

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
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MINUTES
PLANNING COMMISSION
SPECIAL MEETING
LORIS CITY HALL
DECEMBER 14, 2023 – 4:30 P.M.

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

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:33 p.m. on Thursday, December 14, 2023. Mr. Spivey gave the invocation. Ms. Morrison led the Pledge of Allegiance. Ms. Holmes called the roll.

APPROVAL OF MINUTES:

1. Minutes for October 26, 2023

Mr. Flesch 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:

2. Comprehensive Plan – Land Use Public Workshop

Mr. Dobrydney and Ms. Morrell presented data and draft narratives on elements of the City's comprehensive plan update. Those elements included population, housing, natural resources, cultural resources, and resilience. Presentation of these elements included graphs and tables of data associated with each subject; such as demographics, housing costs, land cover, historic structures, and natural hazards applicable to Loris. Initial drafts of these elements were presented to the Commission for their review as part of their role as the steering committee for the Comprehensive Plan Update. The Commission members were asked to review the draft narratives and to bring comments or questions to the next meeting to further discuss those elements as needed. At the next meeting, WRCOG looks to present some or all of the following remaining elements: community facilities, economic development, transportation, priority investment, and land use.

3. Staff Report

Ms. Holmes stated 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. She advised that the next meeting for the Comprehensive Plan Update will be at the regular Planning Commission meeting on December 28, 2023, and encouraged all members to be present. Mr. Dobrydney recommended considering holding a Special Meeting on January 11, 2024, for additional discussion of Comprehensive Plan Updates; the Commission would have a Regular Meeting on January 25, 2024. Mr. Young emphasized that the Comprehensive Plan is crucial to the City's development and essential to the City's ability to apply for grants for the betterment of the City of Loris.

PUBLIC AND PRESS COMMENTS:

Mr. Jeff Harrelson, with Carolina Low Country Investments, stated that he wished to make the Commission aware of issues he has encountered with obtaining water and sewer connectivity for a new single-family dwelling he is building at 1129 Woodrow Lane [pre-annexed into the City]. He advised that he applied for service in August 2023 and has spoken with Jordan Phillips numerous times but has yet to get a tap created for him to connect to the utility system. Mr. Harrelson added that he has spoken with Ms. Holmes also but understood that her department has no control over this matter. He stated that on November 8, 2023, Mr. Phillips advised that the taps would be completed in no more than two weeks and now it's December 14th and the taps are still not complete; this holds up the construction process and obtaining a Certificate of Occupancy. Mr. Harrelson stated that the fees have been paid for the new service and the paid service needs to be provided, but he cannot get a straight answer from Mr. Phillips.

Ms. Holmes added that this type of concern would be further discussed in other elements of the Comprehensive Plan regarding the ability to provide these services and the related infrastructure. She stated that the specifics of Mr. Harrelson's comments are that this property owner recorded a signed pre-annexation agreement, as required by City Ordinance 09-23 regarding water and sewer services, in order to connect and receive utilities provided by the City; the property itself is still not part of the city until it is contiguous with the city limits, at which time it will be required to go through the full annexation process. Ms. Morrison stated that this matter should be

addressed by the City's administration and recommended it be reviewed and resolved immediately.

ADJOURNMENT:

Mr. Flesch made a Motion for adjournment; Seconded by Mr. Adkins. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 5:47 p.m.

Approved and signed this 11th day of January 2024.



ERIC MILAM



LINDA MORRISON
CHAIRPERSON

ABSENT

RUTH ANN JONES

ABSENT

CHAD BENNETT



JOSEPH FLESCHE



JOHN ADKINS



CHRISTOPHER SPIVEY