

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

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AGENDA
PLANNING COMMISSION
CITY HALL COMMUNITY ROOM
AUGUST 24, 2023 – 4:30 P.M.

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

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:31 p.m. on Thursday, August 24, 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 July 27, 2023

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

NOTICE OF PUBLIC HEARING:

- 1. 202307-001:** *Request to rezone 0.5 acres from R-2 (Medium-Density Residential) to C-2 (General Business) located on the northwest corner of Maple Street and Canal Street [PIN: 176-14-01-0021]*

The public hearing was opened at 4:34 p.m. with Mr. Andre Moody, agent for the applicant, being present. Mr. Moody stated that the property's previous use was that of a barbershop with attached apartment units on each side, and they would like to reopen this unit as a barbershop. He added that the owner did not realize that the use would be relinquished if not maintained per zoning ordinances.

Mr. Maurice Jones, 4525 Canal Street, stated that he was opposed to the rezoning request due to wanting the neighborhood turned back into residential uses only, and is strongly against businesses being in the building with residences [apartments] already there. His other concerns involve parking for both the current occupants and the business's customers. Mr. Jones added that there is a funeral home adjacent to this property, also in the C-2 zoning district.

Mr. Nathan Moody, brother of owner and former tenant, stated that the property had operated a barbershop [business] at this location for 50 years with tenants and would like to renew this use.

The public hearing was closed at 4:39 p.m.; Ms. Holmes stated that the use would have been grandfathered and allowed to continue in the existing zoning district had there not been a lapse of more than 180 days per the zoning ordinance. Mr. Spivey asked if a business being reestablished would displace a current tenant; Ms. Holmes stated that it would not. Mr. Flesch asked if residential and business uses would be allowed in the Mixed-Use zoning district; Ms. Holmes stated that both uses are allowed, however, Mixed-Use zoning does not allow for multi-family residential. Mr. Dobrydney added that the only zoning district that will allow for what the applicant is requesting is the C-2 district. Ms. Jones inquired regarding the parking requirements; Ms. Holmes stated that a zoning compliance inspection would have to be conducted before a business license is issued and specific parking requirements would depend on the business's capacity. Mr. Dobrydney added that most likely the applicant will have to bring the existing parking into compliance with the two uses.

The applicants were advised that Planning Commission would only make a recommendation to City Council regarding the recommended zoning district for the subject property.

2. 202307-002: *Request to annex 16.42 acres into the corporate limits of the City of Loris as R-2 (Medium-Density Residential) located on the northeast corner of Main Street & North Cox Road [PIN: 176-00-00-0030 & 176-09-02-0013]*

The public hearing was opened at 4:53 p.m. with Mr. Jamie Steele and Mr. Neil Johnson, agent for the applicant, being present. Mr. Steele stated that the applicant would like to annex the property to the city limits and develop 31 single-family lots only. He added that the development would meet all requirements concerning wetlands.

Mr. Ed Hullings, 126 St Barnabas Road, stated that he did not oppose the annexation but had concerns with Adelpia Road being used as the access point for this property; Mr. Dobrydney advised that the discussion was strictly for the annexation request and access to the property with regards to development would be a separate matter before the Planning Commission at a

later date. Mr. Hullings stated that he had concerns about the potential of the property being clear-cut and he was informed that this property was wetlands [when he bought his house which adjoins the property].

Mr. Marvin Huber, 122 St Barnabas Road, stated that he would prefer this property to be annexed as an R-1.4 zoning district as opposed to an R-2, which the latter would allow multi-family residential. He added that he would also prefer a buffer to be required between his property and the proposed development.

Ms. Lorene Wright, 2531 Main Street, stated her concerns regarding the wetlands and tree removal, and would also prefer the property to be annexed as R-1.4 rather than R-2.

The public hearing was closed at 5:01 p.m.; Mr. Steele stated that the wetlands would be flagged and would potentially incorporate the existing trees as part of a natural buffer. Mr. Dobrydney stated that he and Ms. Holmes reviewed the application and discussed with the applicant the similarities of the R-1.7 and R-2 with the major difference being that R-1.7 restricts residential uses to single-family homes only. Mr. Dobrydney added that the applicant may change the requested zoning district during the meeting if so chosen; Mr. Steele and Mr. Johnson formally requested to amend the proposed annexation from R-2 to R-1.7 zoning district. Ms. Morrison questioned whether the wetlands can be disturbed; Mr. Steele stated that you cannot build on wetlands. Mr. Johnson added that the anticipation is to leave the 6.3 acres [wetlands] mostly natural, as shown on the conceptual plans.

BUSINESS ITEMS:

1. 202307-001: *Recommendation to City Council regarding rezoning request*

Mr. Spivey made a Motion to recommend approving the request to rezone from R-2 (Medium Residential) to C-2 (General Business) zoning district; Seconded by Mr. Flesch. All members voted in favor; the Motion passed.

2. 202307-002: *Recommendation to City Council regarding zoning district associated with annexation request*

Ms. Jones made a Motion to recommend approving the request to annex the property into the City of Loris with an R-1.7 (Low-Density Residential) zoning district; Seconded by Mr. Milam. All members voted in favor; the Motion passed.

3. Cox Road – Plat Review [Extension of Utilities] – DEFERRED

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.

4. Text Amendment – Allow Private Roads

Mr. Dobrydney gave a summary of the proposed text amendment draft that would create and define options for public roads, private roads, access easements, and shared private driveways.

He added that this would also require it to indicate on future plats the specific road type, and ownership and maintenance of the road.

5. Staff Report

Ms. Holmes stated that there were no additional updates as of this meeting.

PUBLIC AND PRESS COMMENTS:

None.

ADJOURNMENT:

Mr. Flesch made a Motion for adjournment; Seconded by Ms. Jones. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 5:45 p.m.

Approved and signed this 28th day of September, 2023.



LINDA MORRISON
CHAIRPERSON



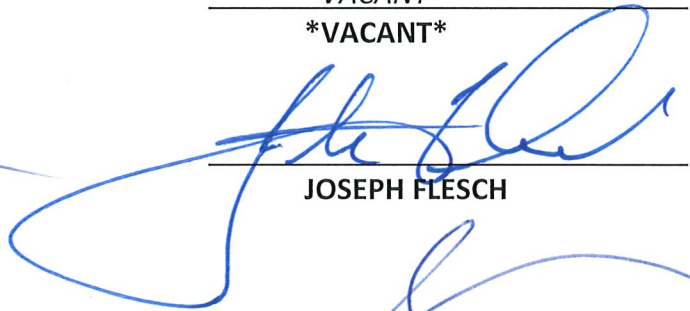
ERIC MILAM

VACANT

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RUTH ANN JONES



JOSEPH FLESCH

ABSENT

JOHN ADKINS



CHRISTOPHER SPIVEY