

**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**

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**AGENDA**

PLANNING COMMISSION  
CITY HALL COMMUNITY ROOM  
APRIL 27, 2023 – 4:00 P.M.

Present: Linda Morrison; Ruth Ann Jones; Joseph Flesch; John Adkins  
Absent: Walter Birdsell; Thomas Brogdon; William B. Powell  
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 4:12 p.m. on Thursday, April 27, 2023. The invocation was given by Mr. Flesch. 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. Flesch. All members voted in favor; the Motion passed.

**2. Minutes for February 23, 2023**

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

**3. Minutes for March 23, 2023**

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

**BUSINESS ITEMS:**

**1. Discuss the proposed subdivision [Loris Heights Subdivision]**

Ms. Holmes advised that this matter was discussed at the previous meeting; Mr. Dobrydney stated that the applicant needed to address the setbacks for the corner lots along existing main roads, the widening of U.S. 701, and concerns with grading and drainage. The applicant requested that this be deferred.

**2. Discuss the proposed subdivision [Marlowe Farms]**

Ms. Holmes advised that this matter was deferred at the applicant's request. Mr. Dobrydney added that an initial review by staff yielded the proposed setbacks did not comply with the Zoning Ordinance as presented and concerns about lots with double frontage. He noted that the rear lot line of the proposed lots are wetlands and some lots have approximately five to six feet of fill.

**3. Updates from Staff**

Ms. Holmes stated that the department had received responses from property owners for letters recently sent concerning zoning violations and added that some of those responses have led to discussions of proposed conditional uses for certain zoning districts. She advised that a street name change would be forthcoming. Mr. Dobrydney added that a text amendment would be discussed concerning the acceptance of future roads.

**PUBLIC AND PRESS COMMENTS:**

None.

**ADJOURNMENT:**

Motion made by Mr. Flesch for adjournment; Seconded by Mr. Adkins. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 4:39 p.m.

Approved and signed this 27<sup>th</sup> day of July, 2023.

  
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**LINDA MORRISON**  
**CHAIRPERSON**

*ABSENT*  
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**WALTER BIRDELL**

  
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**RUTH ANN JONES**

  
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**JOHN ADKINS**

*ABSENT*  
\_\_\_\_\_  
**THOMAS BROGDON**

  
\_\_\_\_\_  
**JOSEPH FLESCH**

*ABSENT*  
\_\_\_\_\_  
**WILLIAM B. POWELL**