

W. CLAY YOUNG
CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING DIRECTOR



COMMISSION
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ERIC MILAM
CHAD BENNETT
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS
CHRISTOPHER SPIVEY

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MINUTES
PLANNING COMMISSION
REGULAR MEETING
LORIS CITY HALL
FEBRUARY 22, 2024 – 4:30 P.M.

Present: Linda Morrison; Eric Milam; Chad Bennett; Ruth Ann Jones; Joseph Flesch;
John Adkins; Christopher Spivey

Absent: None

Staff: Meredith Holmes, Planning & Zoning Director; Clay Young, City Administrator

Others: Tom Dobrydney, Waccamaw Regional Council of Governments

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:42 pm on Thursday, February 22, 2024. Mr. Spivey gave the invocation. Ms. Morrison led the Pledge of Allegiance. Ms. Holmes called the roll.

APPROVAL OF MINUTES:

1. Minutes for February 8, 2024

Ms. Jones made a Motion to approve the minutes as presented; Seconded by Mr. Milam. All members voted in favor; the Motion passed.

NOTICE OF PUBLIC HEARING:

**Public Hearing opened at 4:47 pm and closed at 6:00 pm*

1. **202401-001:** *Request to annex 1.02 acres into the corporate limits of the City of Loris as FA (Forest-Agricultural) located on the southwestern side of Fox Bay Road (State Road S-26-570) [PIN: 177-15-01-0013]*

The applicant was not present. Ms. Holmes stated that she had received one [1] inquiry regarding the property posting and that the caller only requested additional information on what the hearing was for. There was no further public comment on this matter.

2. **202401-002:** *Request to rezone 66.42 acres from R-1.4 (Residential District) to R-1.5 (Residential District) located on the northern side of Highway 45 (State Road S-26-45) [PIN: 175-00-00-0046 & 175-00-00-0047]*

Mr. Patrick Boulter, agent for the applicant, was present to address the Commission; he added that the applicant was requesting to rezone the property to allow better lot configuration concerning slope and drainage for the proposed subdivision. Mr. Boulter stated that, if rezoned, the lot dimensions would be modified to have longer, narrow yards but would provide a more gradual drop in comparison to the currently approved subdivision plans.

Ms. Holmes stated that she had received one [1] inquiry regarding the property posting and the caller requested clarification concerning the difference between the two residential zoning districts; Ms. Holmes stated that she explained the difference in the required dimensions of the two residential zoning districts. There was no further public comment on this matter.

3. **202401-003:** *Request to rezone 18.8 acres from IND (Industrial District) to PDD (Planned Development District) located on the southern corner of Broad Street (U.S. Road 701) and Meadow Street (State Road S-26-152) [PIN: 186-00-00-0023]*

The applicant, Mr. Damon Kirwin, and the applicant's agent, Mr. Chris Chockley, were present. Mr. Dobrydney gave the Commission an overview of the City's Planned Development (PD) District zoning requirements. Mr. Kirwin stated that the site currently served as an industrial site and believed that the vacant portion of the existing property could be better used if developed. He added that this development would complement the revitalization of downtown and he was in favor of making this site walkable to the downtown area and anchor people to the town center. Mr. Chockley gave an overview of the proposed PD, which included three [3] different types of uses on the 18-acre parcel – multi-family, commercial, and industrial. He added that the proposed development was conversing with an adjacent property owner to allow the adjacent property's existing shared private drive to serve as the primary entrance to the residential portion of this project and he would be adding a secondary access point, most likely on the western side of the property. There was no further public comment on this matter.

BUSINESS ITEMS:

1. **202401-001:** *Recommendation regarding zoning district for annexation request*

Ms. Holmes stated that the applicant requested to annex this newly created parcel into the city limits to combine a portion of the surrounding property that is within the city limits; the only

means to accomplish this combination of property is for both parcels to be in the same jurisdiction. Ms. Holmes noted that the applicant was not seeking annexation of the residential structure located on the parent parcel. Ms. Morrison questioned whether the property in question met the requirements of the proposed zoning district; Mr. Dobrydney replied that the parcel met the requirements for non-residential uses for the Forest-Agricultural (FA) district. Mr. Milam inquired whether the applicant planned on building on this property; Mr. Dobrydney replied that the applicant had not stated an intention to build on this property and that the applicant may only wish to use the property as a buffer for their primary residential parcel adjacent to it.

Ms. Jones made a Motion to recommend to City Council approval of the request to annex the property into the City of Loris with the Forest-Agricultural (FA) zoning district designation; Seconded by Mr. Bennett. All members voted in favor; the Motion passed.

2. 202401-002: Recommendation regarding zoning district for rezoning request

Mr. Dobrydney stated that the Commission had previously approved the applicant's subdivision plans under the R-1.4 (Residential) zoning district and the conceptual plan provided to the Commission was for illustrative purposes only as this rezoning would require the applicant to acquire approval of the new configurations as shown in the conceptual plan. He noted that the recently approved subdivision northeast of this property (D.R. Horton) was also zoned as R-1.5 (Residential). The current Comprehensive Plan supported this rezoning request.

Mr. Adkins made a Motion to recommend to City Council approval of the request to rezone the property from the R-1.4 (Residential) zoning district to the R-1.5 (Residential) zoning district designation; Seconded by Mr. Bennett. All members voted in favor; the Motion passed.

3. 202401-003: Recommendation regarding zoning district for rezoning request

Ms. Holmes noted that the rezoning of a property to a PD district had not previously been done in the City of Loris, despite the ordinance to allow PD districts was passed in 2002. Mr. Dobrydney stated that the State Planning Enabling Act required Planned Development (PD) districts to have at least two different types of residential uses and different bedroom sizes did not satisfy this requirement. He added that there were concerns with the access currently proposed in the sketch plan and the City's Land Development Regulations require two [2] points of paved access for a residential development of this size. Mr. Dobrydney reiterated that the essence of a PD district does not restrict the applicant to the confinement of the existing zoning requirements concerning lot dimensions and parking. Ms. Morrison requested clarification of the two [2] proposed access points; Mr. Chockley stated that the existing 35' shared private drive along the back side of IGA on the adjacent property would serve as the primary access point from Suggs Street to the apartment complex, and the secondary access would potentially adjoin the primary access at the 90-degree turn shown on the site sketch and connect to the existing loading dock fronting Broad Street (U.S. 701). Mr. Dobrydney relayed his recommendation to not support the sketch plan to move forward as presented until the Commission can see how access management is addressed and how the applicant can incorporate another type of residential use and recommended that the Commission have the applicant address various concerns stated in his

review comments. Ms. Morrison questioned whether the applicant was required to include two [2] residential types; Mr. Dobrydney affirmed. Mr. Spivey made a Motion to recommend the applicant address the review comments; Mr. Dobrydney interjected and stated that this item did not require a formal Motion because the plan was not being presented as such but rather a discussion of the concept only. The Commission requested that the applicant address the stated concerns and resubmit a revised sketch plan.

4. Comprehensive Plan 2040

- a. Continued Discussion of Plan Elements
- b. Opening of Public Comment Period
- c. Recommendation to City Council

Mr. Dobrydney (WRCOG) continued the discussion on the City's comprehensive plan update, including discussion regarding the previously presented draft materials (Goals, Objectives, and Strategies); the Commission did not request any additional information regarding the previous elements. He relayed the steps necessary to complete the *Comprehensive Plan 2040* review and approval process; a 30-day public comment period was discussed with printed copies to be available at City Hall, the Loris Library, and the Loris Public Safety building. Ms. Holmes proposed that the Commission have the required 30-day Public Comment Period from March 1st through March 31st and any comments received by the monthly meeting on March 28, 2024 can be discussed; then plan for a special-called meeting on April 11th to receive all feedback provided from the public concerning *Comprehensive Plan 2040* and possibly make a recommendation to City Council.

Mr. Flesch made a Motion to schedule the public comment period and meetings as suggested by Ms. Holmes; Seconded by Mr. Milam. All members voted in favor; the Motion passed.

5. Staff Report

Mr. Dobrydney gave a brief update on the revised construction plans for the proposed Fox Bay Subdivision project submitted by Venture Engineering, noting no major design changes and the inclusion of the proposed 8-lot minor subdivision on Longleaf Drive by Ashwood Holdings (the property owner) previously questioned by staff. He added that staff may formally review the proposed project now that an official preliminary plat has been submitted. Mr. Dobrydney advised of significant comments/concerns for the preliminary plat regarding additional drainage easements for back-of-lot drainage and staff was aware that this area is prone to shallow flooding; the stormwater plan did not address runoff to the west of St. James Road and elevation data indicated a low point for an existing ditch and that water may flow in either direction during a flash flooding event. He relayed that Horry County Stormwater had also reviewed the revised stormwater plans and provided additional review comments; staff is awaiting the applicant's response to address these issues prior to the formal presentation to the Commission for approval.

PUBLIC AND PRESS COMMENTS:

None.

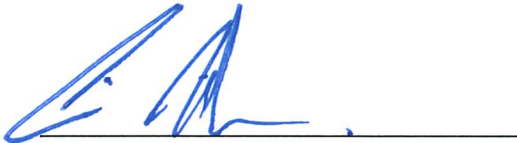
ADJOURNMENT:

Mr. Flesch made a Motion for adjournment; Seconded by Mr. Milam. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 6:36 pm.

Approved and signed this 28th day of March 2024.



LINDA MORRISON
CHAIRPERSON



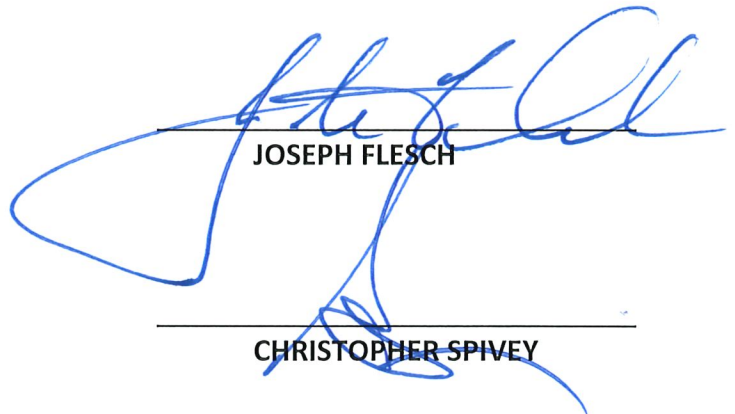
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