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January 24, 2023

Jackie Hayes, Representative
District Number 55
333C Blatt Building
Columbia, S.C. 29201

Re: Old Loris High School Property and New Recreation Complex

Dear Representative Hayes:

The City of Loris is experiencing significant growth as documented in recent census data. The City had a population of 2,396 in 2010. The City is currently growing at a rate of approximately 2.0% per year and has increased by 20.0 % based on the 2020 census of 2,807. As a historic small town on the way to the beach, Loris is developing as a desirable place to live and to do business. City leaders are committed to maintaining the small-town charm while harnessing the potential of Horry County's growth. The City is doing an Economic and Downtown Development Master Plan Study to guide economic development throughout the City and the revitalization of the historic downtown.

As part of the Master Plan Study the City and its consultants have identified the old Loris High School property as a major re-development area. The old High School property sits on approximately sixteen (16) acres in the heart of the City. The City and Horry County Government would like to partner to re-develop this property into a multi-purpose Government, Recreation, and Private development use space. This has been a long-term vision for the City to re-develop this property. The City would like to request the assistance from the State by appropriating Three Million Dollars to fund acquisition of the real property, removal of the existing buildings and preparation of storm water improvements.

If we can accomplish these objectives, the City and County will implement our re-development plan for this property together. We feel that this opportunity will transform the Loris downtown area. Another part of the re-development plan associated with this property addresses known flooding issues throughout the City. I realize that your District has only

recently included Loris. If you were not aware, Loris experienced wide spread flooding in both hurricanes Matthew and Florence and also in the Storm of the Century. The City has worked with an engineering firm, Earthworks, to identify needed storm water improvements. Of the land that we seek to acquire, approximately 3 to 4 acres of this property can be set aside for storm water detention aimed at alleviating the impacts of flooding north and south of the City.

The Master Plan process for the City is expected to lead to positive growth in the City of Loris, increase the tax base, lower the vacancy rate, and preserve the historic character of the community. We intend to establish a baseline of data at the beginning of the project to include:

- Property value
- Business license revenue
- Hospitality tax revenue
- Building permit value

The City also intends to develop a baseline of the occupancy rate in the immediate downtown and distributions of uses (conforming, nonconforming, retail, hospitality residential, etc.) with a goal of developing a more diverse and sustainable mix of uses.

As projects recommended by the Master Plan are implemented, the City intends to track the above data. As revenue grows, it is anticipated that it will be recommended that the City Council invest in future projects and initiatives outlined in the Master Plan.

The City is committed to developing this Economic and Downtown Development Master Plan to address the current needs, investment opportunities, and potential developmental projects to sustain our future. The City also feels this plan and study will enable us to control and direct where growth potential could best be served for our citizens and Horry County.

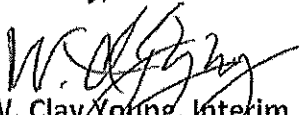
The City of Loris is also committed to being a part of the Main Street SC and Main Street American programs after the Master Plan study is complete. We feel the study will provide the framework for us to participate in these programs. This Master Plan study is our building blocks for the future. Our future is contingent upon us putting together this plan and vision to rebrand our City to take advantage of our competitive advantages for the future.

The City has also purchased a tract of land measuring approximately 35 acres in size. This tract is also intended to be utilized in storm water improvements. The City also intends to construct a new City Recreation Complex to include an athletic center, lighted baseball and multi-purpose fields, wide walking and jogging trails, and large green space with a detention pond. This project will coincide with our Master Plan Study to expand our travel league commitment to bring in tourist to our area and Horry County. The City is already working with Horry County Government to build the athletic center and associated parking areas. The City would like to request \$1,500,000 from the State to assist in building the ball fields and walking and jogging trails (See Attachment). These funds will also lessen the impact on our project to add a detention pond to the north corner of the property to lessen the impact of flooding throughout the City. This property was also identified by our Earthworks study to retain and regulate the flow of water going north of the City.

The City has been working with all the cities in the County to expand our travel league programs due to the extensive growth over the past two years. With this larger complex in the City it will add more opportunities to our sports tourism growth and bring more accommodation, hospitality, and sales and use taxes to the entire County. The larger complex will also enable us to provide additional programs for our citizens and to the citizens who live outside the City.

If I can provide any additional information or answer any questions concerning these requests, please feel free to contact me.

Sincerely,



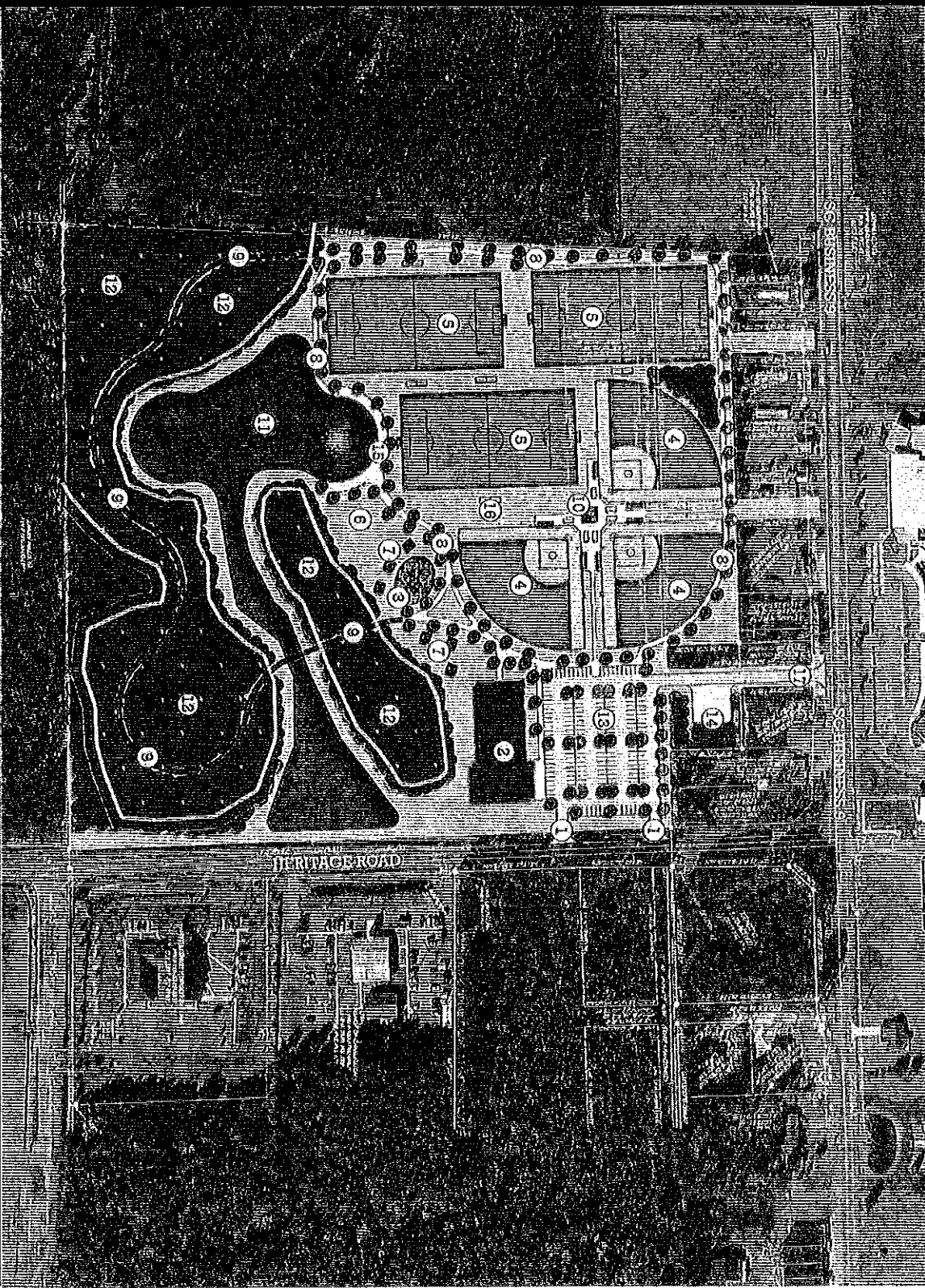
W. Clay Young, Interim
City Administrator

Cc: City Council
Kenneth Moss – City Attorney



Recreational Complex Loris, South Carolina

This site plan is conceptual in nature and subject to change without notice.



Legend

- 1 Main Entrance
- 2 Athletic Center (27,000 s.f.)
- 3 Playground
- 4 Lighted Baseball Fields (3)
- 5 Lighted Multi-Purpose Fields (3)
- 6 Passive Green Space
- 7 Picnic Structures (20 X20')
- 8 10' Wide Walking/Jogging Trail
- 9 10' Wide Wetland Boardwalk
- with Interpretive/Education Signage
- 10 Concession/Restroom Building (30'X30')
- 11 Storm Water Detention Pond with Potential Fountain
- 12 Existing Wetlands
- 13 Parking Lot (178 Spaces)
- 14 Maintenance Building (30'X30') and Storage Area
- 15 Seating Area and Pond Overlook
- 16 Bleachers
- 17 Secondary Entrance

Conceptual Master Plan



November 2021