

W. CLAY YOUNG
CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING



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

CITY OF LORIS

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LORIS, SOUTH CAROLINA 29569-0548
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AGENDA

PLANNING COMMISSION
CITY HALL COMMUNITY ROOM
JULY 27, 2023 – 4:30 P.M.

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

Absent: Eric Milam; 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 4:33 p.m. on Thursday, July 27, 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 for April 27, 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 May 25, 2023

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

3. Minutes for June 22, 2023

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. 202306-001:** Request to annex 0.3 acres into the corporate limits of the City of Loris as R-1.5 (Low-Density Residential) located along Helena Drive [PIN: 176-08-03-0043]

A public hearing was held with Mr. Christopher Reynolds and Mrs. Latasha Reynolds, the applicants, being present; no public comment was made. This matter was discussed with the applicant's request for annexation being contingent on the ability to connect and be serviced by the City of Loris water system. The applicants were advised that Planning Commission would only make a recommendation to City Council regarding the zoning district for the annexation request and the Public Works Department would advise Council of costs related to any extension of utility services. Mr. Adkins made a Motion to recommend approval of this Request for Annexation to City Council as presented; Seconded by Ms. Jones. All members voted in favor; the Motion passed.

2. 202306-002: *Request to rezone 2.56 acres from MU (Mixed Use) to C-2 (General Business) located along Loris Lions Road [PIN: 185-06-01-0011]*

A public hearing was held with Mr. James Livingston, the applicant, being present; no public comment was made. This matter was discussed with the applicant's stated intention for the property is to build a mini-warehouse/self-storage, which the property's current zoning district does not allow. The applicant was advised that Planning Commission would only make a recommendation to City Council regarding the rezoning request. Ms. Jones made a Motion to recommend approval of this request to re-zone the property to City Council as presented; Seconded by Mr. Spivey. All members voted in favor; the Motion passed.

3. 202306-003: *Renaming of Watson Drive, located at the end of Dawes Street*

A public hearing was held; no public comment was made. This matter was discussed with the need for this road to be renamed due to a "Watson Street" already existing within the Loris postal code and the potential for confusion when requesting public services. Mr. Spivey made a Motion to rename the existing street known as "Watson Drive" to "Crawford"; Seconded by Mr. Adkins. All members voted in favor; the Motion passed.

BUSINESS ITEMS:

1. Meadow Walk – Approval of Road Names

A discussion was held regarding the proposed road names for the Meadow Walk subdivision. Ms. Jones made a Motion to approve the use of the road names "Tall Grass" and "Robin Song"; Seconded by Mr. Spivey. All members voted in favor; the Motion passed.

2. Marlowe Farms – Approval of Road Names

A discussion was held regarding the proposed road names for the Marlowe Farms subdivision. Mr. Adkins made a Motion to approve the use of the road names "Bean Row", "Cornstalk", "Country Place", "Heartland", "Horry Crossing", "Marlowe Farms", "Tobacco Barn" and "Upland"; Seconded by Mr. Spivey. All members voted in favor; the Motion passed.

3. Loris Heights – Plan Review

Ms. Holmes stated that the subject parcel is currently annexed into the City of Loris with a total of 13.97 acres; the developer indicates that the Loris Heights subdivision will consist of 44 single-family dwellings and 5 open spaces. Mr. Andrew Wood, agent for Joel Wood & Associates, was present to address questions of the Commission. He advised that the preliminary plans provide that no structures will be erected in any wetland areas and the proposed lots meet the R-1.7 zoning district requirements; the developer will also have a Homeowner's Association [HOA] for the ownership and maintenance of the common areas. Mr. Spivey made a Motion to approve the preliminary plans with the condition that the developer address drainage easements, lot width for Lot 28 and Lot 29, adjust street trees [conflict with utilities], traffic control

signs/markings, and relocate the construction entrance to Highway 747; Seconded by Ms. Jones. All members voted in favor; the Motion passed.

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. This text amendment is to be forthcoming.

6. Staff Report

Ms. Holmes stated that the Planning Commission had not appointed a Vice-Chairperson. Ms. Jones made a Motion to appoint Mr. Christopher Spivey as the Planning Commission Vice-Chairperson; Seconded by Mr. Spivey. All members voted in favor; the Motion passed.

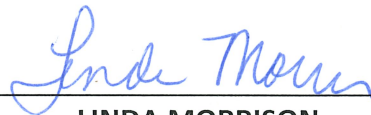
PUBLIC AND PRESS COMMENTS:

None.

ADJOURNMENT:

Ms. Jones made a Motion for adjournment; Seconded by Mr. Adkins. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 5:55 p.m.

Approved and signed this 24th day of August, 2023.



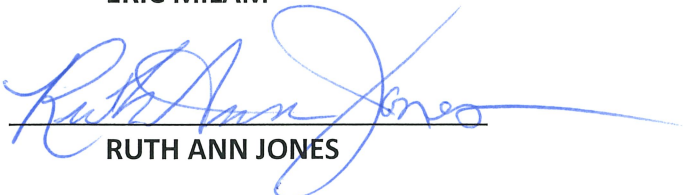
LINDA MORRISON
CHAIRPERSON

ABSENT

ERIC MILAM

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RUTH ANN JONES

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