

W. CLAY YOUNG
CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING DIRECTOR



COMMISSION
LINDA MORRISON, CHAIRPERSON
ERIC MILAM
CHAD BENNETT
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS
CHRISTOPHER SPIVEY

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MINUTES
PLANNING COMMISSION
SPECIAL MEETING
LORIS CITY HALL
FEBRUARY 8, 2024 – 4:30 P.M.

Present: Linda Morrison; Eric Milam; Chad Bennett; Ruth Ann Jones; John Adkins
Absent: Joseph Flesch; Christopher Spivey
Staff: Meredith Holmes, Planning & Zoning Director; Clay Young, City Administrator
Others: Tom Dobrydney, Waccamaw Regional Council of Governments;
Chris Chockley, Bolton & Menk

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:37 p.m. on Thursday, February 8, 2024. Mr. Milam gave the invocation. Ms. Morrison led the Pledge of Allegiance. Ms. Holmes called the roll.

APPROVAL OF MINUTES:

1. Minutes for January 25, 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:

1. None.

BUSINESS ITEMS:

1. Downtown Master Plan – Draft Update

Mr. Chockley provided the Commission with the draft update of the City's Downtown Master Plan that will be formally presented to Council at a special City Council meeting on February 27, 2024.

2. Comprehensive Plan – Discussion of Plan Elements

Mr. Dobrydney, from the Waccamaw Regional Council of Governments, was present to continue the discussion on the City's comprehensive plan update. Discussion was had regarding the previously presented draft elements (land use and priority investment) and further presentation of the Future Land Use analysis with an emphasis on the study area. The Commission did not request any specific additional information regarding the previously presented items. Discussion continued with topics such as: potential future rezonings and annexations, general City finances regarding the funding of future projects, and the need for a modernization of the zoning ordinance. New elements were also presented and discussed. Those elements included the goals/objectives/strategies for the plan and the vision statement. Presentation of these elements included a breakdown of such goals into five key pieces: Local Character, Local Economy, Public Services, Local Development, and Environment. The Planning Commission members were asked to review the draft narratives and to bring comments or questions to the next meeting so as to further discuss those elements as needed. At the next meeting, WRCOG looks to gather insight from the Commissioners regarding comments on the Future Land Use map and to discuss the document as a whole before potentially making a recommendation to City Council and starting the 30-day public comment period.

2. Staff Report

Ms. Holmes advised that most of the department's updates were stated during prior agenda items. She reiterated the need for new members to complete the six-hour orientation training, any members needing annual training for 2023-2024 would need to be completed before June 30, 2024, and annual training for the 2024-2025 year would be discussed in the near future. Ms. Holmes noted that the Commission's regular monthly meeting would be on February 22, 2024, and touched base on some upcoming projects that will come before the Commission. Mr. Dobrydney added that one of the projects would be a rezoning request by Marlowe Farms along Highway 45 to match the adjacent zoning district of the Meadow Walk development; should City Council vote to approve this rezoning, Marlowe Farms will submit a new proposed subdivision plan for approval. Ms. Holmes added that this rezoning and the applicant's proposed plan would address concerns from department staff regarding the elevation difference in the building pad versus the required yards, allowing the grade to be a more gradual slope. She also mentioned that this revised design should move several building pads further from the flood zone/wetland areas. Mr. Dobrydney advised that a PDD (Planned Development District) would be forthcoming but was unsure if the matter is ready for formal review by the Commission; additional staff review and discussion is needed. Ms. Holmes relayed to the Commission that the City has been granted acceptance into the Tree Codes Audit program by Green Infrastructure Center, Inc. and this type of service would be a first for the City.

PUBLIC AND PRESS COMMENTS:

Ms. Victoria Morgan expressed concerns to the Commission regarding hardships experienced by the downtown business owners during the previous streetscape project; she agreed with the plan's proposed streetscape but requested that the City be cognitive of the needs of local business owners when planning such projects. She suggested methods for realigned on-street parking and pedestrian traffic. Ms. Morgan also requested that the City continuously communicate with local businesses when streets and pedestrian traffic are restricted due to planned events.

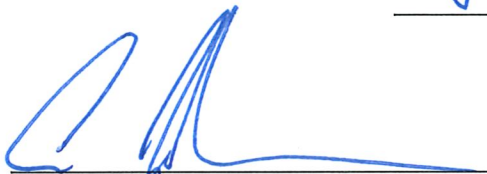
ADJOURNMENT:

Ms. Jones 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 6:51 p.m.

Approved and signed this 22nd day of February 2024.



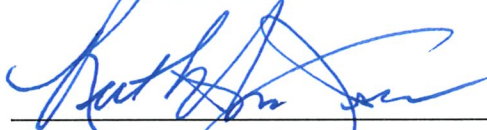
LINDA MORRISON
CHAIRPERSON



ERIC MILAM



CHAD BENNETT



RUTH ANN JONES

ABSENT

JOSEPH FLESCH



JOHN ADKINS

ABSENT

CHRISTOPHER SPIVEY