

W. CLAY YOUNG
ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING



COMMISSION
LINDA MORRISON, *CHAIRPERSON*
WALTER BIRDSSELL
THOMAS BROGDON
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS
WILLIAM B. POWELL

CITY OF LORIS

4101 WALNUT STREET – PO BOX 548
LORIS, SOUTH CAROLINA 29569-0548
PHONE (843)756-4004 FAX (843)756-3066

AGENDA

PLANNING COMMISSION
CITY HALL COMMUNITY ROOM
MARCH 23, 2023 – 4:00 P.M.

Present: Linda Morrison; Walter Birdsell; Thomas Brogdon; Ruth Ann Jones
Absent: Joseph Flesch; John Adkins; William B. Powell
Staff: Clay Young, City Administrator; Meredith Holmes, Planning & Zoning;
Others: Tom Dobrydney, Waccamaw Regional Council of Governments

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:00 pm on Thursday, March 23, 2023. The invocation was given by Ms. Jones.

APPROVAL OF MINUTES:

1. Minutes from October 24, 2022

Mr. Brogdon 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. 202302-001: Request to annex 0.23 acres into the corporate limits of the City of Loris as R-2 (Medium-Density Residential) located along Dewitt Street [PIN: 176-11-01-0011]

Ms. Holmes stated that the subject property was adjacent to Watson Park and contiguous to the R-2 zoning district. Mr. Brogdon inquired about what was currently on the property; Ms. Holmes responded that there was a manufactured home on the lot, but the setup was not complete at this time. Local resident, Ms. Carletta Melvin (5110 Dewitt Street), stated her approval of the proposed annexation. The applicant, Mr. Michael Bellamy, stated that he had started with Horry County regarding the permit process and was informed that he would need to create a cul-de-

sac and increase the driveway before his manufactured home setup would be allowed, which he stated that the access to his property was existing at the time of his application and other various hardships Horry County had placed on him with regard to his property. Ms. Jones questioned whether Dewitt Street was a state or county road; Mr. Dobrydney stated that it was a state-maintained road.

Ms. Jones made a Motion to recommend approval of this Request for Annexation to City Council as presented; Seconded by Mr. Birdsell. All members voted in favor; the Motion passed.

BUSINESS ITEMS:

1. Review Planning Commission By-Laws & Procedures

Ms. Holmes presented the Planning Commission By-Laws & Procedures with recommended modifications. Mr. Brogdon made a Motion to approve the Planning Commission By-Laws & Procedures as presented; Seconded by Mr. Birdsell. All members voted in favor; the Motion passed.

2. Discuss the proposed subdivision [Loris Heights Subdivision]

Mr. Dobrydney provided a commentary review for the proposed subdivision. The applicant, Mr. Joel Wood, was present and stated that his goal was to get approval from the Commission to move forward or feedback and have the Commission revisit the proposed subdivision. Mr. Dobrydney stated concerns including setbacks and grading for some lots but would provide a complete list for the applicant. Mr. Brogdon made a Motion to defer this matter pending revisions; Seconded by Ms. Jones. All members voted in favor; the Motion passed.

3. Discuss training requirements for members

Ms. Holmes stated that one day would be set aside for all new members who need the initial training and members needing the annual training would be done prior to the start of the next meeting. Administrator Young stated that he would like members of the Board of Zoning Appeals to be present during future Planning Commission meetings.

4. Updates from Staff

Administrator Young reiterated his appreciation for having Mr. Dobrydney assist with the complexities of dealing with zoning and land development.

PUBLIC AND PRESS COMMENTS:

None.

ADJOURNMENT:

Motion made by Ms. Jones for adjournment; Seconded by Mr. Birdsell. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 4:58 pm.

Approved and signed this 25th day of May, 2023.


LINDA MORRISON
CHAIRPERSON

WALTER BIRDSELL


RUTH ANN JONES

ABSENT
JOHN ADKINS

THOMAS BROGDON

ABSENT
JOSEPH FLESCH

ABSENT
WILLIAM B. POWELL