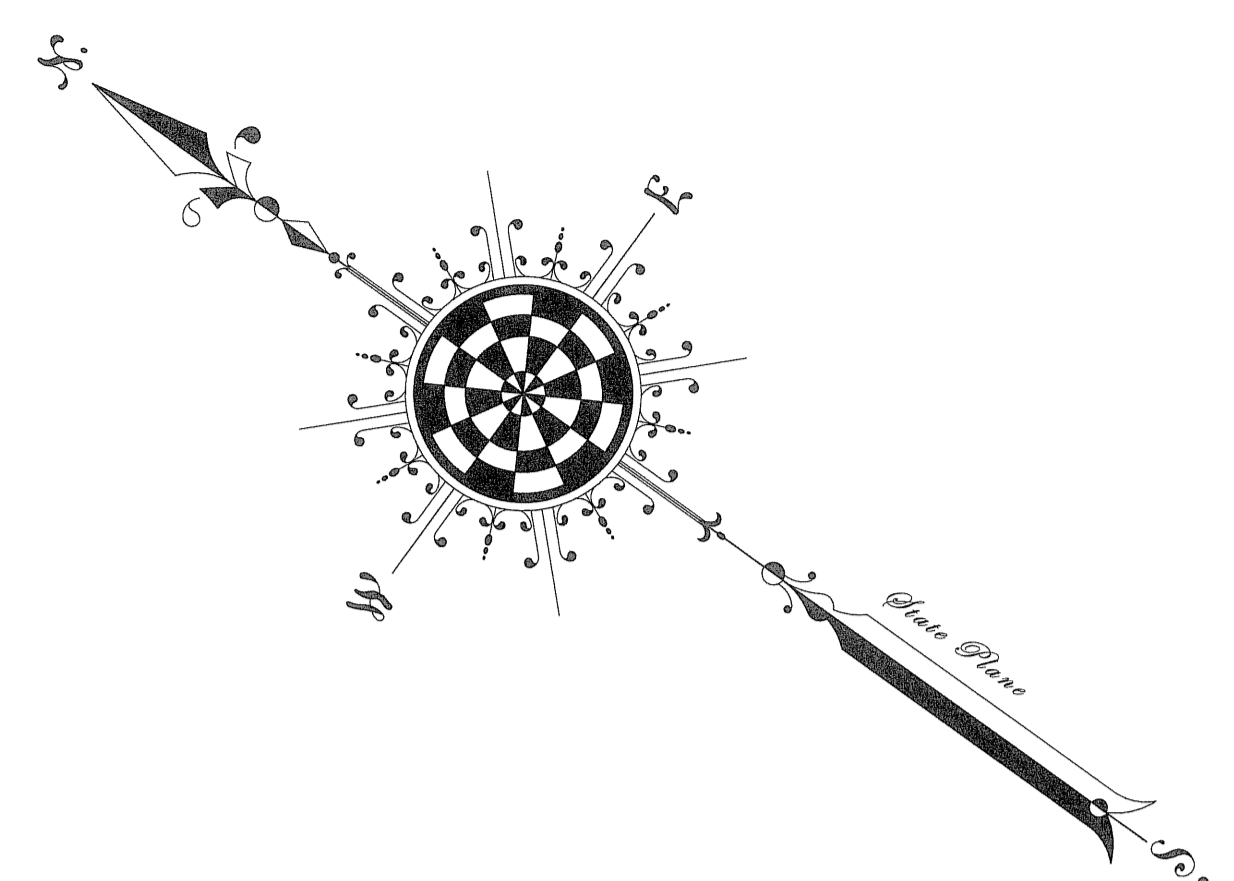
<b>AG-5 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MAXIMUM DENSITY</b>	1 dwelling unit per 5 acres
<b>MINIMUM LOT AREA</b>	1 acres
<b>MINIMUM LOT WIDTH</b>	135 feet
<b>MINIMUM SETBACKS</b>	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM HEIGHT</b>	35 feet

# SUBDIVISION PLAT

OF THE

Lloyd T McCracken Property, An Existing 7.12 Acre Tract of the Oswald Subdivision, known as Tract No. 7B, TMS#428-06-00-035, into 3 Lots as shown, Located on James Island, In the Town of James Island, Charleston County, South Carolina

Surveyed at the request of Lloyd McCracken - May 2020

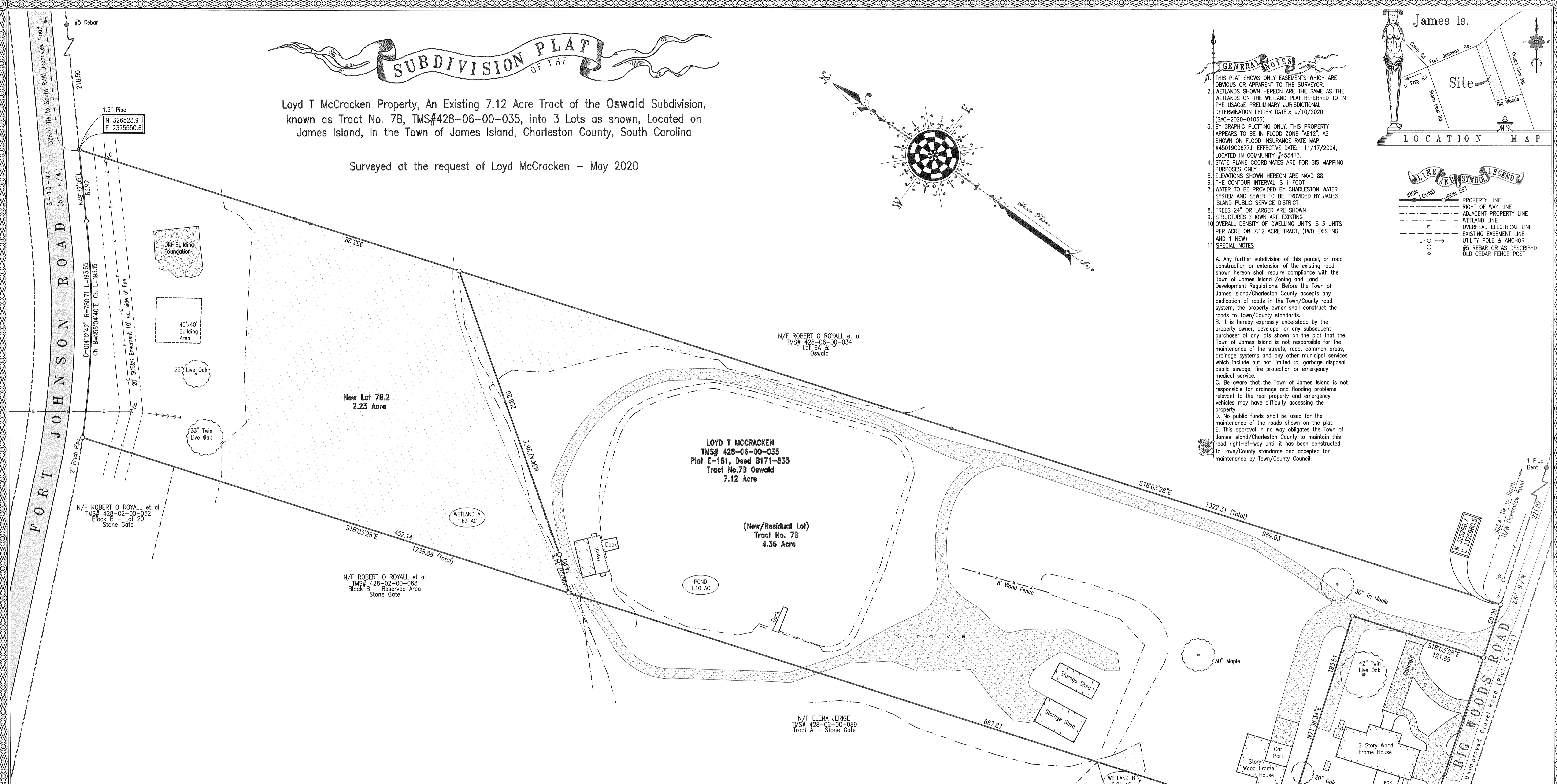


### GENERAL NOTES

1. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. WETLANDS SHOWN HEREON ARE THE SAME AS THE WETLANDS ON THE WETLAND PLAT REFERRED TO IN THE USACE PRELIMINARY JURISDICTIONAL DETERMINATION LETTER DATED: 9/10/2020 (SAC-2020-01036)
3. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "AE12", AS SHOWN ON FLOOD INSURANCE RATE MAP #45019008771, EFFECTIVE DATE: 11/17/2004, LOCATED IN COMMUNITY #455413.
4. STATE PLANE COORDINATES ARE FOR GIS MAPPING PURPOSES ONLY.
5. ELEVATIONS SHOWN HEREON ARE NAVD 88
6. THE CONTOUR INTERVAL IS 1 FOOT
7. WATER TO BE PROVIDED BY CHARLESTON WATER SYSTEM AND SEWER TO BE PROVIDED BY JAMES ISLAND PUBLIC SERVICE DISTRICT.
8. TREES 2" OR LARGER ARE SHOWN
9. STRUCTURES SHOWN ARE EXISTING
10. OVERALL DENSITY OF DWELLING UNITS IS 3 UNITS PER ACRE ON 7.12 ACRE TRACT, (TWO EXISTING AND 1 NEW)
11. SPECIAL NOTES
  - A. Any further subdivision of this parcel, or road construction or extension of the existing road shown hereon shall require compliance with the Town of James Island Zoning and Land Development Regulations. Before the Town of James Island/Charleston County accepts any dedication of roads in the Town/County road system, the property owner shall construct the roads to Town/County standards.
  - B. It is hereby expressly understood by the property owner, developer or any subsequent purchaser of any lots shown on the plat that the Town of James Island is not responsible for the maintenance of the streets, road, common areas, drainage systems and any other municipal services which include but not limited to, garbage disposal, public sewage, fire protection or emergency medical service.
  - C. Be aware that the Town of James Island is not responsible for drainage and flooding problems relevant to the real property and emergency vehicles may have difficulty accessing the property.
  - D. No public funds shall be used for the maintenance of the roads shown on the plat.
  - E. This approval in no way obligates the Town of James Island/Charleston County to maintain this road right-of-way until it has been constructed to Town/County standards and accepted for maintenance by Town/County Council.

### LINE AND SYMBOL LEGEND

- PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - ADJACENT PROPERTY LINE
- - - WETLAND LINE
- - - OVERHEAD ELECTRICAL LINE
- - - EXISTING EASEMENT LINE
- UTILITY POLE & ANCHOR
- #5 REBAR OR AS DESCRIBED
- OLD CEDAR FENCE POST



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA DETERMINATION. THE PRECISION OF THE UNADJUSTED FIELD SURVEY WAS GREATER THAN 1:10,000.

Kevin Thewes  
Job No. 20-69  
Date 13Oct20

**Town of James Island**

**PLANNING & ROD**

APPROVED FINAL PLAT

*Kevin Thewes*  
DIRECTOR OF PLANNING  
Town of James Island

Application # **NEP-2020-29** Date **10/30/2020**

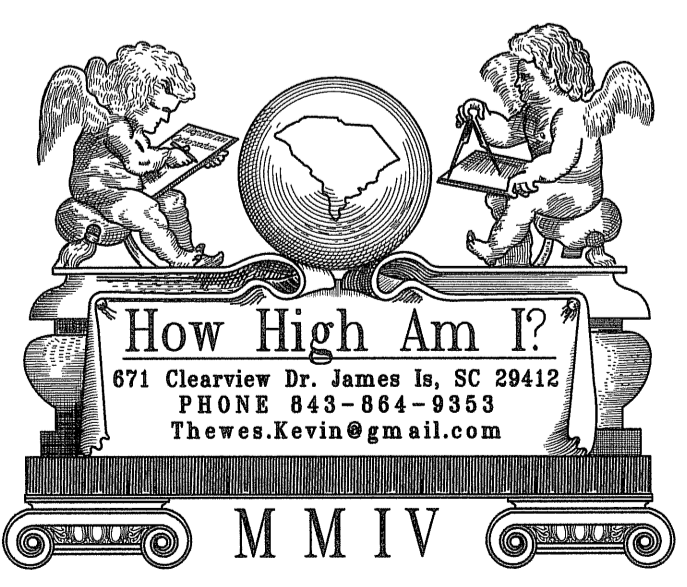
**RECORDED**

DATE: 10/30/2020 TIME: 1:42:13 PM

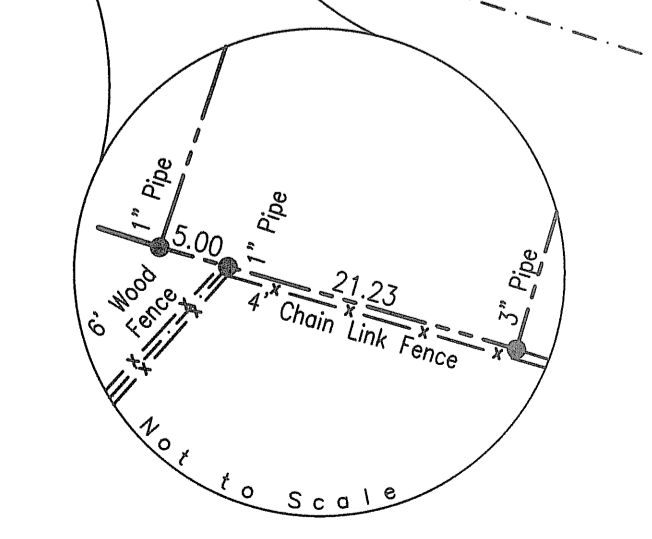
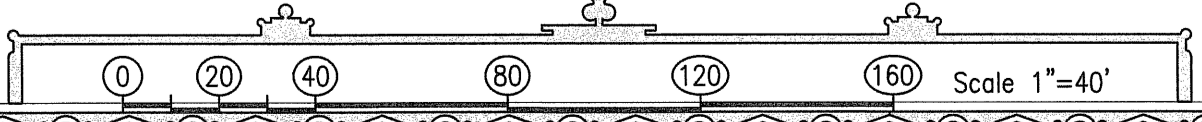
Book-Page **L20 | 0403** DocType **Large Plat**

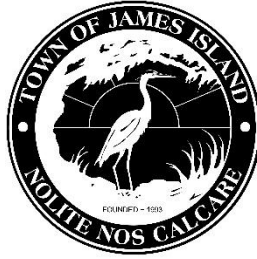
Michael Miller, Register, Charleston County, SC

Record Fee	\$25.00	HOW HIGH AM I?
Postage	\$27.00	671 CLEARVIEW DR
TOTAL	\$52.00	JAMES ISLAND SC 29412
Drawer	OSWALD	
Clerk		
Location:	OSWALD S/D	



- #### REFERENCE DOCUMENTS
- |                     |               |        |
|---------------------|---------------|--------|
| 1. John McGrady Co. | Oct. 1934     | E-181  |
| 2. Harold A Moore   | Dec. 1955     | K-108  |
| 3. W L Gaillard     | June 28, 1958 | M-22   |
| 4. A H Schwacke III | Feb. 28, 1997 | EB-887 |
| 5. W L Gaillard     | May. 20, 1958 | L-164  |





**ZONING/PLANNING  
DEPARTMENT**

**TOWN OF JAMES ISLAND PLANNING COMMISSION:**

**May 14, 2026**

**Case Summary: ZAGR-3-26-017**

**Request to rezone from the Low-Density Suburban Residential (RSL)  
Zoning District to the Agricultural Preservation (AG-5)  
Zoning District**

**History and Overview:**

1123 Fort Johnson Road is located near the intersection of Honey Hill Rd. and Ft. Johnson Rd. and is currently vacant. The parcel included in the Zoning Map Amendment Request is 2.23 acres in size, is in the RSL Zoning District, and is considered a legal conforming lot. The applicant and owner (Blake Smith) is seeking to rezone the parcel from the RSL Zoning District to the AG-5 Zoning District to keep the low-density residential capability, and to allow for service/agricultural uses not allowed in the RSL Zoning District.

**Adjacent Zoning:**

Surrounding properties to the north, south, east and west are in the RSL Zoning District in the Town of James Island. Most adjacent properties are of a larger lot size than the minimum size required in RSL. Several adjacent properties are vacant, residentially utilized, or used agriculturally. Other uses within 300' are mostly residential but also include parks/recreation in the City of Charleston.

**Approval Criteria:**

According to Section §153.043 of the *Zoning and Land Development Regulations Ordinance (ZLDR)*, applications for Zoning Map Amendment (Re-zoning) approval may be approved only if Town Council determines that the following criteria are met:

**1. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;**

Staff's response: The proposed zoning map amendment is consistent with the intent of the Comprehensive Plan, specifically the Land Use Element Goal which states the Town will, "*encourage the orderly and environmentally sound development of the land with special consideration to maintaining the suburban character and natural ecosystems of the area,*" and a strategy to "*implement sustainable and flexible development guidelines and integrate development with growth to maintain the suburban*

*character of the Town*", amongst other purposes and intents in the Ordinance.

**2. The proposed amendment will allow development that is compatible with existing uses and zoning of nearby property;**

Staff's response: Existing uses and zoning may be compatible with the proposed amendment; the amendment will allow the property to retain its residential character with a lower density allowed (1 unit per 5 acres in AG-5), and greater setback standards than in the RSL Zoning District for residential uses and for agricultural/service uses.

**3. The Town and other service providers will be able to provide adequate water and sewer supply, storm water facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;**

Staff's response: The Town and other service providers will be able to continue and provide public facilities and services 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, storm water management, traffic congestion, wildlife and natural resources; and**

Staff's response: The proposed amendment should not result in significant adverse impacts on other property in the vicinity or on the environment.

**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.**

Staff's response: The subject property is a legal conforming lot in its current zoning designation of RSL. The property also meets the minimum standards for an Agricultural Preservation (AG-5) zoning designation including parcel size and parcel configuration. There is potential for direct access from Fort Johnson Road and it is suitable for the proposed zoning classification.

**Planning Commission Meeting: May 14, 2026**

**Recommendation: TBD**

**Town Council Meetings: 1<sup>st</sup> reading on May 21, 2026**

**Public Hearing and 2<sup>nd</sup> Reading on June 18, 2026**



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