



The Lowcountry's Hometown

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STAFF REPORT

TO: Planning Commission
FROM: Carter France, Planner
SUBJECT: Zoning Map Amendment (ZA-25-07) – Alfredia Doiley
DATE: January 27, 2026

Background: The applicant, Alfredia Doiley, has applied for a **Zoning Map Amendment (ZA-25-07)** for the parcel (TMS # 143-05-00-033) addressed as 570 Stony Landing Rd, Lot B. The applicant is seeking the parcel to be zoned from **Single Family Residential (R-2)** to **Office & Institutional (C-1)**.

Existing Zoning: The subject parcel is currently in the **Single Family Residential (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended to promote:

"... single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved"

	Adjacent Zoning	Adjacent Land Use
North	C-2	Telecommunication Facility (Home Telecom)
South	R-2	UNDEVELOPED
East	R-2	UNDEVELOPED
West	R-2	UNDEVELOPED

Existing Site Conditions: The subject parcel comprises approximately 3.15 acres, which appears to be currently occupied by a single structure, suggested by the applicant to be previously used as a business. Per the National Wetlands Inventory map, there does appear to be a small portion of wetlands delineated on the parcel, particularly to the Eastern rear of the property. The subject parcel currently fronts Stony Landing Road, with approximately 370-feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Office & Institutional (C-1)** Zoning District. Per the Town's Zoning Ordinance, the **Office & Institutional (C-1)** Zoning District is intended to:

“accommodate commercial and professional offices uses typically found in single family areas. District land uses will preserve the area’s existing residential character, while permitting commercial uses that are not major traffic generators. Buildings originally constructed for residential use may be used as such by right. Such buildings may be converted to commercial use”

Staff is generally in support of increasing commercially zoned land near a corridor that is steadily transforming into a moderately traversed throughfare. With proximity to the existing Home Telecom Facility, zoned **C-2**, and undeveloped residential parcels zoned **R-2**, the proposed zoning district and associated uses fit in the current character of the existing properties along the corridor, and mesh nicely with the intent of the **C-1** zoning district mentioned above.

Density: The subject parcel consists of approximately 3.15 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. It is unlikely the existing structures on the subject-parcel exceed that standard. As the property currently has a single dwelling, any tenant that would convert the dwelling into a business without modifying the footprint of the building, may be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any change in the building footprint, to include a complete demolition and new construction, would be required to meet the maximum lot coverage prescribed for the **C-1** zoning district.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized property. Should a more intensive use propose to establish on this property after the zoning has been amended to **Office & Institutional (C-1)**, Staff reserves our right to require a TIA prior to the establishment of the proposed use, per Section 5-9.D of the Zoning Ordinance.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments.”

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the **Office & Institutional district (C-1)** would not permit residential use types, which the above-mentioned definition of “Town Character Residential” exclusively promotes.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believe the applicant and request generally follow the following policies listed in the plan.

3. *Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.*

Staff does not believe that any of the various goals and implementation strategies are in conflict with the request.

Procedural Issues: As part of any **Zoning Map Amendment**, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, although divided by the public right-of-way, the subject parcel is adjacent to the General Commercial (C-2) zoning designation which only permits commercial use-types by-right. The parcel in question appears to be over two (2) acres in size, and adjacent to an existing commercial zoning district allowing **Office & Institutional (C-1)** to be a permissible request.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district. However, the definition of the **Office & Institutional (C-1)** zoning district promotes residential centric commercial use-types, predominantly found along residential corridors. The inclusion of one (1) of the implementation strategies of the Comprehensive Plan, some credence is lent to the requested zoning district.

Staff Recommendation: After analysis of the materials provided to Staff, the current zoning and proposed zoning impacts to the surrounding neighborhood, and the request's compatibility with the Town's Comprehensive Plan, Staff recommends the Planning Commission considers the application for the requested **Office & Institutional (C-1)** zoning designation for the subject parcel. Staff's recommendation is due to the request's incompatibility with the Future Land Use Map, but recognizable alignment with some of the goals & implementation strategies of the 2024 Comprehensive Plan, and the pro-request definition of the **Office & Institutional (C-1)** Zoning District.

*Attachments: SIGNED - Application (Alfredia Doiley)(20251222)
 Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)*