

W. CLAY YOUNG
CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING



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

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MINUTES
PLANNING COMMISSION
LORIS CITY HALL
NOVEMBER 30, 2023 – 4:30 P.M.

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

Absent: Thomas Brogdon

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

Others: Tom Dobrydney & Chelsea Cogliano, Waccamaw Regional Council of Governments; Wayne Fox, SafeBuilt

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:30 p.m. on Thursday, November 30, 2023. The invocation was given by Mr. Spivey. The Pledge of Allegiance was led by Ms. Morrison. The roll was called by Ms. Holmes.

APPROVAL OF MINUTES:

1. Minutes for October 26, 2023

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

NOTICE OF PUBLIC HEARING:

Public Hearing opened at 4:33 p.m. and closed at 4:38 p.m.

- 1. 202307-003:** Request to annex 0.3 acres into the corporate limits of the City of Loris as MU (Mixed-Use) located on the southwestern side of Highway 9 Business East [PIN: 185-02-03-0028]

Loretta Ray-Smith, agent for Applicant, was present; no additional public comment. She stated that the property has an existing single-family dwelling, and the Applicant would like to connect to the City's utility system. Ms. Holmes added that, per the City's ordinance, the landowner must annex into the City of Loris in order to connect to the City's utility system; if the property is not contiguous to the city limits, the Applicant must sign a pre-annexation agreement and record with Horry County Register of Deeds.

- 2. 202308-002:** *Request to annex 0.34 acres into the corporate limits of the City of Loris as R-1.7 (Low-Density Residential) located along the western side of North Cox Road [PIN: 176-09-01-0011]*

Matthew Kuzdrall, the Applicant, was present; no additional public comment. He stated that the property is currently under construction for a single-family dwelling and would like to connect to the City's utility system. Ms. Holmes added that, per the City's ordinance, the landowner must annex into the City of Loris in order to connect to the City's utility system; if the property is not contiguous to the city limits, the Applicant must sign a pre-annexation agreement and record with Horry County Register of Deeds.

BUSINESS ITEMS:

- 1. 202307-003:** *Recommendation regarding zoning district for annexation request*

Mr. Spivey made a Motion to recommend approving the request to annex the property into the City of Loris with an MU (Mixed-Use) zoning district; Seconded by Ms. Jones. All members voted in favor; the Motion passed.

- 2. 202308-002:** *Recommendation regarding zoning district for annexation request*

Ms. Jones made a Motion to recommend approving the request to annex the property into the City of Loris with an R-1.7 (Low-Density Residential) zoning district; Seconded by Mr. Adkins. All members voted in favor; the Motion passed.

- 3. PL.202311-03:** *Review of Minor Subdivision Survey submitted for Ashwood Holdings, LLC*

Ms. Holmes noted that the applicant was not present. Mr. Dobrydney stated that this property was located in the Fox Bay area, Parcel No. 177-00-00-0025, and designated as Lot 7 and Lot 8. He added that the applicant had previously submitted a subdivision plat for Lot 1 and Lot 2, but advertently also created a "private access easement" that is not currently allowed in the City. Mr. Dobrydney added that City Council will need to adopt the proposed text amendment to allow private access easements before the Commission can approve this plat. He also stated that the proposed subdivision of these two lots, along with the two previously subdivided lots, exceeds the one-acre threshold and would require a basic stormwater plan.

Mr. Dobrydney added that another concern pertained to road connectivity but would be discussed along with Business Item No. 5 [Discussion of Proposed Major Subdivision]. Mr. Spivey questioned whether this request was not part of Business Item No. 5 [Discussion of Proposed Major Subdivision]. Mr. Dobrydney responded that in the applicant's opinion, it is not being the applicant has submitted this separately but based on the City's Land Development Regulations approval of new roads is the responsibility of the Planning Commission. He added the submitted plat illustrates an access easement that does not connect to the proposed major subdivision of the same parent parcel, which raises additional questions.

Mr. Flesch questioned whether the road extended as shown on the submitted plat; Ms. Holmes advised that the driveway access as shown in the aerial view has existed since at least 2000 but was not legally designated as a permanent easement. Mr. Dobrydney added that the paved portion of Longleaf Drive is a Horry County-accepted and maintained road but the gravel road that runs from Longleaf Drive to Tiger Paw Road has never been accepted into any road network nor has it been publicly maintained, hence it is considered to be private.

Mr. Dobrydney stated that the way the private access easement is platted means that only Lot 1 and Lot 2 are responsible for maintaining and questioned the fairness of this being the current landowner foresees subdividing this area for a total of eight [8] parcels. He added that, in addition to concerns with stormwater and road connectivity, the proposed plat should include Lot 7 and Lot 8 as being responsible for road ownership and maintenance [in addition to Lot 1 and Lot 2] before approval of this submission. Mr. Dobrydney recommended that a.) City Council approves the text amendment concerning access easements before Planning Commission approves this surveyed plat, b.) advise the applicant to submit a formal master plan for a minor subdivision rather than piecemealing the subdivision of this parcel.

This matter is tabled until additional information is obtained regarding the applicant's intentions.

4. Loris Heights – Approval of Street Names

A discussion was held regarding the proposed road names for the Loris Heights subdivision. Mr. Spivey made a Motion to approve the use of the road names "Apex" and "Convey"; Seconded by Mr. Milam. All members voted in favor; the Motion passed.

5. Discussion of Proposed Major Subdivision [Venture Engineering]

Adam Dew, agent for the Applicant, was present for this discussion. Mr. Dobrydney stated that there are existing Horry County drainage easements on the parent tract, and Horry County Stormwater has done an initial review and forwarded their comments to the applicant; the applicant is actively working to address those comments. Mr. Dew stated that Venture Engineering met with Horry County Stormwater a few weeks before to discuss their listed concerns and his interpretation is that there are drainage easements on this parcel and is not certain that Horry County has taken ownership of those easements, but the developer is working with Horry County to transfer that ownership to Horry County. He added that the developer is discussing with Horry County how the existing ditches will work in conjunction with their proposed development; the project includes approximately nine [9] acres for the stormwater analysis. Mr. Dew added that the project is designed to clear only what is in the proposed rights-of-way and each lot would be cleared as it is developed. Mr. Dobrydney explained that this is a different approach than those submitted recently in that the previous submissions called for mass grading (clear-cut) but the developer has submitted plans for only the roads and stormwater drainage, and when each lot is developed, the said lot will need to get approval for its portion of the storm drainage. Mr. Dew added that the developer is attempting to keep the esthetic and keep as many trees as possible. Mr. Flesch questioned whether this would be part of the existing Fox Bay Development or a separate Fox Box development; Mr. Dew replied that he was not certain if it would be a continuation of the existing development. Mr. Dew added that the previously discussed subdivision [Business Item No. 3] was not part of this development and his understanding was that those lots were already platted; Mr. Dobrydney responded that the minor subdivision had not been approved for recording. Mr. Dobrydney questioned the

Commission whether a.) Longleaf Drive should have connectivity to this subdivision or should terminate at the end of the cul-de-sac, and b.) if one were to travel from Russ Road to Carolina Drive, should there be two intersections to do so or be a throughway in a S-curve formation. Mr. Dew added that the developer will review additional options to reduce speed through this development. Ms. Holmes added that the developer's current plan provides for more entrances to the development than the Zoning Ordinance requires. Mr. Flesch questioned the ownership and/or maintenance of the existing retention pond; Mr. Dew replied that he believes Horry County maintains it, but part of their plan is to enlarge the existing pond and add a second retention pond. Mr. Dobrydney added that the area in question is very flat; the existing retention pond drains to the North and there may have been a connection to a nearby stream but would have to confirm the functionality. Mr. Dobrydney stated that this item is for discussion only due to the unfinished plans reference private roadways and the City currently does not allow such; the developer will need to submit a preliminary plat, preliminary construction plans, address Horry County's stormwater concerns, and text amendment for roadways or roadways to be deemed public.

6. Comprehensive Plan – Land Use Public Workshop

Ms. Cogliano [WRCOG] gave a presentation to the Commission regarding the results from the 2040 Comprehensive Plan Survey pertaining to land use within the City and Study Area. Topics of particular note included the location and appearance of future residential and commercial developments, favorable amenities for open space, and growth and redevelopment opportunities. Participants desired to see growth and redevelopment focused on small businesses, restaurants, recreation, and open space. Trends in the survey show participants would like to see vacant homes and buildings rehabilitated for both residential and commercial developments. Participants favored large-scale residential lots that were located outside of the City. The top-voted amenities for open space and parks included walking trails, a downtown plaza, a community center, and a preserved natural environment. Complete survey results will be included in the Comprehensive Plan and used to create the vision of the City moving forward.

After the presentation, a breakout session was held with the Commission and members of the public who were in attendance. Participants reviewed maps of Loris and the Study Area to identify where they would like to see specific land use types. Participants were also able to review the City's list of permitted uses within the Zoning Ordinance and discuss uses to add or remove from specific zoning districts.

7. Staff Report

Ms. Holmes advised the Commission that City Council will be reappointing existing members at the next council meeting, and orientation training for newly appointed members will be at City Hall on January 12, 2024. She added that the next meeting for the Downtown Master Plan will be at 1:30 p.m. on December 5, 2023, and encouraged all members to attend.

PUBLIC AND PRESS COMMENTS:

Mr. Dave Subject [275 Russ Road] asked how this development would affect the water pressure for existing residents; Mr. Dew replied that the development is connecting the utilities in several locations, and this would hopefully increase the pressure. Mr. Subject added that he would prefer a cul-de-sac in the development to reduce drivers speeding through the area. An unnamed

resident [Loblolly Road] asked how this development would impact the stormwater runoff for the surrounding properties; Mr. Dew responded that was being taken into consideration with the development and the developer is working with Horry County Stormwater to ensure the surrounding properties are not negatively impacted. Mr. Wayne Fox [SafeBuilt] added that Horry County requested to be part of the review for this development for that exact reason.

ADJOURNMENT:

Ms. Jones made a Motion for adjournment; Seconded by Mr. Adkins. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 5:57 p.m.

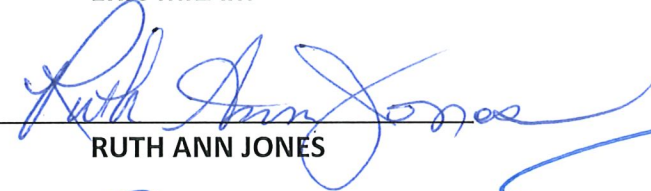
Approved and signed this 14th day of December 2023.



ERIC MILAM



LINDA MORRISON
CHAIRPERSON



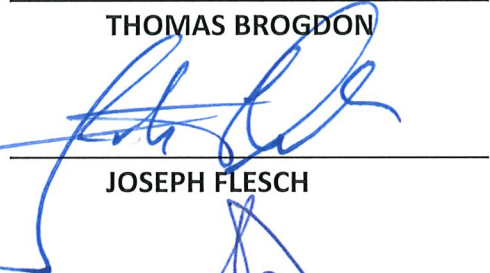
RUTH ANN JONES



JOHN ADKINS

ABSENT

THOMAS BROGDON



JOSEPH FLESCH



CHRISTOPHER SPIVEY