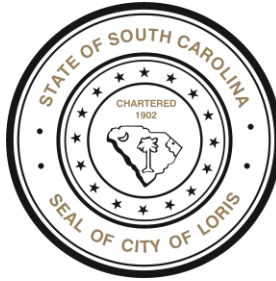


ANGEL R. NEIGHBOURS
INTERIM ADMINISTRATOR
TREASURER

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

JOAN S. GAUSE
LEWIS C. HARDEE, JR.
ANDREA L. COLEMAN
KELLI D. GERALD
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
MONDAY, AUGUST 25, 2025 – 6:00 P.M.

1. CALL TO ORDER:

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

2. PUBLIC HEARING:

- A. **PC-202401-003: REQUEST TO REZONE APPROXIMATELY 18.8 TOTAL ACRES FROM IND (INDUSTRIAL) TO PLANNED DEVELOPMENT (PD) DISTRICT LOCATED ON THE SOUTHERN CORNER OF BROAD STREET (U.S. 701) AND MEADOW STREET (STATE ROAD S-26-152) [PIN(s): 186-00-00-0023 & 186-03-04-0004] (BOLTON & MENK, AGENT)**
 - i. **PUBLIC COMMENTS:**
- B. **PC-202502-001: REQUEST TO REZONE APPROXIMATELY 3.8 ACRES FROM R-1.4 (RESIDENTIAL) TO C-2 (GENERAL BUSINESS) LOCATED ON THE SOUTHERN SIDE OF MAIN STREET (SC-9) [PIN: 176-09-04-0002] (WAGDI MITRY, AGENT/OWNER)**
 - 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: August 25, 2025
TIME: 6:00 P.M.
LOCATION: Loris City Hall - Council Chambers
4101 Walnut Street, Loris, SC 29569

PC-202401-003: Request to rezone approximately 18.8 total acres from IND (Industrial) to Planned Development (PD) District located on the southern corner of Broad Street (U.S. 701) and Meadow Street (State Road -26-152) [PIN(s): 186-00-00-0023 & 186-03-04-0004]

PC-202504-001: Request to rezone approximately 3.8 acres from R-1.4 (Residential) to C-2 (General Business) located on the southern side of Main Street (SC-9) [PIN: 176-09-04-0002]

ANGEL R. NEIGHBOURS
INTERIM CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING DIRECTOR

H. WAYNE FOX
BUILDING OFFICIAL, CERTIFIED



LORIS CITY HALL – COUNCIL CHAMBERS
4101 WALNUT STREET
LORIS, SOUTH CAROLINA 29569-0548

PLANNING COMMISSION

LINDA MORRISON, *Chair*
CHRISTOPHER SPIVEY, *Vice-Chair*
ERIC MILAM
CHAD BENNETT
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS

June 30, 2025

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

RE: **Recommendation from Planning Commission – REQUEST TO REZONE**
Request No. PC-202401-003 [BOLTON & MENK – PIN: 186-00-00-0023]

Dear Members of Council:

The City of Loris Planning Commission met at 6:00 p.m. on May 22, 2025, to make a recommendation for Request No. PC-202401-003 associated with the zoning district for the property identified as Parcel No. 186-00-00-0023 and contains approximately 18.8 acres. The current use of this parcel is Fabricated Metal Production (Manufacturing) and zoned as IND (Industrial), located on the southern corner of Broad Street (US 701) and Meadow Street (S-26-152). It is adjoined to the City's C-2 (General Business) and R-1.4 (Residential) zoning districts. Existing Land Uses within 500 feet of this parcel's boundaries include commercial, residential, and vacant land. According to the City's adopted *Comprehensive Plan 2040*, the Future Land Use for this parcel indicates **Commercially Focused** with Conservation 2 (*Wetlands*).

The Commission considered the current and proposed uses, location, and the City of Loris *Comprehensive Plan 2040* to determine the best zoning district possible. Comments received from the Commission's Public Hearing held on February 22, 2024, and staff feedback were also considering factors.

It is the recommendation of the Loris Planning Commission to **APPROVE** the rezoning request to assign the above-referenced parcel(s) to the PD (Planned Development) zoning district as described in the attached Detailed Master Plan. Should you have any questions please feel free to contact me.

Sincerely,

Linda Morrison, Chairperson
City of Loris Planning Commission

Request No.: PC-202401-003
[Rezoning]

ATTACHMENT A

Summary of Meadow Street Planned Development District (PDD) ORDINANCE ARTICLE XIII

The Planned Development District (PDD) for "Meadow Street PDD" includes the development of 18.8± acres located on Suggs Street and Meadow Street in Loris, South Carolina.

GENERAL PROVISIONS

1. Permitted Uses - Use Districts shall be to accordance with Exhibit 1 entitled "Master Plan"

Proposed Use District	Approximate Gross Acreage*	Maximum Density Numbers
Multi-Family Apartments	8.7 AC ±	120 DU'S **
Commercial	0.80 AC±	7,000 sf GLA
Industrial	9.3 AC±	N/A
Total:	R- 8.7± / C- 0.8± / I- 9.3± (+/-18.8)	R-120 DU'S / C – 7,000 sf

R- Residential C-Commercial I-Industrial

- Acreages subject to change based upon final engineering and production of construction plans. No significant deviations are expected.

* No maximum density is established for any given parcel. Density shall be the result of the application of Dimensional Standards to any individual parcel.

** Total number of residential units may vary depending on final layout of Multi-Family Apartments.

A. Commercial Districts (Allowable uses within the current Zoning Ordinance as of December 16, 2024)

- i) Storage (In-Door and Outdoor)
- ii) Entertainment Commercial Uses
- iii) Antique Stores, Gift, Or Curio Stores
- iv) Art Supply, Book, Magazine, Newspaper, Photo and Camera Supply and Service, Office Supply and Equipment, Hobby And Toy Stores
- v) Phone, Computer, And I.T. Sales and Services
- vi) Banks And Financial Institutions
- vii) Bicycle Sales and Repair Shops
- viii) Billiard Parlors
- ix) Clothing Sales
- x) Drug Stores
- xi) Dry Cleaning and Laundry Services
- xii) Florist Shops
- xiii) Gas Stations / Convenience Stores
- xiv) General Or Variety Stores
- xv) Grocery Stores
- xvi) Hardware And Paint Stores
- xvii) Hospitals, Acute Care and Group Car Facilities
- xviii) Hotels/ Motels and Boutique Hotels/Motels
- xix) Insurance Agencies
- xx) Medical, Dental, And Doctor's Offices and Laboratories
- xxi) Off Street Commercial Parking Lots
- xxii) Professional, Administrative or General Business Offices
- xxiii) Photographic Studios
- xxiv) Real Estate Agencies

- xxv) Religious Institutions
- xxvi) Restaurants (Both Drive-Through and Sit Down)
- xxvii) Schools Offering Instruction in General Education, Art, Music, Dancing, Drama Or Similar Cultural Activities (Public Or Private)
- xxviii) Childcare Facilities
- xxix) Secretarial And/or Telephone Answering Services
- xxx) Shopping Center(S) And Uses Customarily Associated with Shopping Centers; Strip Center(S)
- xxxii) Sporting Goods Stores
- xxxii) Tavern And Liquor Stores
- xxxiii) Theaters
- xxxiv) Drainage Features/Ponds
- xxxv) All Uses Permitted Within Multi-Family Districts (A+B)
- xxxvi) Sports Facilities (Active and Passive)

B. Allowable Industrial (Allowable uses within the current Zoning Ordinance as of December 16, 2024)

- i) Agricultural Services
- ii) Veterinary Services
- iii) Animal Shelters
- iv) Landscape And Horticultural
- v) Building Construction - General Contract & Operative Builders
- vi) Heavy Construction Other Than Building Construction Contractors
- vii) Construction & Special Trade Contractors
- viii) Printing, Publishing & Allied Industry
- ix) Railroad Transportation
- x) Local & Suburban Transit & Interurban Highway Passenger Transport
- xi) Motor Freight Transport and Warehousing
- xii) Mini-Warehousing
- xiii) U.S. Postal Service
- xiv) Transportation Services
- xv) Communications
- xvi) Electric, Gas & Sanitary Services
- xvii) Air Conditioning Supply
- xviii) Wholesale Trade - Durable Goods
- xix) Firearms & Ammunition Manufacturing
- xx) Lumber & Building Materials
- xxi) Hardware Stores
- xxii) Retail Nurseries, Lawn & Garden Supply
- xxiii) Food Stores
- xxiv) Automotive Dealers & Gasoline Service Station
- xxv) Fuel Dealers
- xxvi) Gravestones And Monuments
- xxvii) Cemeteries
- xxviii) Laundry, Cleaning & Garment Services
- xxix) Crematories
- xxx) Automotive Parking
- xxxi) Automotive Repair & Services
- xxxii) Car Washes
- xxxiii) Miscellaneous Repair
- xxxiv) Public Parks & Playgrounds
- xxxv) Medical & Dental Laboratories
- xxxvi) Vocational Schools

- xxxvii) Job Training & Vocational Rehabilitation Services
- xxxviii) Membership Organizations, ie Religious, Fraternal, Professional, Political, Civic, Business
- xxxix) Public Order & Safety
- xl) Fire Protection
- xli) General Warehousing
- xlii) Logistics
- xliii) Manufacturing
- xliv) Research & Development

C. Multi-Family Apartments

- i) Multi-family apartment dwellings
- ii) Amenities
- iii) Accessory uses customary to multi-family apartments
- iv) Active and passive recreation use(s)

2. Dimensional Standards

Proposed Districts*	Lot Area	Min. Lot Width					Height	Impervious Area
			Front	Side	Rear	Side Corner		
Multi-Family Apartments	10,000 sf	50'	20'	20'	20'	20'	55'	60%
Commercial	6,000 sf	60'	40'	10'	10'	15'	40'	80%
Industrial	20,000 sf	150'	40'	10'	40'	15'	N/A	85%
Open Space	N/A	N/A	15'	10'	15'	15'	35'	N/A
Accessory Structures & Uses (All Districts)	N/A	N/A	10'	10'	10'	10'	35'	N/A

* Shall be in accordance with Exhibit 1 entitled "Master Plan"

Separation between buildings and/or accessory structures shall meet all state and local building codes.

SPECIAL PROVISIONS

1. Open Space Requirements [a]

Open Space Description	Total Area (Acres)	Required Open Space	Acreage Provided
Multi-Family Apartments [b]	±8.7 AC.	20% (1.74 AC.)	40% (3.5 AC.)
Commercial [c]	±0.80 AC.	15% (0.12 AC.)	TBD
Industrial [d]	±9.3 AC.	15% (1.39 AC.)	56% (5.2 AC.)
Total	±18.8 AC.	3.25± acres	8.70± acres

[a] Minimum required open space provided based on a pro-rata share of the density achieved during the individual site planning stages. Open Space, for any given use, shall not be required to be on the same parcel as use, so long as it is provided within the PDD and reasonably accessible to the use. The amount of overall Open Space is a strict function of density.

[b] DU's x 500 sft/DU = 68,500 sft (1.57 Acres) of Open Space required.

[c] Commercial: 6.35+/- acres x .05 = 0.32 Acres.

[d] Industrial: 9.3+/- acres x 0.15 = 1.39 Acres.

2. Traffic Improvements Scheduled By Phase

Access to Public Right-of-Way

It is anticipated that this development will be constructed in multiple phases, with traffic improvements built at the time of the development of each district. The first phase will consist of multi-family apartments and amenity spaces. Ingress/Egress along Suggs Street and Meadow Street will be made during this phase and will be made per SCDOT requirements. Final design and configuration of roadway improvements shall be per SCDOT permitting.

The second phase will be of the commercial parcel. Commercial type, layout, and construction dates for this phase to be determined. Access for commercial outparcel shall be towards Meadow Street. Improvements to roadways to be determined based on future proposed development.

a) Projected Traffic Volumes

1. ADT: 845 (Based on the proposed 120 apartment units.)

3. Landscaping Requirements

- a) Landscaping shall meet or exceed the City of Loris Land Development Ordinance requirements set forth in Article IV at the time of Development Review.

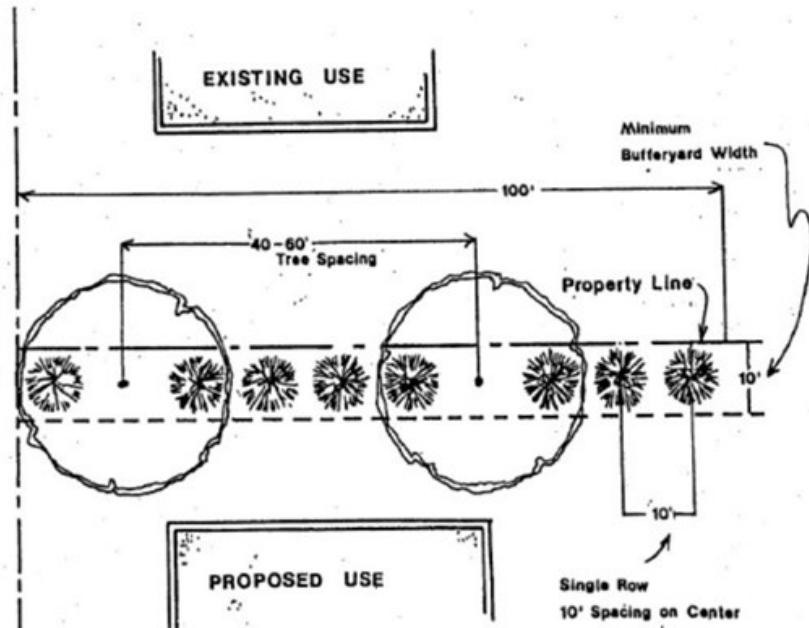
4. PDD Buffer

a) General PDD Buffer –

1. 20' Type B Landscape Buffer shall be required along the boundary adjoining the PDD and two R1.4 zones. This landscape buffer shall be 20' in width and consist of plant materials. No parking, roads (except for site access), utilities (except for connections and irrigation, if necessary), drainage swales or ditches (except existing and except for connections) or retention ponds (except existing) shall be allowed within this 20' landscape buffer.

Type "B" Buffer Area. The Type B Buffer Area is a medium density screen intended to block visual contact between uses and to create spatial separation. The buffer area shall be a minimum width of 10 feet. Per 100 lineal feet the screen shall consist of a combination of 2 deciduous trees planted, 40 to 60 feet on center and 8 evergreen plants 10 feet on center. An example site plan is illustrated by the following diagram.

TYPE "B" BUFFER AREA

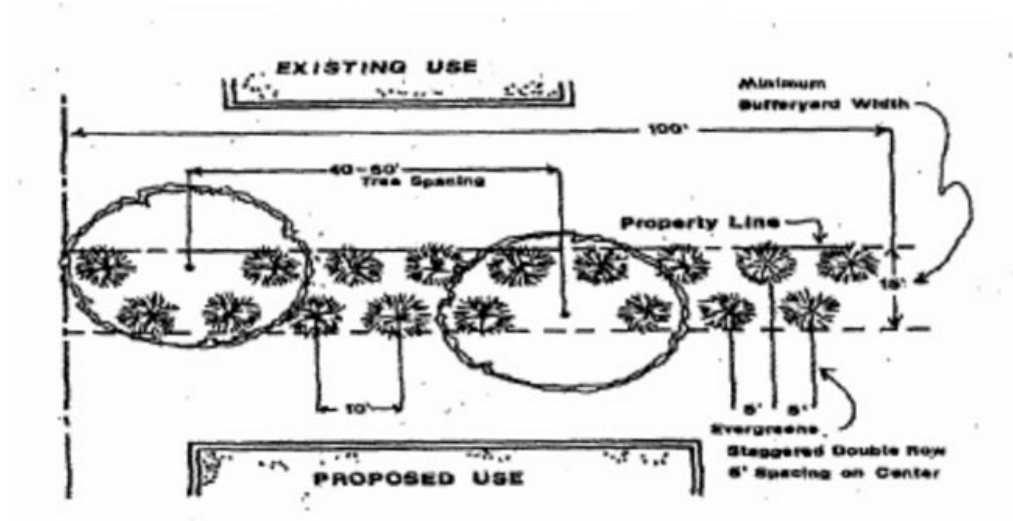


Above Image: Type "B" Buffer from Article IV – Community Appearance, Buffering, Screening, Landscaping, Common Open Space, and Tree Protection Regulations found in the City of Loris Zoning Ordinance.

2. 20' Type C Landscape Buffer shall be required along the boundary adjoining the PDD and existing Industrial zone. No parking, roads (except for site access), utilities (except for connections and irrigation, if necessary), drainage swales or ditches (except existing and except for connections) or retention ponds (except existing) shall be allowed within this 25' PDD buffer. Sidewalks, walking paths, landscaping, and berms and screen walls shall be allowed within the 25' PDD buffer.

Type "C" Buffer Area. The Type C Buffer Area is a high density screen intended to exclude all visual contact between uses and to create spatial separation. The buffer area shall be a minimum width of 15 feet. Per 100 lineal feet the screen shall consist of a combination of 2 deciduous trees planted 40 to 60 feet on center and 17 evergreen plants or understory trees planted in a double-staggered row 10 feet on center. An example site plan is illustrated by the following diagram.

TYPE "C" BUFFER AREA



Above Image: Type "C" Buffer from Article IV – Community Appearance, Buffering, Screening, Landscaping, Common Open Space, and Tree Protection Regulations found in the City of Loris Zoning Ordinance.

5. Utility Connections

- a) Structures shall be connected to city water and sewer lines and all utility lines shall be placed underground except for major electric transmission lines, as stipulated in Article XIII.

6. Stormwater Management & Site Erosion Control

- a) Proposed redevelopment shall meet all local, state, and federal requirements related to storm water management and site drainage.

7. Parking Regulations

- a) Proposed parking shall meet all requirements found in Article VI – Supplemental Off-Street Parking and Loading Regulations of the Zoning Ordinance.

8. Pedestrian Circulation & Site Access

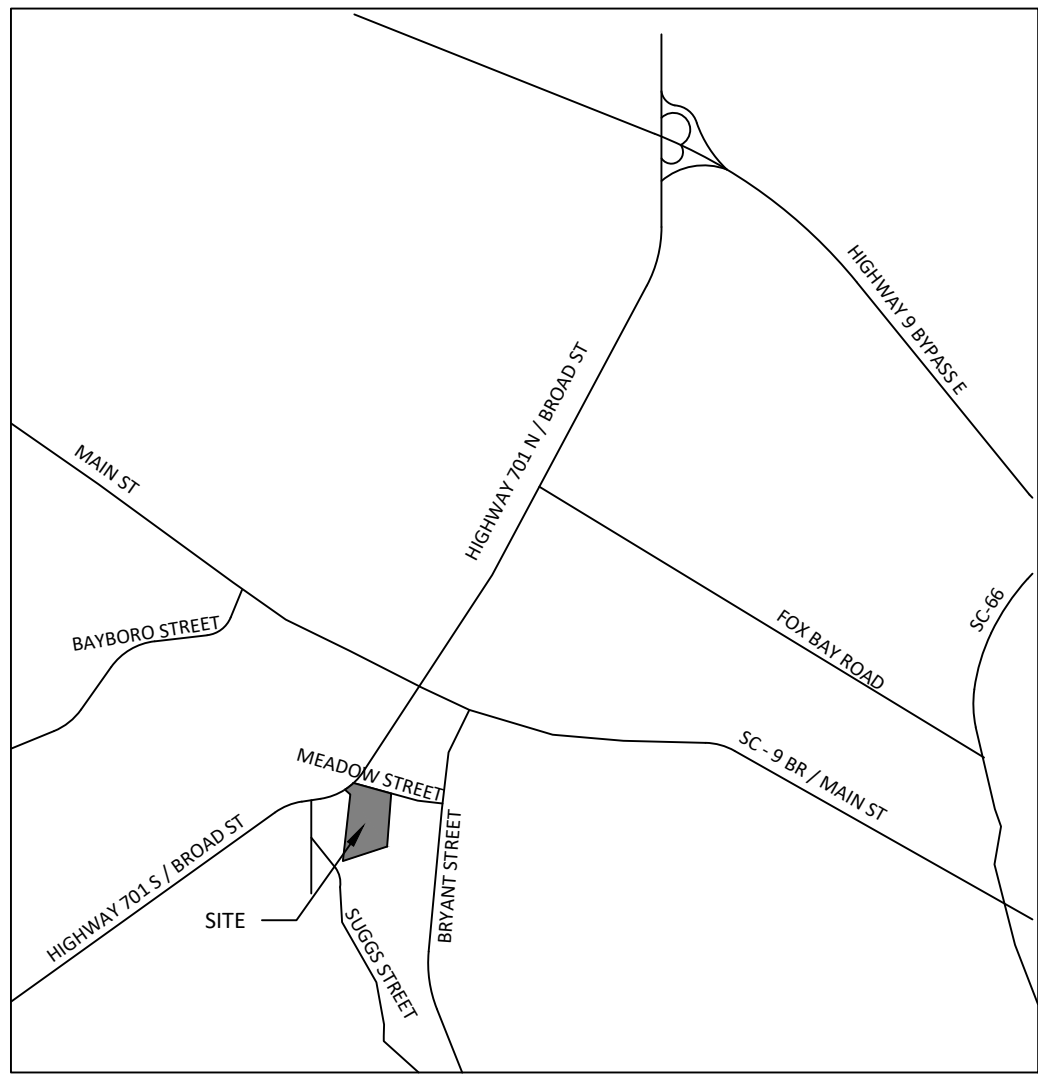
- a) At the time of development for the commercial outparcel, consideration for pedestrian access to adjacent retail and proposed multi-family apartments shall be provided.

9. Sign Regulations

- a) Proposed signage for all districts shall meet all requirements found in Article V – Sign Regulations of the Zoning Ordinance.

10. Project Bonding

- a) Project shall secure necessary bonding, including improvement guarantees, as required by the City of Loris, as stipulated in Article XIII.



VICINITY MAP

NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO REVISIONS. TOTAL LOT COUNTS ARE NOT GUARANTEED & MAY CHANGE BASED ON FINAL LOT SIZE & SITE ENGINEERING.

PROPOSED DIMENSIONAL STANDARDS CHART								
PROPOSED DISTRICTS	MIN. LOT AREA	MIN. LOT WIDTH (FEET)	SETBACKS (FEET)				HEIGHT (FEET)	MAXIMUM IMPERVIOUS COVERAGE
			FRONT	SIDE	REAR	SIDE CORNER		
A MULTI-FAMILY APARTMENTS	10,000 SF	50'	20'	20'	20'	20'	55'	60%
B COMMERCIAL* (FAR 35% MAX)	6,000 SF	60'	40'	10'	10'	15'	40'	80%
C INDUSTRIAL	20,000 SF	150'	40'	10'	40'	15'	N/A	85%
D OPEN SPACE	N/A	N/A	15'	10'	15'	15'	35'	N/A
E ACCESSORY STRUCTURES & USES**	N/A	N/A	10'	10'	10'	10'	35'	N/A

*MAXIMUM HEIGHT SHALL BE MEASURED FROM THE FIRST OCCUPIED FLOOR ELEVATION TO THE MIDPOINT OF THE ROOF ON THE HIGHEST FLOOR. MAXIMUM HEIGHT OF PARAPETS, STAIR AND ELEVATOR HOIST WAY EXTENSIONS, CUPOLAS, SPIRES, AND OTHER ROOFTOP ARCHITECTURAL FEATURES SHALL BE MEASURED FROM THE FIRST OCCUPIED FLOOR ELEVATION, AND SHALL NOT BE INCLUDED IN THE CALCULATION OF MAXIMUM HEIGHT.

*COMMERCIAL DISTRICT FAR (FLOOR AREA RATIO) = 35% MAX

**ALL DISTRICTS

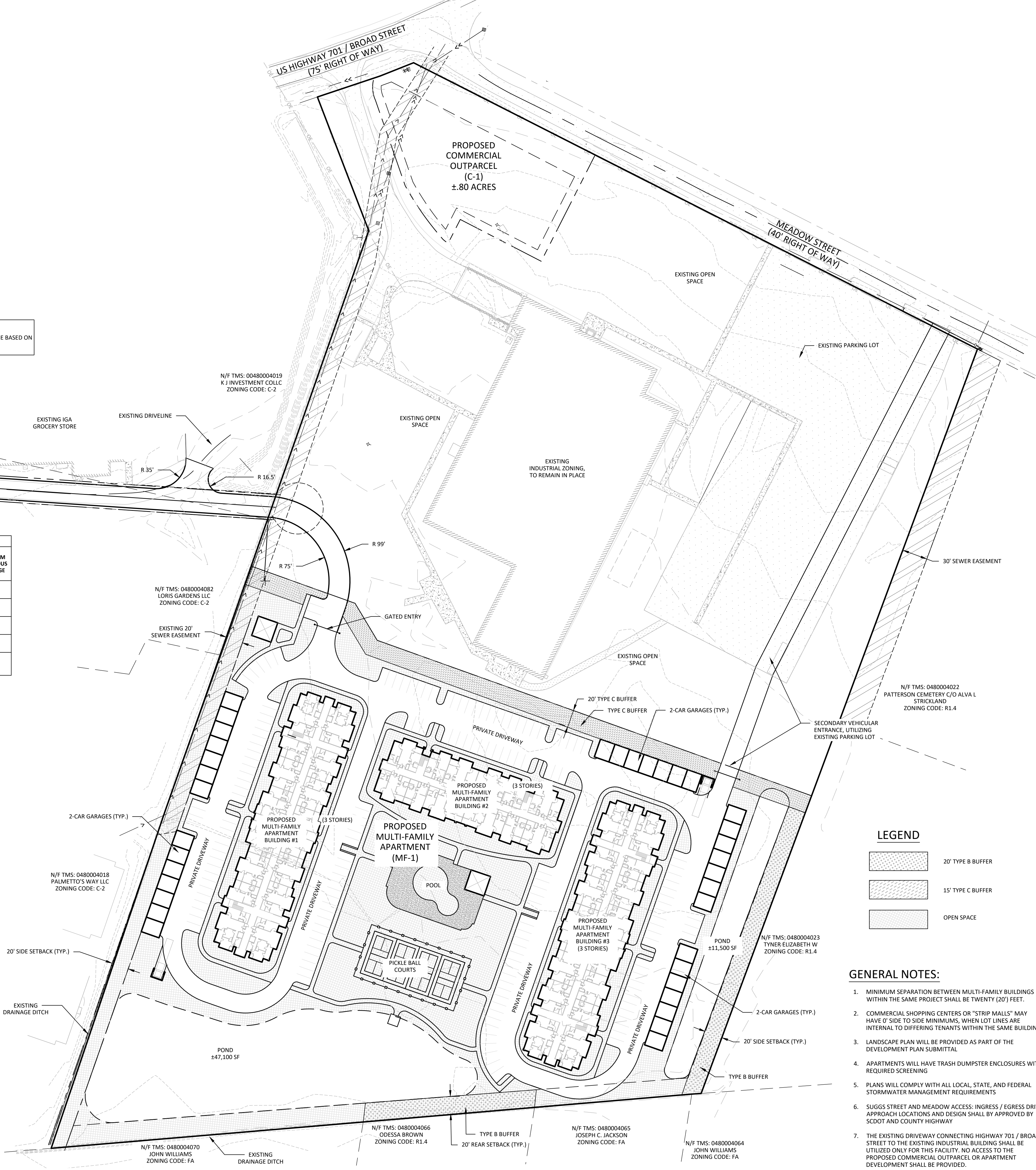
SEPARATION BETWEEN BUILDINGS AND/OR ACCESSORY STRUCTURES SHALL MEET ALL STATE AND LOCAL BUILDING CODES.

MAXIMUM PROJECTION INTO BUILDING SETBACKS IS 3.0 FT AND SHALL INCLUDE AIR CONDITIONING EQUIPMENT, UTILITY STANDS, TRANSFORMERS, GUTTERS AND DOWNSPOUTS, ROOF OVERHANDS, WALKWAYS, AND OTHER ACCESSORY ITEMS ATTACHED TO THE BUILDINGS AS REQUIRED, PROVIDED THAT A MINIMUM OF 5.0 FEET OF CLEAR PATH REMAINS BETWEEN SUCH PROJECTION AND THE EXTERIOR WALL (OR ANY PROJECTION) OF THE ADJACENT BUILDING, RETAINING WALLS, BULKHEADS, AS WELL AS STORM DRAINAGE, WATER AND SEWER UTILITIES AND OTHER INFRASTRUCTURE MAY ALSO BE LOCATED WITHIN THE BUILDING SETBACK LINES AS REQUIRED.

ALLOWABLE INDUSTRIAL USES:

- AGRICULTURAL SERVICES
- VETERINARY SERVICES
- ANIMAL SHELTERS
- LANDSCAPE AND HORTICULTURAL
- BUILDING CONSTRUCTION - GENERAL CONTRACT & OPERATIVE BUILDERS
- HEAVY CONSTRUCTION OTHER THAN BUILDING CONSTRUCTION CONTRACTORS
- CONSTRUCTION & SPECIAL TRADE CONTRACTORS
- PRINTING, PUBLISHING & ALLIED INDUSTRY
- RAILROAD TRANSPORTATION
- LOCAL & SUBURBAN TRANSIT & INTERURBAN HIGHWAY PASSENGER TRANSPORT
- MOTOR FREIGHT TRANSPORT AND WAREHOUSING
- MINI-WAREHOUSING
- U.S. POSTAL SERVICE
- TRANSPORTATION SERVICES
- COMMUNICATIONS
- ELECTRIC, GAS & SANITARY SERVICES
- AIR CONDITIONING SUPPLY
- WHOLESALE TRADE - DURABLE GOODS
- FIREARMS & AMMUNITION MANUFACTURING
- LUMBER & BUILDING MATERIALS
- HARDWARE STORES
- RETAIL NURSERIES, LAWN & GARDEN SUPPLY
- FOOD STORES
- AUTOMOTIVE DEALERS & GASOLINE SERVICE STATION
- FUEL DEALERS
- GRAVE STONES AND MONUMENTS
- CEMETERIES
- LAUNDRY, CLEANING & GARMENT SERVICES
- CREMATORIES
- AUTOMOTIVE PARKING
- AUTOMOTIVE REPAIR & SERVICES
- CAR WASHES
- MISCELLANEOUS REPAIR
- PUBLIC PARKS & PLAYGROUNDS
- MEDICAL & DENTAL LABORATORIES
- VOCATIONAL SCHOOLS
- JOB TRAINING & VOCATIONAL REHABILITATION SERVICES
- MEMBERSHIP ORGANIZATIONS, IE RELIGIOUS, FRATERNAL, PROFESSIONAL, POLITICAL, CIVIC, BUSINESS
- PUBLIC ORDER & SAFETY
- FIRE PROTECTION
- GENERAL WAREHOUSING
- LOGISTICS
- MANUFACTURING
- RESEARCH & DEVELOPMENT

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LEGEND

- 20' TYPE B BUFFER
- 15' TYPE C BUFFER
- OPEN SPACE

GENERAL NOTES:

1. MINIMUM SEPARATION BETWEEN MULTI-FAMILY BUILDINGS WITHIN THE SAME PROJECT SHALL BE TWENTY (20') FEET.
2. COMMERCIAL SHOPPING CENTERS OR "STRIP MALLS" MAY HAVE 0' SIDE TO SIDE MINIMUMS, WHEN LOT LINES ARE INTERNAL TO DIFFERING TENANTS WITHIN THE SAME BUILDING.
3. LANDSCAPE PLAN WILL BE PROVIDED AS PART OF THE DEVELOPMENT PLAN SUBMITTAL
4. APARTMENTS WILL HAVE TRASH DUMPSTER ENCLOSURES WITH REQUIRED SCREENING
5. PLANS WILL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL STORMWATER MANAGEMENT REQUIREMENTS
6. SUGGS STREET AND MEADOW ACCESS: INGRESS / EGRESS DRIVE APPROACH LOCATIONS AND DESIGN SHALL BE APPROVED BY SCOTD AND COUNTY HIGHWAY
7. THE EXISTING DRIVEWAY CONNECTING HIGHWAY 701 / BROAD STREET TO THE EXISTING INDUSTRIAL BUILDING SHALL BE UTILIZED ONLY FOR THIS FACILITY. NO ACCESS TO THE PROPOSED COMMERCIAL OUTPARCEL OR APARTMENT DEVELOPMENT SHALL BE PROVIDED.

SITE INFO:

PIN: 18600000023
TMS: 040004020
PROPERTY OWNER: 4232 MEADOW STREET, LLC
JURISDICTION: LORIS, SOUTH CAROLINA
EXISTING ZONING: INDUSTRIAL
PROPOSED ZONING: PDD
PROPOSED USES: MULTI-FAMILY, COMMERCIAL, INDUSTRIAL
FLOOD ZONE X: AREA OF MINIMAL FLOOD HAZARD
TOTAL ACREAGE: ± 18.8 ACRES
STORMWATER DETENTION PROVIDED = ±58,600 SF (1.3 AC.)

DENSITY CHART

LORIS, SOUTH CAROLINA

PROPOSED USES, DENSITY			
USE	ACREAGE	DENSITY	TOTAL DENSITY
MULTI-FAMILY APARTMENT-BUILDING #1	±8.7	(10) 1-BEDROOM UNIT, (24) 2-BEDROOM UNITS, (8) 3-BEDROOM UNITS	120 DU'S*
MULTI-FAMILY APARTMENT-BUILDING #2		(12) 1-BEDROOM UNIT, (18) 2-BEDROOM UNITS, (6) 3-BEDROOM UNITS	
MULTI-FAMILY APARTMENT-BUILDING #3		(10) 1-BEDROOM UNIT, (24) 2-BEDROOM UNITS, (8) 3-BEDROOM UNITS	
INDUSTRIAL	±9.3	N/A	N/A
COMMERCIAL (FAR 35% MAX.)	±.80	N/A	N/A

* TOTAL NUMBER OF DU'S MAY VARY DEPENDING ON FINAL LAYOUT OF MULTI-FAMILY APARTMENTS.

OPEN SPACE REQUIREMENTS			
DEVELOPMENT TYPE	TOTAL AREA (ACRES)	REQUIRED OPEN SPACE	PROVIDED
MULTI-FAMILY APARTMENTS	±8.7 AC.	20% (1.74 AC.)	40% (3.5 AC.)
INDUSTRIAL	±9.3 AC.	15% (1.39 AC.)	56% (5.2 AC.)
COMMERCIAL	±.80 AC.	15% (.12 AC.)	TBD

PROJECT SUMMARY

32- 1 BEDROOM UNITS (720 SF)
66- 2 BEDROOM UNITS (1058 SF)
22- 3 BEDROOM UNITS (1300 SF)
120 TOTAL UNITS

REQUIRED PARKING FOR MULTIFAMILY APARTMENTS
120 UNITS x 1.5 SPACES / UNIT = 180 SPACES REQUIRED

164 PARKING SPACES PROVIDED
70 GARAGE SPACES PROVIDED (35) 2-CAR GARAGES
234 PARKING SPACES PROVIDED

AVERAGE DAILY TRAFFIC COUNT: 845

TOTAL AREA OF IMPERVIOUS SURFACES SURROUNDING MULTI-FAMILY APARTMENTS: ± 3.72 AC.

SITE AMENITIES - MULTI-FAMILY APARTMENTS

SITE AMENITIES WITHIN DESIGNATED AMENITY AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- POOL
- PLAYGROUND
- DOG PARK
- POOL HOUSE
- RESTROOMS
- OPEN SPACE
- PICKLE BALL COURTS

ALLOWABLE COMMERCIAL USES:

- STORAGE (IN-DOOR AND OUTDOOR)
- ENTERTAINMENT COMMERCIAL USES
- ANTIQUE STORES, GIFT, OR CURIO STORES
- ART SUPPLY, BOOK, MAGAZINE, NEWSPAPER, PHOTO AND CAMERA SUPPLY AND SERVICE, OFFICE SUPPLY AND EQUIPMENT, HOBBY AND TOY STORES
- PHONE, COMPUTER, AND I.T. SALES AND SERVICES
- BANKS AND FINANCIAL INSTITUTIONS
- BICYCLE SALES AND REPAIR SHOPS
- BILLIARD PARLORS
- CLOTHING SALES
- DRUG STORES
- DRY CLEANING AND LAUNDRY SERVICES
- FLORIST SHOPS
- GAS STATIONS / CONVENIENCE STORES
- GENERAL OR VARIETY STORES
- GROCERY STORES
- HARDWARE AND PAINT STORES
- HOSPITALS, ACUTE CARE AND GROUP CAR FACILITIES
- HOTELS/ MOTELS AND BOUTIQUE HOTELS/MOTELS
- INSURANCE AGENCIES
- MEDICAL, DENTAL, AND DOCTOR'S OFFICES AND LABORATORIES
- OFF STREET COMMERCIAL PARKING LOTS
- PROFESSIONAL, ADMINISTRATIVE OR GENERAL BUSINESS OFFICES
- PHOTOGRAPHIC STUDIOS
- REAL ESTATE AGENCIES
- RELIGIOUS INSTITUTIONS
- RESTAURANTS (BOTH DRIVE-THROUGH AND SIT DOWN)
- SCHOOLS OFFERING INSTRUCTION IN GENERAL EDUCATION, ART, MUSIC, DANCING, DRAMA OR SIMILAR CULTURAL ACTIVITIES (PUBLIC OR PRIVATE)
- CHILDCARE FACILITIES
- SECRETARIAL AND/OR TELEPHONE ANSWERING SERVICES
- SHOPPING CENTER(S) AND USES CUSTOMARILY ASSOCIATED WITH SHOPPING CENTERS, STRIP CENTER(S)
- SPORTING GOODS STORES
- TAVERN AND LIQUOR STORES
- THEATERS
- DRAINAGE FEATURES/PONDS
- ALL USES PERMITTED WITHIN MULTI-FAMILY DISTRICTS (A+B)
- SPORTS FACILITIES (ACTIVE AND PASSIVE)

REQUIRED PARKING - COMMERCIAL

COMMERCIAL DEVELOPMENT PARKING REQUIREMENT SHALL BE BASED ON PROPOSED COMMERCIAL USES FOR EACH LOT/PARCEL AND SHALL MEET THE PARKING REQUIREMENT SET FORTH IN THE LORIS, SC ZONING ORDINANCE



BOLTON & MENK

1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SC
Phone: (843) 692-3200
Email: myrtlebeach@bolton-menk.com
www.bolton-menk.com

WACCAMAW INDUSTRIAL ASSOCIATES

654 MCNABB ROAD
LORIS, SOUTH CAROLINA 29569

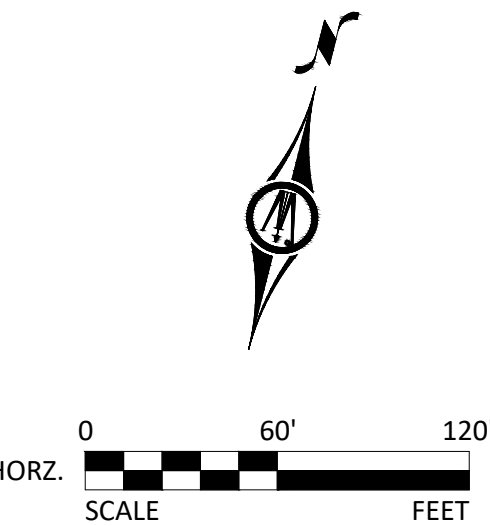
MEADOW STREET PDD

LORIS, SOUTH CAROLINA

MASTER PLAN

PROJECT NO:
23104.0L

REVISIONS:



0 60' 120'
SCALE FEET

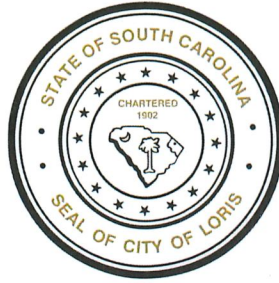
DATE: 05-20-2025
DESIGNED BY: CRC
DRAWN BY: ALM, ZRC
CHECKED BY: CRC

EXHIBIT #1

ANGEL R. NEIGHBOURS
INTERIM CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING DIRECTOR

H. WAYNE FOX
BUILDING OFFICIAL, CERTIFIED



LORIS CITY HALL – COUNCIL CHAMBERS
4101 WALNUT STREET
LORIS, SOUTH CAROLINA 29569-0548

PLANNING COMMISSION

LINDA MORRISON, *Chair*
CHRISTOPHER SPIVEY, *Vice-Chair*
ERIC MILAM
CHAD BENNETT
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS

June 30, 2025

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

RE: **Recommendation from Planning Commission – REQUEST TO REZONE**
Request No. PC-202504-001 [MITRY, WAGDI – PIN: 176-09-04-0002]

Dear Members of Council:

The City of Loris Planning Commission met at 6:00 p.m. on June 26, 2025, to make a recommendation for Request No. PC-202504-001 associated with the zoning district for the property identified as Parcel No. 176-09-04-0002. The current use of this parcel is vacant and zoned as R-1.4 (Residential), located on the southern side of Main Street (SC-9) near the intersection of North Cox Road. It is adjoined to the City's residential zoning districts and the City's FA (Forest-Agricultural) zoning district. Existing Land Uses within 500 feet of this parcel's boundaries include commercial, single-family, and multi-family. According to the City's adopted *Comprehensive Plan 2040*, the Future Land Use for this parcel indicates **Commercially Focused** with Conservation 1 (*Flood*) and Conservation 2 (*Wetlands*).

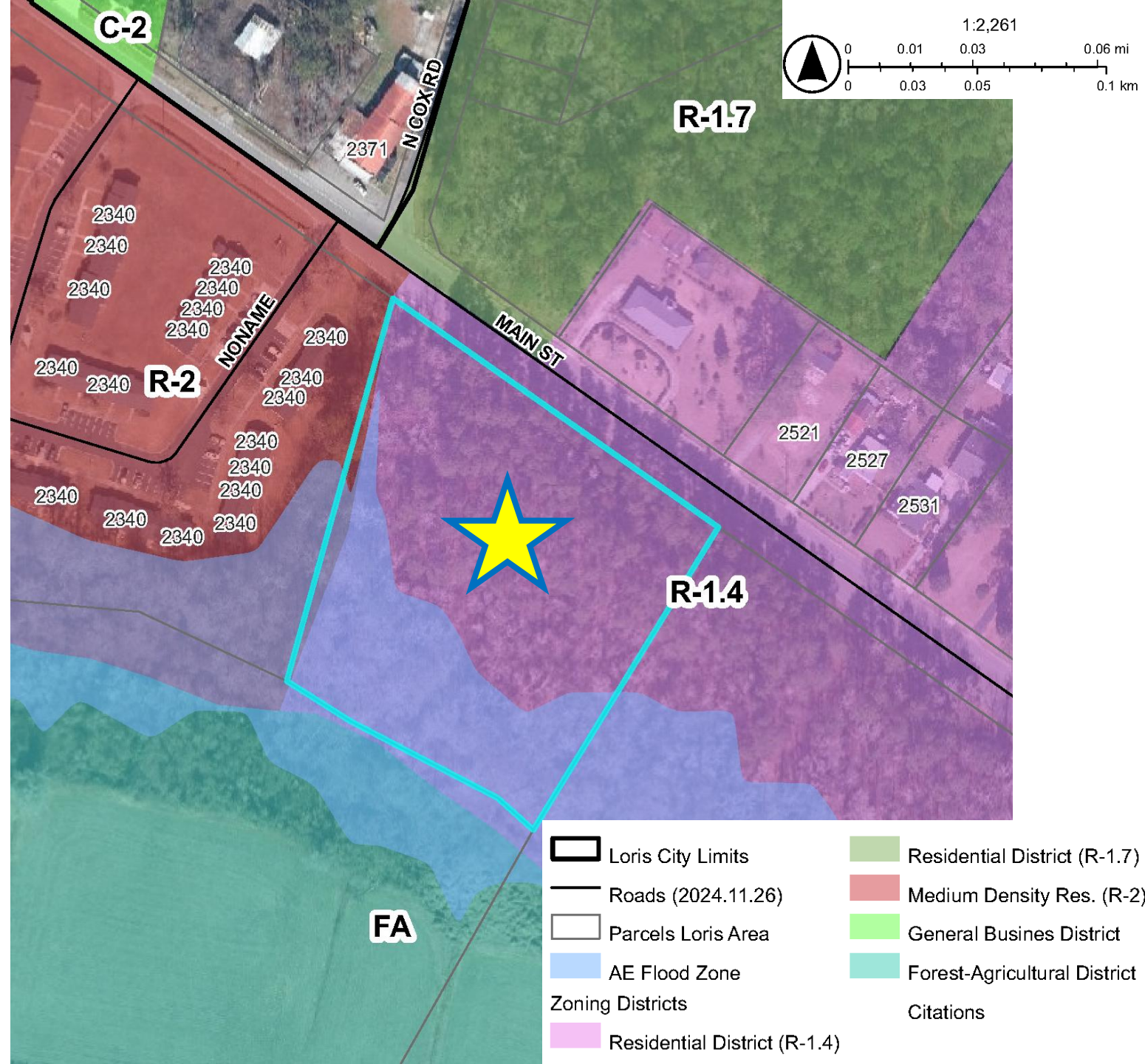
The Commission considered the current and proposed uses, location, and the City of Loris *Comprehensive Plan 2040* to determine the best zoning district possible. Comments received from the Commission's Public Hearing held on June 26, 2025, and staff feedback were also considering factors.

It is the recommendation of the Loris Planning Commission to **APPROVE** the rezoning request to assign the above-referenced parcel(s) to the C-2 (General Business) zoning district. Should you have any questions please feel free to contact me.

Sincerely,

Linda Morrison, Chairperson
City of Loris Planning Commission

Request No.: PC-202504-001
[Rezoning]



MINIMUM LOT				MINIMUM YARD AND BUILDING SETBACK (FT.)									
AREA (s.f.)				FRONT (A)		SIDE		REAR		<u>Maximum Height</u> (ft) (B)	<u>Maximum Impervious Surface Ratio</u>	<u>Maximum Res Density</u> (C)	<u>Maximum Floor Area Ratio: Non-Res Uses</u> (D)
<u>District</u>	<u>Res</u>	<u>Non-Res</u>	<u>Width</u> (ft)	<u>Major St</u>	<u>Minor St</u>	<u>Res</u>	<u>Non-Res</u>	<u>Res</u>	<u>Non-Res</u>				
R-1.4	10,000	15,000	100	40	25	10	30	20	50	35	0.45	4	0.25
C-2	(E)	6,000	60	40	25	7.5	7.5	20	20	40	0.85	10	None

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

(A) through (F) Notes to Table II

(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.

(E) 6,000 square feet for single-family dwelling, 12,000 square feet for duplex; 4,000 square feet for each unit over two.

Zoning Districts

R-1.4: Residential

C-2: Business, *General*