

W. CLAY YOUNG
CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING DIRECTOR

H. WAYNE FOX
BUILDING OFFICIAL, CERTIFIED



CITY OF LORIS
4101 WALNUT STREET
LORIS, SOUTH CAROLINA 29569-0548

PLANNING COMMISSION

LINDA MORRISON, *Chair*
CHRISTOPHER SPIVEY, *Vice-Chair*
ERIC MILAM
CHAD BENNETT
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS

MINUTES
PLANNING COMMISSION
SPECIAL MEETING
LORIS CITY HALL
APRIL 11, 2024 – 4:30 P.M.

- Present: Linda Morrison; Eric Milam; Chad Bennett; Ruth Ann Jones; Joseph Flesch;
John Adkins; Christopher Spivey
- Absent: None
- Staff: W. Clay Young; Meredith K. Holmes; H. Wayne Fox
- Others: Tom Dobrydney, Waccamaw Regional Council of Governments

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:31 pm on Thursday, April 11, 2024. Mr. Flesch gave the invocation. Ms. Morrison led the Pledge of Allegiance. Ms. Holmes called the roll.

APPROVAL OF MINUTES:

1. Minutes for March 28, 2024

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

NOTICE OF PUBLIC HEARING: **Public Hearing opened at 4:34 pm and closed at 5:00 pm*

1. *Receipt of Public Comments for Comprehensive Plan 2040*

Ms. Holmes relayed to the Commission that the Public Comment Period was opened from March 1, 2024 through March 31, 2024 and staff had received a few comments on *Comprehensive Plan 2040* as drafted; those comments were forwarded to Waccamaw Regional Council of Governments to compile and present collectively. Mr. Dobrydney reiterated that the Comprehensive Plan is used as a guidance document for future annexations and rezoning requests; the Future Land Use map guides the Commission and City Council as to what possible zoning districts these annexed properties would be eligible to pursue.

Ms. Sherri York addressed the Commission on behalf of Ms. Jamie Franklin regarding property owned by Ms. Franklin along Highway 45 and Highway 747, outside of the current city limits but in the Future Land Use study area. Ms. York made various points of possible future growth for the city and requested that the subject properties be changed to Commercially Focused on the Future Land Use Maps. Mr. Dobrydney gave examples of different zoning districts and overlays that the drafted plan would include in the current draft. Ms. York reaffirmed the request to indicate these properties as Commercially Focused.

BUSINESS ITEMS:

1. *Comprehensive Plan 2040*

- a. *Discussion of Public Comments Received*
- b. *Recommendation to City Council*

Mr. Dobrydney advised that the proposed zoning districts mentioned in the drafted comprehensive plan do not align with the City's current zoning districts and that the plan strongly recommended a complete update of the existing Zoning Ordinance. Ms. Holmes relayed to the Commission that staff had run into situations where certain requested uses seemed compatible with the surrounding community but could not be allowed based on the current Zoning Ordinance and these updates were much needed. Mr. Dobrydney gave a synopsis of the comments received, including drainage concerns – emphasizing the need for improvements near Broad Street, Maple Street, Forest Drive, and Circle Drive. He added that staff has strongly recommended that a drainage study be done for the Broad Street and Maple Street area. The Commission additionally discussed last-minute comments or questions on the City's Comprehensive Plan prior to Waccamaw Regional Council of Governments finalizing the document. Such discussion included reviewing several areas on the Future Land Use map, hearing from each Planning Commission member regarding specific questions or comments, and reviewing comments received from outside agencies.

2. *Staff Report*

Ms. Holmes stated that some Commissioners needed to be re-appointed by City Council and confirmed that said members wished to serve another term. She added that staff would begin looking to schedule the annual required training around mid-summer. Ms. Holmes reiterated

that the Commission will have its regular monthly meeting on April 25, 2024. She added that the next meeting will likely include several revised survey reviews.

PUBLIC AND PRESS COMMENTS:

No additional comments.

ADJOURNMENT:

Mr. Spivey 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 6:31 pm.

Approved and signed this 25th day of April 2024.



LINDA MORRISON,
Chairperson



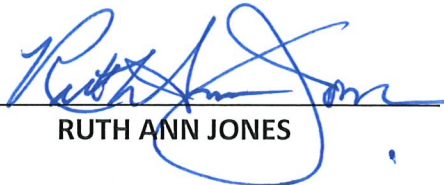
CHRISTOPHER SPIVEY,
Vice-Chairperson



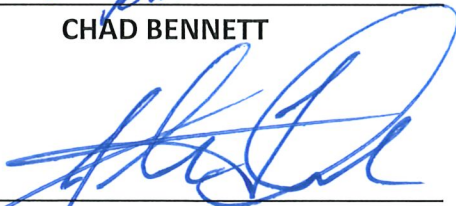
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