

W. CLAY YOUNG
CITY ADMINISTRATOR

MEREDITH K. HOLMES
PLANNING & ZONING



COMMISSION
LINDA MORRISON, *CHAIRPERSON*
ERIC MILAM
THOMAS BROGDON
RUTH ANN JONES
JOSEPH FLESCH
JOHN ADKINS
CHRISTOPHER SPIVEY

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AGENDA
PLANNING COMMISSION
CITY HALL COMMUNITY ROOM
MAY 25, 2023 – 4:00 P.M.

Present: Linda Morrison; Ruth Ann Jones; John Adkins; Christopher Spivey
Absent: Eric Milam; Thomas Brogdon; Joseph Flesch
Staff: Meredith Holmes, Planning & Zoning; Wayne Fox, Building Official
Others: Tom Dobrydney, Waccamaw Regional Council of Governments

CALL TO ORDER:

Chairperson Linda Morrison called the meeting to order at 4:07 p.m. on Thursday, May 25, 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 from March 23, 2023

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

2. Minutes for April 27, 2023

Ms. Holmes advised that the minutes were not complete for this meeting.

NOTICE OF PUBLIC HEARING:

1. 202305-001: Request to annex 0.19 acres into the corporate limits of the City of Lorris as R-2 (Medium-Density Residential) located along Dewitt Street [PIN: 176-11-01-0012]

Ms. Holmes stated that the applicant requested annexation to connect to the City's utility services and that the parcel would be considered a non-conforming lot. She added that other non-conforming lots exist throughout the city. Ms. Holmes stated that she understood that the

applicant wanted to establish a residential structure on the lot but had not received any plans. Ms. Morrison asked if the applicant was present; Ms. Holmes replied that the applicant was not.

Motion made by Ms. Jones to table this matter to obtain additional information for the applicant's intended use; Seconded by Mr. Adkins. All members voted in favor; the Motion passed.

BUSINESS ITEMS:

1. Meadow Walk – Preliminary Plan Review

This matter was deferred to the next meeting for formal approval.

2. Meadow Walk – Approval of Road Names

This matter was deferred to the next meeting for formal approval.

3. Loris Heights – Plan Review

This matter was deferred due to awaiting updated revision plans.

4. Marlowe Farms – Plan Review

Mr. Dobrydney stated that this matter was previously deferred at the applicant's request. He added that one of the issues with the initial review was with the buildable setbacks and that the revised plans were received prior to the meeting but had not been reviewed as of this meeting. Bessie Clay and Felix Pitts with G3 Engineering were present to provide additional information. Ms. Clay stated that issues addressed included lowering the roadways to reduce slope runoff, and the dead-end on the backside of the project being shortened and the inclusion of a barricade. Ms. Jones questioned the drainage; Mr. Pitts replied that the lots would have rear lot drainage for adjoining property owners.

Motion made by Mr. Adkins for Preliminary Plan approval; Seconded by Mr. Spivey. All members voted in favor; the Motion passed.

5. Text Amendment – Allow Private Roads

Mr. Dobrydney advised that the Land Development Regulations currently states that "streets are to be public"; however, the City of Loris does not have the capability to maintain streets. He added that the department is discussing the text amendment to include "streets are to be public or private"; if the streets were to be private, they would be owned and maintained by a homeowner's association.

6. Updates from Staff

Ms. Holmes stated that two new members had been appointed to the Planning Commission and will need to complete the required six-hour orientation training. Mr. Dobrydney stated that the orientation training could take place at City Hall for the newly appointed members to both the Planning Commission and Board of Zoning Appeals or new members may attend the training at the Waccamaw Regional Council of Governments. He added that staff were working diligently to close the gap regarding past annexations and will be able to accurately update the City's zoning map.

PUBLIC AND PRESS COMMENTS:

None.

ADJOURNMENT:

Motion made by Ms. Jones for adjournment; Seconded by Mr. Adkins. All members voted in favor. There being no further business, the Planning Commission meeting was adjourned at 5:21 p.m.

Approved and signed this 21th day of July, 2023.



LINDA MORRISON
CHAIRPERSON

ABSENT

ERIC MILAM

ABSENT

THOMAS BROGDON



RUTH ANN JONES

ABSENT

JOSEPH FLESCH



JOHN ADKINS



CHRISTOPHER SPIVEY