

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*
ERIC MILAM
CHAD BENNETT
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS
CHRISTOPHER SPIVEY

MINUTES
PLANNING COMMISSION
REGULAR MEETING
LORIS CITY HALL
MARCH 28, 2024 – 4:30 P.M.

Present: Linda Morrison; Eric Milam; Chad Bennett; Ruth Ann Jones; John Adkins;
Christopher Spivey

Absent: Joseph Flesch

Staff: Meredith Holmes, Planning & Zoning Director

Others: Tom Dobrydney, Waccamaw Regional Council of Governments

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:32 pm on Thursday, March 28, 2024. Mr. Spivey gave the invocation. Ms. Morrison led the Pledge of Allegiance. Ms. Holmes called the roll.

APPROVAL OF MINUTES:

1. Minutes for February 22, 2024

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

BUSINESS ITEMS:

1. PL.202402-01: *Review of Minor Subdivision [Cypress Creek, LLC]*

Mr. Dobrydney explained that this submission was for a minor subdivision and that the parcel was originally two lots but was combined many years ago. He relayed that the applicant was proposing to return the parcel to the previous property line layout. Mr. Dobrydney added that all additional regulations regarding the Special Flood Hazard Area (SFHA) would be required to be met should the landowner wish to build a residence on the new parcel, and the owner would need to closely coordinate with Ms. Holmes in that process. Ms. Holmes advised that owners are not completely prohibited from building in SFHA zones as long as there is not a floodway within that particular flood zone but certain criteria must strictly be followed. Mr. Dobrydney advised the Commission that the platting action could not be denied for being in a flood zone but wanted to note special requirements for these parcels. Mr. Milam asked about the minimum foundation height for houses built within flood zones; Ms. Holmes advised that the current Flood Damage Prevention Ordinance requires a minimum of one [1] foot of freeboard, or one [1] foot above the Base Flood Elevation (BFE) for new residential structures and that three [3] Elevation Certificates are required during the construction process. Mr. Dobrydney noted that because this parcel is in an SFHA the applicant was asked to consider granting the City a drainage easement when reviewing the proposed subdivision but noted that was not a requirement to approve the subdivision. Ms. Holmes stated that the applicant did not grant this request through this platting action. She noted that the existing structure on Lot 5 did not meet the required 20' setback for the rear yard; Mr. Dobrydney stated that dimensional requirements were met but the Commission should not approve the subdivision until this was addressed.

Ms. Morrison stated that this matter was deferred for the applicant to address the rear setback for Lot 5.

2. PL.202402-02: *Review of Minor Subdivision [Silver Oaks Cottages, LLC]*

Ms. Holmes stated that this matter was deferred at the applicant's request. She advised that the applicant stated that rear lot drainage for this project would flow to the future open-space retention pond at the rear of these lots but was not shown as part of the original submission. Ms. Holmes stated that staff requested the applicant revise the submission to provide the entire project and indicate this proposed subdivision as the first phase of the development and include all applicable common open-space and drainage.

3. PL.202402-03: *Review of Final Plat for Meadow Walk – Phase 1 [Thomas & Hutton]*

Ms. Holmes stated that the City's Land Development Regulations Ordinance stipulated that the Planning Commission must provide approval before the Final Plat for this subdivision can be recorded. She added that the applicant had furnished an Improvement Guarantee that was accepted by City Council and was now awaiting the cashier's check. Ms. Holmes requested that the Commission approve the Final Plat contingent upon the City's receipt of the cashier's check for the Improvement Guarantee.

Ms. Jones made a Motion to conditionally approve the Final Plat for Meadow Walk – Phase 1, contingent upon the City’s receipt of the cashier’s check for the Improvement Guarantee; Seconded by Mr. Spivey. All members voted in favor; the Motion passed.

4. Comprehensive Plan 2040

- a. *Discussion/Review of Comments Received by Staff*
- b. *Possible Recommendation to City Council*

Mr. Dobrydney (WRCOG) advised that the draft was forwarded to various departments at Horry County Government, Santee Cooper, and Myrtle Beach Regional Economic Development; a few agencies have provided comments but none that would require substantial modifications. Ms. Holmes stated that she was tracking comments from the City’s social media but had received mostly reactions and shares versus actual feedback. Mr. Dobrydney noted that the Notice of Public Hearing was advertised for April 11, 2024 and the Commission may receive additional comments from the public at that time. He asked that Commissioners look over the draft again for any additional comments, questions, or concerns they may have; Ms. Holmes relayed that Commissioners may want to first make a list of the areas they believe Loris can be improved and then note which element of the plan could best achieve that goal.

5. Staff Report

- a. *Revised Staff Comments for PD District Rezoning Request*

Ms. Holmes advised that Venture Engineering had not provided updated plans for the proposed Fox Bay Subdivision addressing concerns from the second review by the City and Horry County Stormwater. She reiterated the Commission’s special meeting scheduled for April 11th would be solely for feedback on the drafted *Comprehensive Plan 2040*, and the Commission will have the regular monthly meeting on April 25, 2024.

Ms. Holmes provided the Commission with a revised staff comment report for the proposed Planned Development (PD) District rezoning submitted by Bolton & Menk. She advised that comments made during the last meeting prompted an additional review and follow-up conference with the applicant. Ms. Holmes stated that the major revision to the previously presented staff comments was the requirement for the applicant to include two [2] different types of residential uses. She confirmed that the South Carolina statute pertaining to Planned Development and the City’s ordinance do not state that two different types of residential uses are required; the applicant’s proposal being the essence of a mix-use development including residential, commercial, and industrial and a second residential use would not be stipulated. Ms. Holmes stated that the City’s zoning ordinance limited building heights in the C-2 (Commercial, General) district to 40 feet and no maximum height in the IND (Industrial) district; she advised the maximum heights for buildings in each section of the PD District should have a specific limit and emphasized the revised staff comment to limit the maximum building heights to 40 feet in commercial, 50 feet in industrial, and 55 feet in 3-story residential. She noted that some comments first presented to the Commission were not required of the applicant at this time, but opted to keep the original comment so the applicant was aware that said comment differed from the City’s regular zoning ordinance and would be required to address at some point in the

rezoning process. Ms. Holmes relayed that the applicant must address the Commission's concerns before resubmitting their revised plan and requested that the Commission direct the applicant to make the necessary corrections based on the revised staff comment report as presented.

Mr. Milam made a Motion to approve the revised staff comment report as presented and direct the applicant to make revisions based on this report; Seconded by Mr. Adkins. All members voted in favor; the Motion passed.

PUBLIC AND PRESS COMMENTS:

None.

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 5:22 pm.

Approved and signed this 11th day of April 2024.



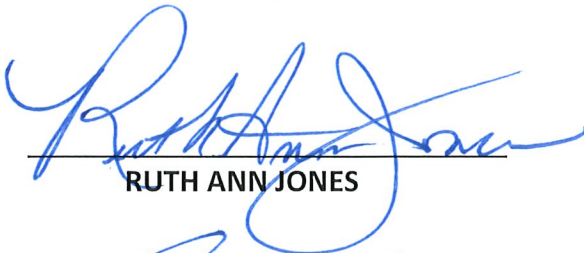
LINDA MORRISON
CHAIRPERSON



ERIC MILAM



CHAD BENNETT



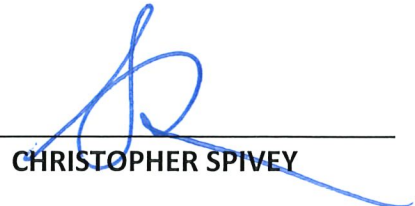
RUTH ANN JONES

ABSENT

JOSEPH FLESCH



JOHN ADKINS



CHRISTOPHER SPIVEY