

**W. CLAY YOUNG**  
CITY ADMINISTRATOR

**MEREDITH K. HOLMES**  
PLANNING & ZONING DIRECTOR



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

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

**MINUTES**  
PLANNING COMMISSION  
\*SPECIAL MEETING\*  
LORIS CITY HALL  
JANUARY 11, 2024 – 4:30 P.M.

Present: Linda Morrison; Eric Milam; Chad Bennett; John Adkins; Christopher Spivey  
Absent: Ruth Ann Jones; Joseph Flesch  
Staff: Meredith Holmes, Planning & Zoning Director; Clay Young, City Administrator  
Others: Tom Dobrydney, Waccamaw Regional Council of Governments

**CALL TO ORDER:**

Chairperson Linda Morrison called the meeting to order at 4:36 p.m. on Thursday, January 11, 2024. Mr. Spivey gave the invocation. Ms. Morrison led the Pledge of Allegiance. Ms. Holmes called the roll.

**APPROVAL OF MINUTES:**

**1. Minutes for December 14, 2023**

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

**NOTICE OF PUBLIC HEARING:**

**1. None.**

**BUSINESS ITEMS:**

**1. Approval of the 2024 Regular Meeting Schedule**

Ms. Holmes advised that the Commission needed to approve the schedule of Regular Meetings for the 2024 calendar year and presented the Commission with a drafted schedule following suit to the previous year's schedule of the fourth Thursday of each month – except for November and December meetings being the week prior rather than the week following. Mr. Adkins made a Motion to approve the 2024 Regular Meeting Schedule as presented; seconded by Mr. Milam. All members voted in favor; the Motion passed

**2. Comprehensive Plan – Land Use Public Workshop**

Mr. Dobrydney, from the Waccamaw Regional Council of Governments, was present to continue the discussion of the City's Comprehensive Plan update. Discussion was had regarding the previously presented draft elements (population, housing, natural resources, cultural resources, and resilience). The Commission requested that additional information be provided on select elements; such as a breakdown of how long residents have lived in Loris and the number of subsidized housing facilities within the City. Discussion continued with topics such as the need for a community museum (or at least an identified location for historic artifacts to be kept), the need for drainage studies/improvements for those areas within the City that flood but that are located outside of the flood zone; and for potential in-fill development sites to be identified for residential near downtown. New elements were also presented and discussed. Those elements included economic development, community facilities, and transportation. Presentation of these elements included graphs and tables of data associated with each subject; such as unemployment, poverty levels, government services, traffic counts, and roadway level of service statistics. The Planning Commission members were asked to review the draft narratives and to bring comments or questions to the next meeting so as to further discuss those elements as needed. At the next meeting, WRCOG looks to present the elements for priority investment and land use; and to discuss goals & objectives.

**2. Staff Report**

Ms. Holmes stated that most of the department's updates were stated during the prior agenda item. She reiterated from the previous meeting that City Council voted to reappoint existing members at the recent council meeting, and appointed Chad Bennett to fill Thomas Brogdon's vacancy; the six-hour orientation training for appointed members will be at City Hall beginning at 9:00 a.m. on January 12, 2024. Ms. Holmes added that the Commission will need to anticipate holding a Special Meeting in February for further Comprehensive Plan elements, but will officially confirm at the January 25, 2024 meeting. Mr. Dobrydney added that the department has not received a follow-up/formal submission for the Fox Bay Subdivision and Mr. Dew (Venture Engineering) stated that the minor subdivision previously proposed by Ashwood Holdings, adjacent to the Fox Bay Subdivision, will be incorporated into this project. Mr. Milam requested an update on the Diamond Shores project on Cox Road; Ms. Holmes advised that a submittal had not been received as of this meeting, and Mr. Dobrydney added that Diamond Shores has reached out to the department and would anticipate the submission in the near future.

**PUBLIC AND PRESS COMMENTS:**

None.

**ADJOURNMENT:**

Mr. Adkins made a Motion for adjournment; Seconded by Mr. Spivey. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 6:20 p.m.


Approved and signed this 25th day of January 2024.



ERIC MILAM



LINDA MORRISON  
CHAIRPERSON



CHAD BENNETT

ABSENT

RUTH ANN JONES

ABSENT

JOSEPH FLESCH



JOHN ADKINS



CHRISTOPHER SPIVEY