

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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MINUTES
PLANNING COMMISSION
LORIS CITY HALL
SEPTEMBER 28, 2023 – 4:30 P.M.

Present: Linda Morrison; Ruth Ann Jones; John Adkins; Christopher Spivey
Absent: Eric Milam; Joseph Flesch
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 4:30 p.m. on Thursday, September 28, 2023. The invocation was given by Mr. Spivey. The Pledge of Allegiance was led by Ms. Morrison. The roll was called by Ms. Holmes.

APPROVAL OF MINUTES:

1. Minutes for August 24, 2023

Mr. Spivey 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. None.

BUSINESS ITEMS:

1. 202306-002: *Discuss and recommend rezoning of parcel per City Council request*

Ms. Holmes stated that this was initially reviewed during the July 2023 Planning Commission meeting and a recommendation of approval was forwarded to City Council; City Council requested that Planning Commission review the request again with emphasis on the future land use map of the current Comprehensive Plan. Mr. Dobrydney stated that Planning Commission and City Council are tasked with using the Comprehensive Plan as a guidance document when handling rezoning and annexation requests, specifically the future land use maps. He added that based on the current future land use maps the original annexation of this property is contradictory, but it was; and now that the applicant has requested a rezoning, Planning Commission is still tasked with using the current future land use map to determine the appropriate zoning district. Mr. Dobrydney stated that concerns arise regarding the C-2 (General Business) zoning district allowing for numerous business activities in addition to the mini-warehouse use. Ms. Holmes added that this request to rezone would contradict the current Comprehensive Plan.

Mr. Spivey made a Motion to recommend approving the request to rezone from MU (Mixed Use) to C-2 (General Business) zoning district; Seconded by Ms. Jones. All members voted against the rezoning request; the Motion failed.

2. Text Amendment – Allow Private Roads

Mr. Dobrydney gave a summary of the drafted text amendment proposal 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.

Ms. Jones made a Motion to forward the text amendment recommendations to City Council; Seconded by Mr. Adkins.

3. Discussion for Comprehensive Plan & Public Input Survey

Mr. Dobrydney stated that a public input survey would be circulating for the Comprehensive Plan until October 31, 2023 and encouraged members to provide feedback. He added that anyone with an interest in the City of Loris (i.e., work, school, home, etc.) should complete the survey.

4. Staff Report

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

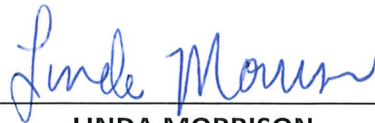
PUBLIC AND PRESS COMMENTS:

None.

ADJOURNMENT:

Ms. Jones 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 5:45 p.m.

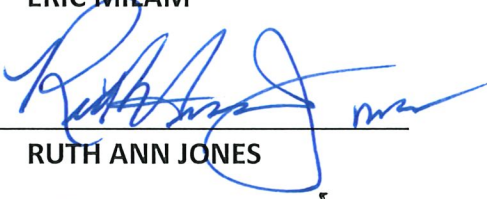
Approved and signed this 26th day of October, 2023.



**LINDA MORRISON
CHAIRPERSON**

ABSENT

ERIC MILAM



RUTH ANN JONES



JOHN ADKINS

VACANT

VACANT

ABSENT

JOSEPH FLESCH



CHRISTOPHER SPIVEY