

**MINUTES OF
PUBLIC HEARING ON REZONING REQUEST
LORIS CITY HALL – COUNCIL CHAMBERS
THURSDAY, MAY 29, 2025 – 6:00 P.M.**

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

CALL TO ORDER:

The public hearing was called to order by Mayor Suggs at 6:07 P.M. on Thursday, May 29, 2025.

INVOCATION:

The invocation was given by Councilman Hardee.

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.

BUSINESS:

A. PUBLIC HEARING ON PC-202502-001—A REQUEST TO REZONE 1.19 ACRES FROM R-1 (RESIDENTIAL) TO C-2 (GENERAL BUSINESS) LOCATED ON THE SOUTHEAST SIDE OF U.S. HIGHWAY 701 SOUTH. PIN#: 186-08-04-0002, GARY LONES, AGENT.

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 the rezoning request. Mayor Suggs called on Planning and Zoning Director Meredith Holmes to give an overview of the rezoning request and the recommendation of the Planning Commission. Ms. Holmes explained that a discrepancy regarding the zoning of the particular property had been discovered. The zoning ordinance (Ordinance 07-03), enacted when the property was annexed into the city in 2003, shows the property zoned as R-1 (Residential). However, the official zoning map of the City of Loris shows the property zoned as C-2 (General Business) and has been designated C-2 on the official zoning map since at least 2009. The current property owners purchased the property believing it to be commercially zoned. The rezoning request was made in order to correct the discrepancy between Ordinance 07-03 and the official city zoning map and make a final determination as to the proper zoning of the property. Ms. Holmes noted that the city's comprehensive plan shows the future land use of the property fronting U.S. Highway 701 South to be commercially focused. The recommendation of the Planning Commission is to zone the property C-2 (General Business).

B. PUBLIC COMMENT

Carrie Lones of 417 Highway 762, Loris, S.C., an owner of the property and applicant for the rezoning request, gave additional background information regarding the property. She indicated that she and Gary Lones purchased the property for small-scale commercial development and now have a potential purchaser for the parcel. She would like to see the city grow in a responsible way. She asked Council to approve the rezoning request.

Michael Blanton of 801 Highway 701 South, Loris, S.C., an owner of nearby property indicated that his family has property located beside and behind the subject property and that he and other neighboring property owners do not want the property to be zoned commercial. The subject property was once part of the King Family Farm for over 100 years, and he believes that a family member sold the subject property under "false pretenses" and that the lawyers handling the sale of the property should have "done their homework." He urged Council to vote against the proposed rezoning of the property for commercial uses.

John Collins of 193 Lilly Lane, Loris, S.C., an owner of nearby property stated that he was concerned with noise and bright lights that could result from commercial development. He indicated that the area is now peaceful and he did not want that disturbed by development. He also stated that neighbors are concerned about the potential for increased traffic. He believes that commercial will not work on Highway 701 South, but residential uses are fine. He was also concerned that future widening of Highway 701 will make the lot smaller and thus not appropriate for commercial uses. He asked Council to vote against the proposed rezoning of the property for commercial uses.

Mayor Suggs asked Planning and Zoning Director Holmes if information was available regarding the Horry County Zoning designation for the properties adjacent to the subject property, but that

lie outside the city limits of Loris. Ms. Holmes responded that the adjacent properties were zoned CFA (Commercial Forest Agriculture) by Horry County and that various uses were permitted, such as agricultural, medical uses, repair and service, limited industrial, retail, and professional uses. No other members of the public offered comments regarding the proposed rezoning request.

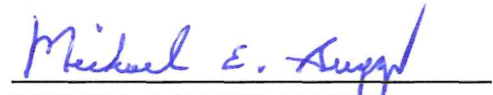
Mayor Suggs stated that the rezoning request would be placed on the agenda for the next regular city council meeting to be held on June 2nd.

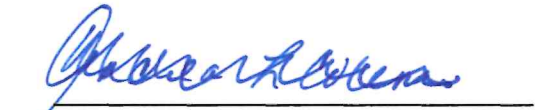
C. ADJOURNMENT

A motion was made by Councilman Hardee and seconded by Councilwoman Sykes to adjourn the Public Hearing. Mayor Suggs and all members present voted favorably. There being no further business, the Public Hearing was adjourned at 6:32 P.M.

ATTEST:


ANGEL R. NEIGHBOURS
INTERIM CITY ADMINISTRATOR

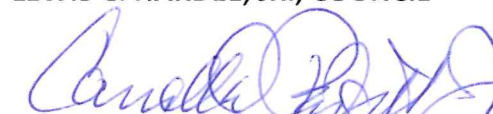

MICHAEL E. SUGGS, MAYOR


ANDREA L. COLEMAN, COUNCIL

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