

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

CITY OF LORIS
4101 WALNUT STREET – PO BOX 548
LORIS, SOUTH CAROLINA 29569-0548
PHONE (843)756-4004 FAX (843)756-3066

MINUTES
PLANNING COMMISSION
REGULAR MEETING
LORIS CITY HALL
JANUARY 25, 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 & Brooke Morrell, Waccamaw Regional Council of Governments

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:36 p.m. on Thursday, January 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 January 11, 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:

1. None.

BUSINESS ITEMS:

1. Comprehensive Plan – Land Use Public Workshop

Mr. Tom Dobrydney and Ms. Brooke Morrell, from Waccamaw Regional Council of Governments (WRCOG), were present to continue the discussion on the City's comprehensive plan update. Discussion was had regarding the previously presented draft elements (economic development, community facilities, and transportation). The Commission requested that additional information be provided on select elements; such as the available infrastructure and the current occupants of the Loris Commerce Center (industrial park). Discussion continued with topics such as: the draft Downtown Master Plan, the City's property maintenance ordinance, the City's ISO ranking, and how to address on-street parking within the downtown area. New elements were also presented and discussed. Those elements included priority investment and land use. Presentation of these elements included graphs/tables of data and narratives associated with each subject; such as capital funding & projects, priority planning & priority infrastructure projects, existing land use, existing zoning, and future land use categories. 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 conclude the discussion on the Future Land Use Map (specifically within the Study Area) and to present draft Goals & Objectives (including strategies and timelines).

2. Staff Report

Ms. Holmes stated that most all members had completed the required orientation training, and all existing members will need to complete their 2023-2024 annual training before June 30, 2024. She added that staff would look to schedule the 2024-2025 annual training sometime after July 1, 2024; Mr. Dobrydney added that the annual training could be scheduled to coincide with a future Planning Commission meeting or scheduled for a separate date.

Ms. Holmes advised that she needs to confirm any upcoming dates for the Downtown Master Plan discussion, and the Commission should consider scheduling another Special Meeting for Comprehensive Plan elements before the Regular Meeting in February 2024. Mr. Dobrydney requested that the Commission provide any comments/feedback at the next Planning Commission meeting regarding the discussed elements and the Commission may be able to have a last review of the discussion elements at a mid-February meeting; this may allow for a completed draft of the Comprehensive Plan to be presented at the February 22, 2024 meeting for the Commission to review and make a conditional recommendation to City Council, and for the required 30-day public comment period. Ms. Morrison inquired about the proposed date for a mid-February meeting; Ms. Holmes suggested the meeting be held at 4:30 p.m. on February 8, 2024.

Ms. Holmes advised the Commission that City Council did pass the Text Amendment for Private Roads and that future subdivision projects will be allowed to utilize the additional options in their conceptual plans. She added that the proposed Fox Bay Subdivision would incorporate the smaller 8-lot subdivision, proposed by the same landowner, as a potential phased project. Mr. Dobrydney added that the latest updated submittal did not include the 8-lot subdivision and the project is still in the staff review process; the project will be formally presented to the

Commission once the staff review is completed. Ms. Holmes added that a previously approved development project would be seeking to be rezoned and a formal discussion would be forthcoming.





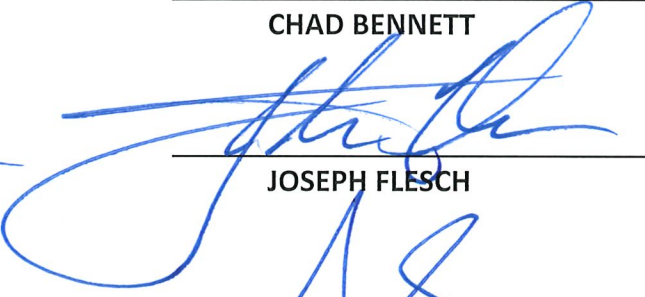

PUBLIC AND PRESS COMMENTS:

None.

ADJOURNMENT:

Mr. Flesch made a Motion for adjournment; Seconded by Ms. Jones. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 7:06 p.m.

Approved and signed this 8th day of February 2024.

 _____ ERIC MILAM	 _____ LINDA MORRISON CHAIRPERSON	 _____ CHAD BENNETT
 _____ RUTH ANN JONES	 _____ JOSEPH FLESCH	 _____ CHRISTOPHER SPIVEY