



W. CLAY YOUNG
ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING

RICKY BELLAMY
PUBLIC WORKS

COMMISSION
LINDA MORRISON, *CHAIRPERSON*
WALTER BIRDSSELL
THOMAS BROGDON
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS
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CITY OF LORIS

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AGENDA

PLANNING COMMISSION
CITY HALL COMMUNITY ROOM
JANUARY 26, 2023 – 4:00 P.M.

Present: Linda Morrison; Walter Birdsell; Ruth Ann Jones; Joseph Flesch; John Adkins

Absent: Thomas Brogdon; William B. Powell

Staff: Clay Young, City Administrator; Meredith Holmes, Planning & Zoning;
Wayne Fox, Building Official; Ricky Bellamy, Public Works

Others:

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:08 p.m. on Thursday, January 26, 2023. The invocation was given by Ms. Jones.

NOTICE OF PUBLIC HEARING:

- 1. Discussion on annexing properties along Cox Road near Helena Drive**
 - a. PIN: 176-08-03-0050**
 - b. PIN: 176-08-03-0051**
 - c. PIN: 176-08-03-0052**
 - d. PIN: 176-08-03-0044**

Chairperson Morrison stated that the proposed annexation for the above-referenced properties requested the R-1.5 (Low-Density Residential) Zoning District designation. Ms. Holmes verified that the subject parcels were properly posted and advised these were the same parcels discussed during the Commission’s October meeting. She added the property owner’s intention is to build single-family dwellings and requested the R-1.5 (Low-Density Residential) Zoning District due to lot width requirements. Mr. Bellamy stated that the City only had water available to service these parcels and the existing sewer lines would need to be extended approximately 1,100 feet to serve all seven lots. Chairperson Morrison inquired who would be responsible for the sewer extension; Mr. Bellamy stated that the cost and installation are usually that of the developer. Mr. Bellamy

added that the South Carolina Department of Health and Environmental Control must permit and approve this before the City may accept the extension. Mr. Birdsell questioned the posting of the property; Ms. Holmes replied that South Carolina Statute and City Ordinance require a 15-day minimum of notice that the subject property is requesting to be rezoned or annexed. Ms. Holmes added that the Department had not received public opposition prior to the meeting.

Mr. Randy Freeman, the applicant, stated that the proposed seven lots are larger than the lots across the street in the R-1.4 zoning district. He added that he purchased these parcels with the understanding that water and sewer service was available, but this was the first time that he heard that he would have to pay for the utility service extension. Mr. Flesch questioned whether that was represented by the seller or the City; Mr. Freeman replied that both represented that the services were available. Mr. Bellamy stated that gravity sewer could potentially be available and at this point, it would most likely be the responsibility of the developer, but City Council must make that decision. Mr. Freeman stated that he was not aware that he would be responsible for the installation. Administrator Young questioned whether Mr. Freeman wanted the question of the responsibility of the sewer extension addressed prior to the final annexation by City Council; Mr. Freeman replied that he did.

A local resident stated concerns regarding the daily traffic impact on Cox Road. He added that GPS apps route traffic through to avoid the downtown area and SCDOT has not made efforts to improve the road conditions. He advised his opposition to the addition of more lots to the road.

Ms. Jones made a Motion to recommend approval for this request to City Council as presented with the condition of addressing the sewer extension; Seconded by Mr. Flesch. All members voted in favor; the Motion passed.

BUSINESS ITEMS:

1. Preliminary Review of Proposed Subdivision – PIN: 17500000045 & 1751303000

Ms. Holmes stated that the subject parcels are currently annexed into the City of Loris with a total of 49.3 acres; the developer indicates that the Meadow Walk project will consist of 92 single-family dwellings total and will be constructed in two [2] phases. Mr. John Danford, agent for Thomas & Hutton, 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-1.5 zoning district requirements. Mr. Birdsell questioned the required setbacks for the assigned zoning district; Holmes stated the setbacks were 25'-front, 8.75'-side, and 20'-rear. Mr. Danford stated that the project has been designed to meet the City's Zoning Ordinance [area, depth, and width of each lot] and the Land Development Ordinance [roads, ponds, landscaping, etc.]. Mr. Flesch inquired about the development having a Homeowner's Association [HOA]; Mr. Danford stated that it would.

Ms. Jones made the Motion to recommend approval of the conceptual plan based on the Code Enforcement Division's review; Seconded by Mr. Flesch. All members voted in favor; the Motion passed.

2. Discuss training requirements for members

Administrator Young advised that the City has contracted with the Waccamaw Regional Council of Governments to conduct technical support services and training sessions to ensure state compliance.

3. Updates from staff

Ms. Holmes stated that a schedule of meetings needed to be set for the remainder of the year for coordination of matters regarding posting properties for required public notice and managing agenda items; meetings will be held at 4:00 pm on the fourth [4th] Thursday of the month.

PUBLIC AND PRESS COMMENTS:

ADJOURNMENT:

Motion made by Mr. Flesch for adjournment; Seconded by Ms. Jones. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 5:34 pm.

Approved and signed this 21th day of April, 2023.


LINDA MORRISON
CHAIRPERSON

WALTER BIRDSSELL


RUTH ANN JONES


JOHN ADKINS

THOMAS BROGDON


JOSEPH FLESCH

ABSENT
WILLIAM B. POWELL