

**MINUTES OF
PUBLIC HEARING ON RE-ZONING REQUESTS
LORIS CITY HALL – COUNCIL CHAMBERS
MONDAY, AUGUST 25, 2025 – 6:00 P.M.**

PRESENT:	MAYOR	MICHAEL E. SUGGS
	COUNCIL	ANDREA L. COLEMAN JOAN S. GAUSE KELLI D. GERALD CARROLL D. PADGETT, JR. TONYA F. SYKES
ABSENT:	COUNCIL	LEWIS C. HARDEE, JR.
PRESENT:	INTERIM ADMINISTRATOR	ANGEL NEIGHBOURS
ABSENT:	ATTORNEY	JOHN C. ZILINSKY

CALL TO ORDER:

The public hearing was called to order by Mayor Suggs at 6:00 P.M. on Monday, August 25, 2025.

INVOCATION:

The invocation was given by Councilman Padgett.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mayor Suggs.

ROLL CALL:

The roll was called by Planning and Zoning Director Meredith Holmes.

Councilman Hardee was unable to attend the special meeting due to an employment obligation. Attorney John Zilinsky was unable to attend due to illness.

Mayor Suggs stated that the notice of the public hearing had been advertised in the local newspaper and notice of the hearing had been posted on the property as required by the zoning ordinance. The purpose of the hearing was to receive public input regarding two rezoning requests.

BUSINESS:

- A. PUBLIC HEARING ON PC-202401-003—A REQUEST TO RE-ZONE APPROXIMATELY 18.8 TOTAL ACRES FROM IND (INDUSTRIAL) TO PD (PLANNED DEVELOPMENT DISTRICT) LOCATED ON THE SOUTHERN CORNER OF BROAD STREET (U.S. 701) AND MEADOW STREET (STATE ROAD S-26-152). PIN#: 186-00-00-0023 & 186-03-04-0004, BOLTON & MENK, AGENT.**

Mayor Suggs called on Planning and Zoning Director Meredith Holmes to give an overview of the zoning request and the recommendation of the Planning and Zoning Commission. Mrs. Holmes stated that the property was near the IGA Supermarket and the Southern Ammunition Factory also known as the old Talon Plant at the corner of Broad Street and Meadow Street. The rezoning request to Planned Development District is the first ever received by the City of Loris even though the zoning designation had been a part of the zoning ordinance for many years. This designation allows for a mixture of residential, commercial and industrial uses on the same parcel and once designated as a Planned Development District, no portion of the particular parcel can be zoned differently and all uses would have to be maintained within the parcel. The planning commission recommends approval the re-zoning request as per their letter to city council dated June 30, 2025.

Mr. Mike Wooten of Bolton and Menk, the agent for the property owner, addressed the project stating that the residential use would be for approximately 120 multi-family apartments on 8.7 acres. The plans show approximately .80 of an acre will be for commercial use and 9.3 acres will be reserved for industrial use. The road directly behind the Loris IGA Supermarket will be the main entrance into the residential portion of property and letters have been sent to the owner(s) of the IGA property regarding improvements that will be made to the access road. Mr. Wooten stated that his client has an easement to the road and will be the entity making the improvements.

Mayor Suggs inquired about a second access road to the property noting that adequate access was a concern when the project was first proposed. Mr. Wooten informed council that a second access road will be constructed and will provide access to Meadow Street.

1. PUBLIC COMMENT

No members of the public in attendance offered comments regarding the proposed rezoning request.

- B. PUBLIC HEARING ON PC-202502-001—A REQUEST TO RE-ZONE APPROXIMATELY 3.8 TOTAL ACRES FROM R-1.4 (RESIDENTIAL) TO C-2 (GENERAL BUSINESS) LOCATED ON THE SOUTHERN SIDE OF MAIN STREET (S.C. 9). PIN#: 176-09-04-0002, WAGDI MITRY, AGENT/OWNER.**

Mayor Suggs called on Planning and Zoning Director Meredith Holmes to give an overview of the zoning request and the recommendation of the Planning and Zoning

Commission. Mrs. Holmes stated that the property was located on the South side of West Main Street near North Cox Road. The applicant is interested in constructing a mini-storage warehouse on the property. The planning commission recommends approval the re-zoning request as per their letter to city council dated June 30, 2025.

1. PUBLIC COMMENT

The property owner was not present at the public hearing and no members of the public in attendance offered comments regarding the proposed re-zoning request.

ADJOURNMENT

A motion was made by Councilman Gerald and seconded by Councilwoman Coleman to adjourn the Public Hearing. Mayor Suggs and all members present voted favorably. There being no further business, the Public Hearing was adjourned at 6:12 P.M.

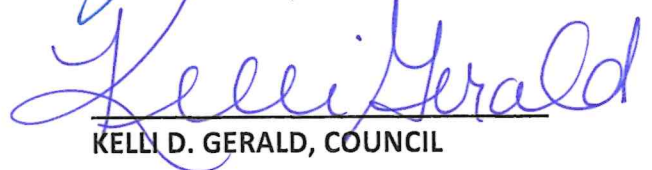
ATTEST:


ANGEL NEIGHBOURS
INTERIM CITY ADMINISTRATOR


MICHAEL E. SUGGS, MAYOR

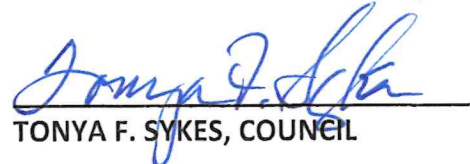

ANDREA L. COLEMAN, COUNCIL


JOAN S. GAUSE, COUNCIL


KELLI D. GERALD, COUNCIL

LEWIS C. HARDEE, JR., COUNCIL


CARROLL D. PADGETT, JR., COUNCIL


TONYA F. SYKES, COUNCIL