

W. CLAY YOUNG
CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING



COMMISSION
LINDA MORRISON, CHAIRPERSON
ERIC MILAM
THOMAS BROGDON
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS
CHRISTOPHER SPIVEY

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AGENDA
PLANNING COMMISSION
CITY HALL COMMUNITY ROOM
JUNE 22, 2023 – 4:00 P.M.

Present: Linda Morrison; Ruth Ann Jones; John Adkins; Christopher Spivey

Absent: Eric Milam; Thomas Brogdon; Joseph Flesch

Staff: Meredith Holmes, Planning & Zoning

Others: Tom Dobrydney, Waccamaw Regional Council of Governments

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:04 p.m. on Thursday, June 22, 2023. The invocation was given by Ms. Jones. The Pledge of Allegiance was led by Ms. Morrison. The roll was called by Ms. Holmes.

APPROVAL OF MINUTES:

1. Minutes from January 26, 2023

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

2. Minutes for April 27, 2023

Ms. Holmes advised that the minutes were not complete for this meeting.

3. Minutes for April 27, 2023

Ms. Holmes advised that the minutes were not complete for this meeting.

NOTICE OF PUBLIC HEARING:

1. None.

BUSINESS ITEMS:

1. Meadow Walk – Preliminary Plan Review

A discussion was held regarding the need for formal approval of the Preliminary Plans presented at the January 26, 2023 meeting. Motion made by Ms. Jones for formal approval of the Preliminary Plan as presented at the January 26, 2023 meeting; Seconded by Mr. Adkins. All members voted in favor; Motion passed.

2. Meadow Walk – Approval of Road Names

A discussion was held regarding the repetition of the road name “Meadow”. Motion made by Mr. Adkins to approve the use of the road name “Meadow Walk” only and disapprove “Spring Meadow” and “Meadow Sun”; Seconded by Ms. Jones. All members voted in favor; Motion passed.

3. Loris Heights – Plan Review

This matter was deferred due to awaiting updated revision plans.

4. Cox Road – Plat Approval [Extension of Utilities]

Ms. Holmes stated that this subdivision is defined as a “major subdivision” per the Land Development Regulations due to the extension of city utilities. This matter was deferred due to awaiting construction plans.

5. Text Amendment – Allow Private Roads

Mr. Dobrydney advised that the Land Development Regulations currently state that “streets are to be public”; however, the City of Loris does not have the capability to maintain streets. He added that the department is discussing the text amendment to include “streets are to be public or private”; if the streets were to be private, they would be owned and maintained by a homeowner’s association.

6. Text Amendment – Required Certification on Plats

Tom advised that Horry County allows the use of a certification referred to as a “Non-Evaluation Certificate” and allows the property owner to state that they are unaware if water and sewer are available, or if the proposed parcel can have a well or septic tank; essentially, it allows the property to be subdivided as-is and is allowed in Horry County with a minor subdivision. He added that this particular certificate is in the City of Loris Land Development Regulations Ordinance and cannot be used. Tom stated that he would like to create a clear requirement for there to be a certificate that the City of Loris Public Works would certify if utilities are available within its jurisdiction.

7. Staff Report

Ms. Holmes stated that there have been some staff discussions about some potential conditional uses within the residential zoning districts. She relayed that there is still a vacancy for the Planning Commission and no applications had been received. Ms. Holmes confirmed that the current meeting time still worked for all members or if the time needed to be adjusted.

Motion made by Ms. Jones to change the meeting time to 4:30 p.m.; Seconded by Mr. Adkins. All members voted in favor; Motion passed.

PUBLIC AND PRESS COMMENTS:

None.

ADJOURNMENT:

Motion made by Ms. Jones for adjournment; Seconded by Mr. Spivey. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 4:54 p.m.

Approved and signed this 2th day of July, 2023.



LINDA MORRISON
CHAIRPERSON



ERIC MILAM

ABSENT
THOMAS BROGDON



RUTH ANN JONES



JOSEPH FLESCH



JOHN ADKINS



CHRISTOPHER SPIVEY