

ANGEL R. NEIGHBOURS
INTERIM ADMINISTRATOR
TREASURER

MELINDA T. PRICE
CITY CLERK

JOHN C. ZILINSKY
ATTORNEY



CITY OF LORIS

4101 WALNUT STREET – PO BOX 548
LORIS, SOUTH CAROLINA 29569-0548
P: (843) 756-4004 F: (843) 756-3066

MICHAEL E. SUGGS
MAYOR

CITY COUNCIL

ANDREA L. COLEMAN
JOAN S. GAUSE
KELLI D. GERALD
LEWIS C. HARDEE, JR.
CARROLL D. PADGETT, JR.
TONYA F. SYKES

Notice of this Agenda was publicly posted, published, and forwarded as required by law.

AGENDA
PUBLIC HEARING BY CITY COUNCIL
CITY HALL – COUNCIL CHAMBERS
THURSDAY, JUNE 11, 2026– 6:00 P.M.

1. CALL TO ORDER:

- A. INVOCATION
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL

2. BUSINESS:

- 1. **PUBLIC HEARING FOR ORDINANCE 06-26: REQUEST TO REZONE APPROXIMATELY 23.2 ACRES FROM FA (Forest-Agriculture) TO R-1.5. (Residential, Low Density) LOCATED ON THE SOUTHERN SIDE OF BAYBORO STREET, ALSO KNOWN AS HIGHWAY 45, (S-26-45) [PIN: 186-00-00-0001 – Agent: Logan Heaps for Harriett Hardee]**

i. PUBLIC COMMENTS:

3. ADJOURNMENT:

**Recording of this meeting will be available the following day via our YouTube channel.
<http://www.youtube.com/@cityofloriscouncilmeetings6232>*



Notice of Public Hearing by Loris City Council

DATE: June 11, 2026

TIME: 6:00 P.M.

**PLACE: Loris City Hall – Council Chambers
4101 Walnut Street, Loris, S.C. 29569**

1. Ord. 06-26: Request to rezone approximately 23.2 acres from FA (Forest-Agriculture) to R-1.5 (Residential, Low Density) located on the southern side of Bayboro Street, also known as Highway 45, (S-26-45) *[PIN: 186-00-00-0001 – Agent: Logan Heaps for Harriett Hardee]*

MEREDITH K. HOLMES
PLANNING & ZONING DIRECTOR

ANGEL R. NEIGHBOURS
INTERIM CITY ADMINISTRATOR

JOHN C. ZILINSKY
CITY ATTORNEY



LORIS PLANNING COMMISSION

4101 WALNUT STREET
LORIS, SOUTH CAROLINA 29569-0548

COMMISSIONERS:
LINDA MORRISON, *Chair*
CHRISTOPHER SPIVEY, *Vice-Chair*
ERIC MILAM
CHAD BENNETT
CLEVON BOYD
JOSEPH FLESCHE
JOHN ADKINS

April 23, 2026

City of Loris Council
4101 Walnut Street
Loris, South Carolina 29569

RE: **Recommendation for Zoning District – REZONING**
Request No. 202604-001 – Change from FA to R-1.5 [H. HARDEE – 186-00-00-0001]

Dear Members of Council:

The City of Loris Planning Commission met at 6:00 p.m. on April 23, 2026, to make a recommendation for the Rezoning Request associated with the property identified as Parcel No. 186-00-00-0001. This parcel is currently zoned as Forest-Agriculture (FA) and is located on the southern side of Bayboro Street, also known as Highway 45; it is adjoined by the zoning district(s) Forest-Agriculture (FA) and Residential, *Low Density* (R-1.5). The Loris Planning Commission considered the previous and proposed uses, location, and the City of Loris Comprehensive Plan to determine the best zoning district possible. Comments received from the Commission's Public Hearing held on April 23, 2026 and staff were also consideration factors.

It is the recommendation of the Loris Planning Commission to **APPROVE** the rezoning request to assign the above-referenced parcel(s) to the **Residential, Low Density (R-1.5)** zoning district. Should you have any questions please feel free to contact me.

Sincerely,


Linda Morrison, Chairperson
City of Loris Planning Commission

Request No.: 202604-001
[Rezoning]

Zoning Map Amendment (Rezoning) Application

Date filed: 04/02/26 Request No. PC-202604-001

Instructions

A zoning map amendment may be initiated by the property owner(s), planning commission, zoning administrator, or city/town/county council.

If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the designation of agent section.

The applicant hereby requests that the property described below be rezoned from FA to R 6.5

Applicant(s) [print]: Logan Hoop
Address: 2056 Hope pointe Drive NMB, SC 29582
Telephone: [redacted] [work] [redacted] [home]
Interest: Owner(s) Agent of owner(s) Other

Owner(s) [if other than applicant(s)]: Harnett Hardee

Address: 1128 Justice Loop, Loris, SC
Telephone: [redacted] [work] [redacted] [home]

[Use reverse side if more space is needed.]

Property address: 530 2320 Acres Hwy 45
Lot _____ Block _____ Subdivision _____
Tax Map No. 1860000001 Plat Book _____ Page _____
Lot Dimensions: 23 20 Acres Area: _____
Zoning District: FA Zoning Map Page: _____

Designation of agent [complete only if owner is not applicant]:

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: 4-2-26

Harnett Hardee
Owner signature(s)

I (we) certify that the information in this request is correct.

Date: 04/02/26

[Signature]
Applicant signature(s)

PC-202604-001

Request to Rezone Parcel No.

186-00-00-0001

By: Logan Heaps, Agent

Request to rezone FA (Forest-Agriculture) to R-1.5 (Residential, Low Density)

PIN: 186-00-00-0001

Legal Acreage: 23.2

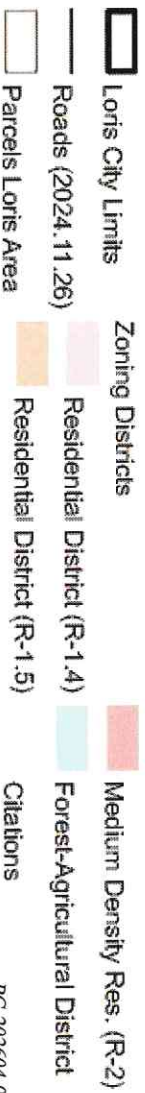
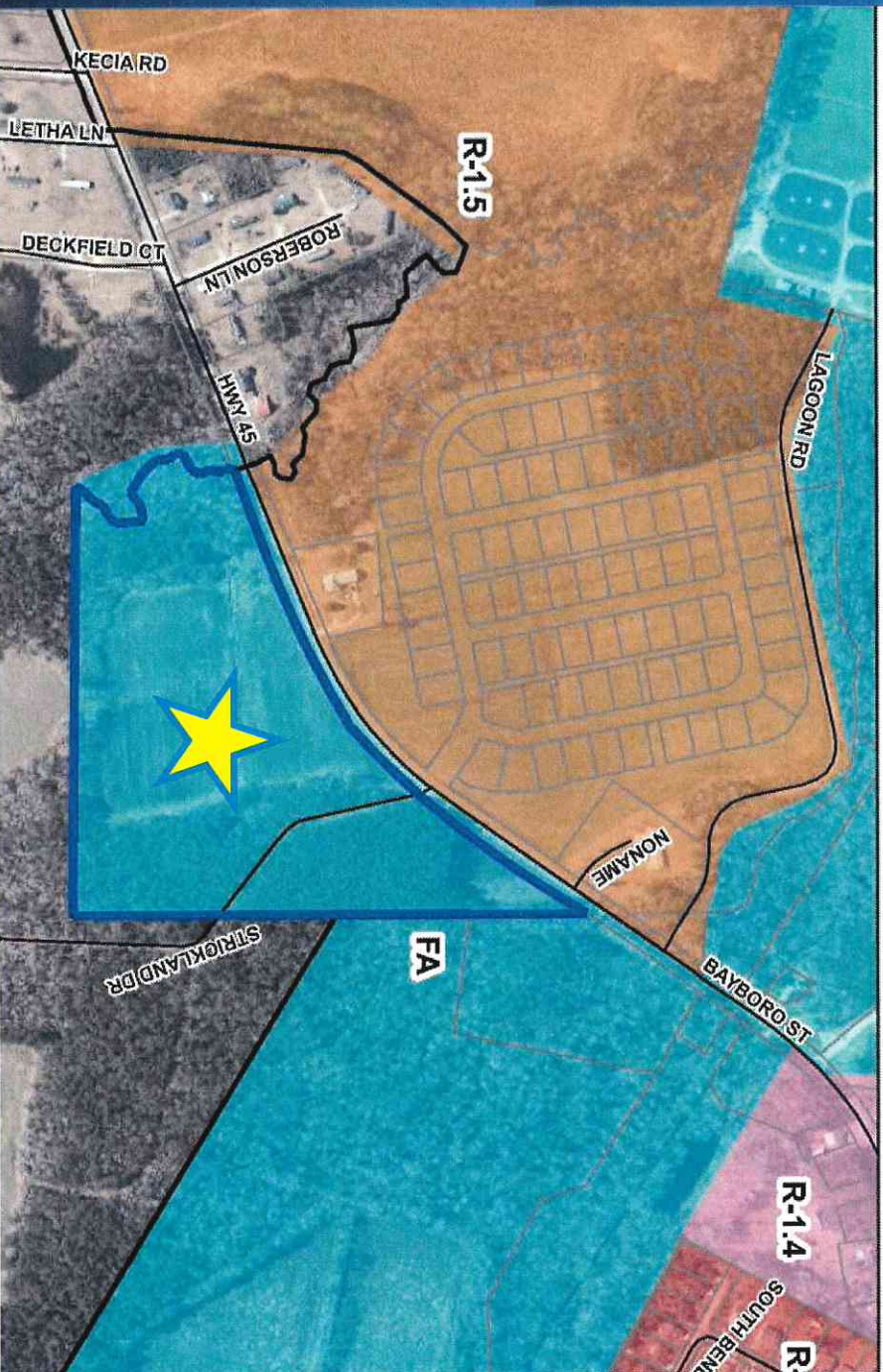
CURRENT ZONING: FA [Forest-Agriculture]

- Min. Lot Size / Width: 5 acres / 150'
- Max. Res. Density: 0.2 units / Gross Ac
- Max. Impervious Surface: 15%

PROPOSED ZONING: R-1.5 [Res., Low Density]

- Min. Lot Size / Width: 8,000 sf / 80'
- Max. Res. Density: 5 units / Gross Ac
- Max. Impervious Surface: 45%

PC-202604-001 - Parcel No. 186-00-00-0001



PC-202604-001

Request to Rezone Parcel No.

186-00-00-0001

By: Logan Heaps, Agent

Request to rezone FA (Forest-Agriculture) to R-1.5 (Residential, Low Density)

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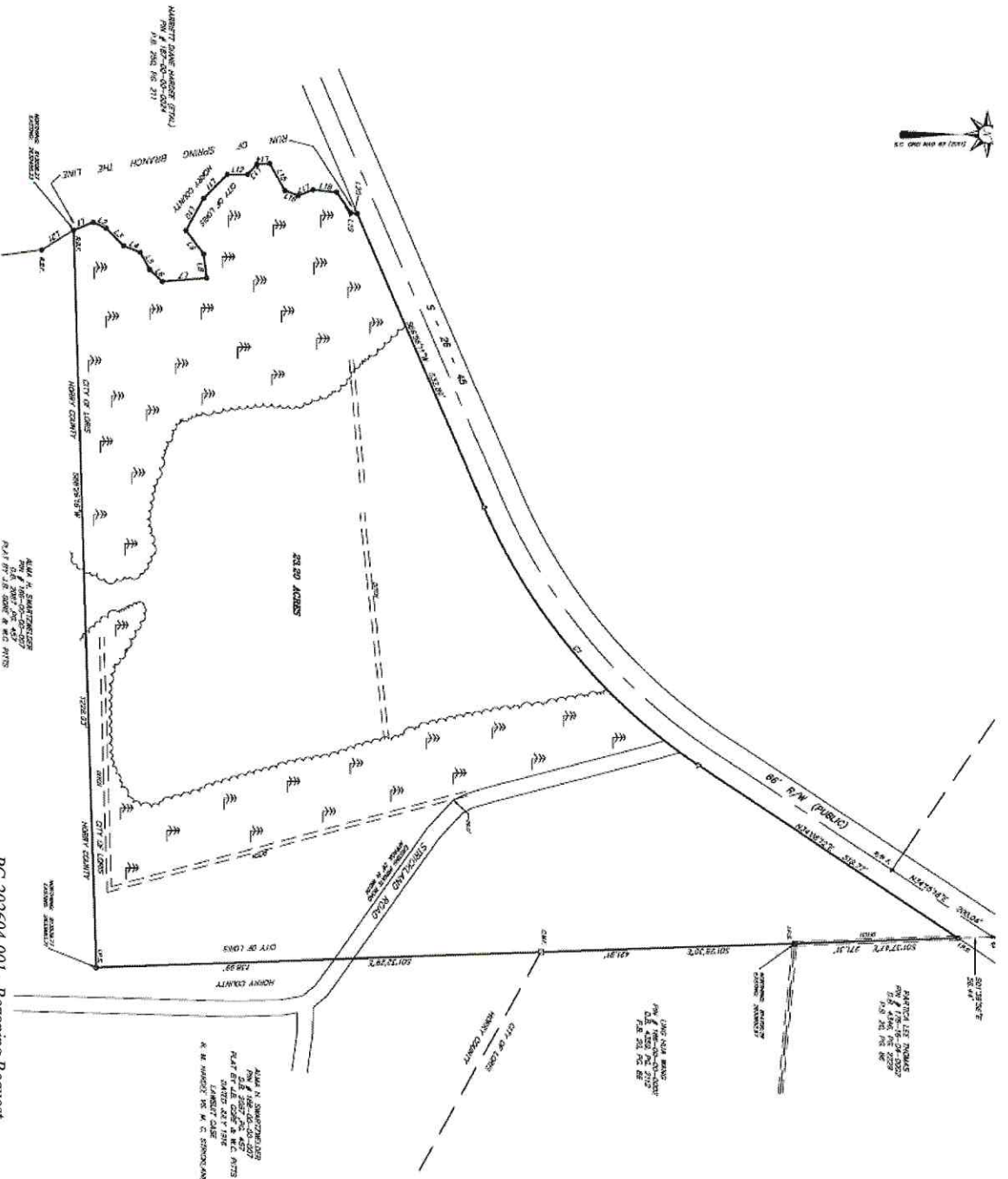
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PC-202604-001

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PIN: 186-00-00-0001

Legal Acreage: 23.2

CURRENT ZONING: FA [Forest-Agriculture]

- Min. Res. Lot Size: 5 acres / 150' Width
- Min. Non-Res. Lot Size: 1 acre / 150' W
- Max. Res. Density: 0.2 units / Gross Ac
- Max. Non-Res. Density: N/A
- Max. Res. Impervious Surface: 15%
- Max. Non-Res. Impervious Surface: 10%

PROPOSED ZONING: R-1.5 [Res., Low Density]

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Schedule of Lot Area, Yard Setback, Height, Density, Floor Area, & Impervious Surface Requirements by District

TABLE II

MINIMUM LOT		MINIMUM YARD AND BUILDING SETBACK (FT.)											
District	Res	Non-Res	Width (ft)	FRONT (A)		SIDE		REAR		Maximum Height (ft) (B)	Maximum Impervious Surface Ratio	Maximum Res Density (C)	Maximum Floor Area Non-Res Uses (D)
				Major	Minor	Res	Non-Res	Res	Non-Res				
R-1.4	10,000	15,000	100	40	25	10	30	20	50	35	0.45	4	0.25
R-1.5	8,000	15,000	80	40	25	8.75	25	20	50	35	0.45	5	0.25
R-1.7	6,000	15,000	60	40	25	7.5	20	20	50	35	0.55	7	0.25
FA	5 ac.	1 ac.	150	60	40	25	50	50	50	50	0.15	0.2	0.1

Refer to Section 7.2 for yard and setback modifications.
 (sf) – square feet
 (ft.) – feet
 NA – Not Applicable
 ac. – acres

Zoning Districts

- R-1.4: Residential, Low Density
- R-1.5: Residential, Low Density
- R-1.7: Residential, Low Density
- FA: Forest-Agriculture

(A) Measurement from property line.
 (B) Measurement from average elevation of the finished grade at the building line to the highest point on the roof.
 (C) Measurement in units per gross acre.
 (D) Measurement as percent of total lot area.

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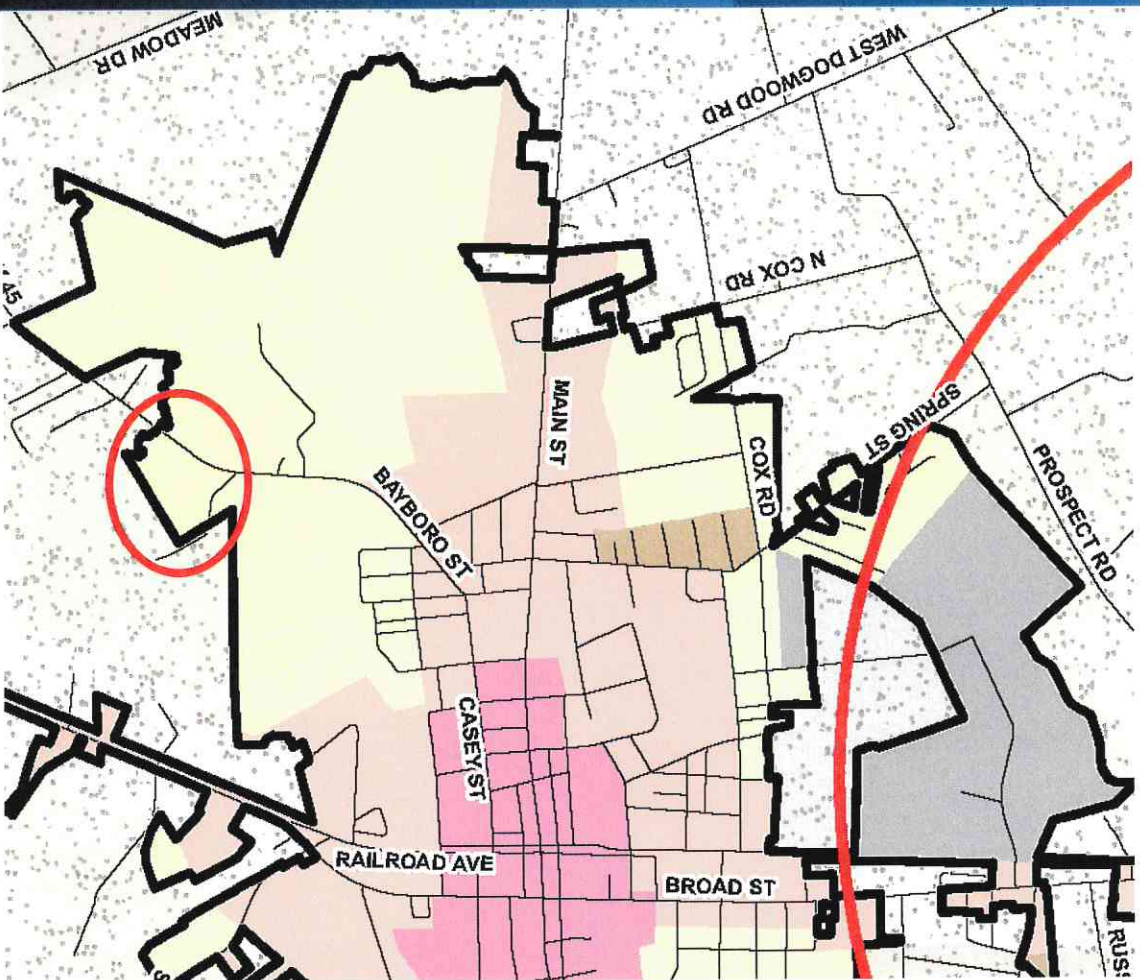
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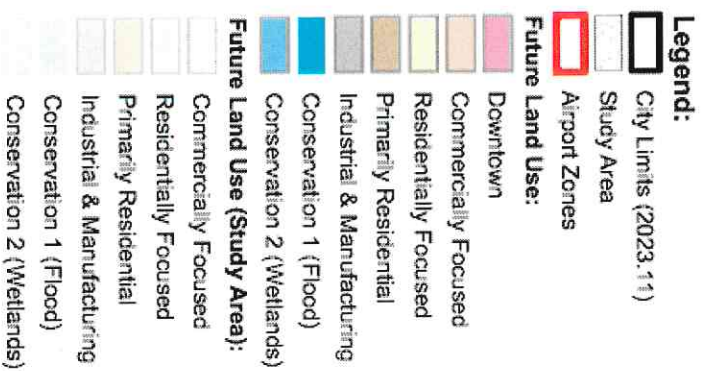
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Comprehensive Plan Update (2023)

Future Land Use
City of Lorris
Study Area

(Excluding
Conservation Zones)



PC-202604-001

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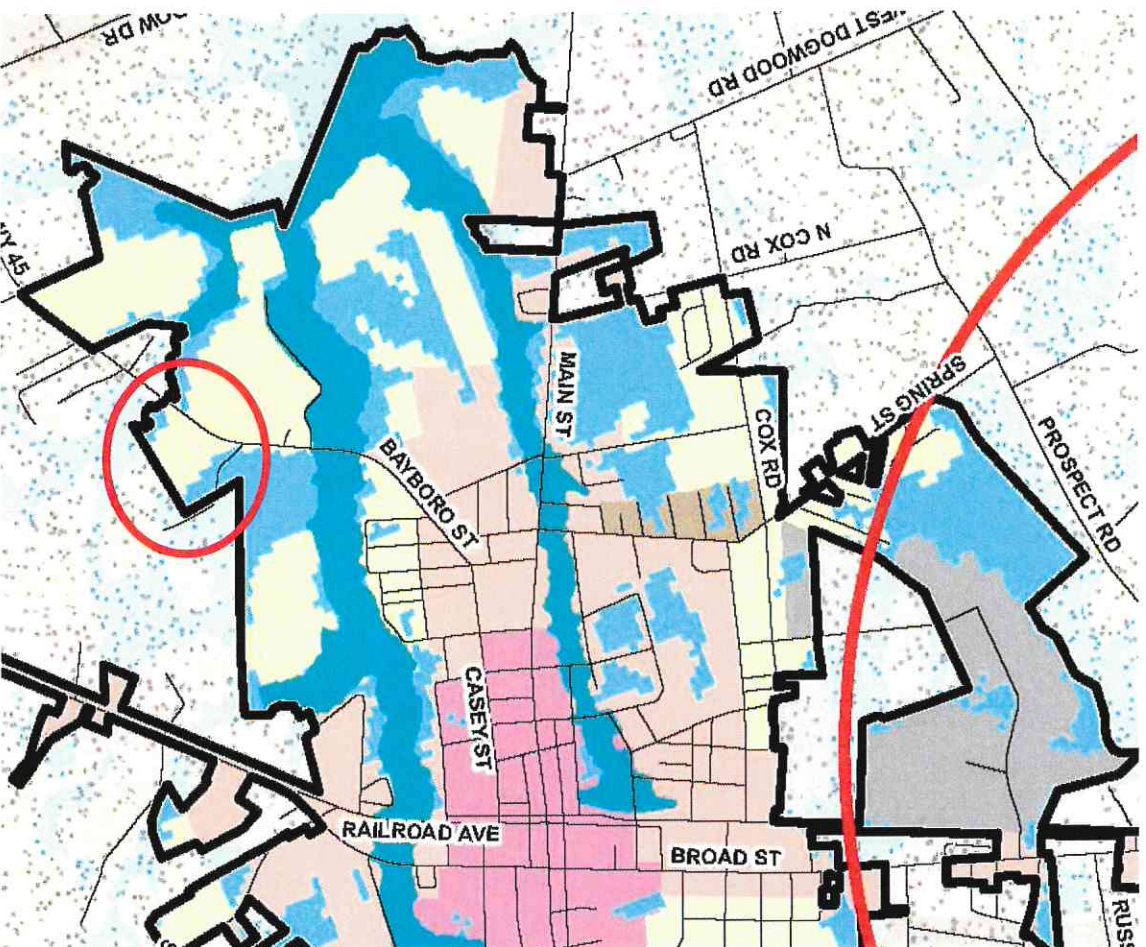
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