



City of Walhalla Planning Commission

Kelvin Bryant, Chair

Robert Kelley

Alan Nicholson, Vice-Chair

Rachel Pace

Gisela Cromer

Monday, April 13, 2026

Planning Commission Meeting

5:30 PM

105 W South Broad Street
Walhalla, South Carolina 29691

AGENDA

1. Call to Order
2. Welcome to New Commissioner
3. Approval of Agenda
4. Approval of Minutes
 - a. February 9, 2025
5. Public Hearings
 - a. Request to rezone +/- 0.77 acres at 3691 Blue Ridge Boulevard (TMS # 500-24-01-009) from LI (Light Industrial) to HC (Highway Commercial)
6. New Business
 - a. Chapter 330 Revision, Jeff Guilbaut, ACOG
7. Public Comments, Non-Agenda Items
8. Other Business
9. Adjournment

**City of Walhalla Planning Commission
Monday, February 9, 2025 • 5:30 PM
105 W South Broad Street
Walhalla, South Carolina
Minutes**

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.

Planning Commission Members Present: Kelvin Bryant, Robert Kelly and Alan Nicholson

Members Absent: Rachel Pace

Staff Present: Celia Myers

Call to Order: Chairman Bryant called the meeting to order at 5:30 PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Bryant called for any changes to the agenda. Hearing none, Mr. Nicholson moved to approve the agenda; Mr. Kelly seconded. The agenda was unanimously approved.

Approval of Minutes: Chairman Bryant called for any changes to the January 12, 2026 minutes. Mr. Nicholson moved to approve the minutes; Mr. Kelly seconded. The minutes were approved unanimously.

New Business:

Mr. Jeff Guilbault, ACOG, continued leading the Planning Commissioners through the Chapter 330 revision, focusing on the commercial districts and sign regulations. Comments will be included in the draft version for consideration.

Mrs. Myers provided an update to the Comprehensive Plan and explained the concurrent process of the zoning ordinance update along with the plan update. Mr. Guilbault added that the City remained in compliance with the state enabling act.

Hearing no further comments, Chairman Bryant adjourned the meeting at 7:45 PM.

Respectfully Submitted,

Celia Boyd Myers, AICP
City Administrator

**City of Walhalla
Planning Commission Staff Report
April 2026**

Applicant: Larry C. Brandt

Current Owners: Larry C. Brandt

Property Addresses: 3691 Blue Ridge Boulevard

TMS #(s): 500-24-01-009

Acreage: +/- 0.77

Current Zoning: LI (Light Industrial)

Surrounding Zoning: North: Unzoned (County)
South: LI (Light Industrial)
East: Unzoned (Town of West Union)
West: LI (Light Industrial)

Surrounding Land Use: North: Commercial (Tire Service)
South: Commercial (Restaurant & Bank)
East: Vacant/Access Road to Commercial
West: Public Use (Community Center)

Evaluation: This request is to rezone one (1) parcel of property described above from LI (Light Industrial) to HC (Highway Commercial). The reasoning is to allow future commercial uses after the sale of the existing building. The location was previously used as a law office and was a compliant, non-conforming land use.

The purpose of the Light Industrial District is to provide for light industrial purposes which are not significantly objectionable to surrounding properties in terms of noise, odor, fumes, etc. and to discourage encroachment by those residential, commercial or other uses capable of adversely affecting the basic industrial character of the district. This zoning district requires lots or parcels be a minimum of 40,000 square feet in area (+/- 0.92 acres)

The purpose of the Highway Commercial District is for general business purposes and compatible residential activities, with particular consideration for the automobile-oriented commercial development existing or proposed along arterial streets.

Commercial and public uses surround the subject parcels, while the zoning surrounding is Light Industrial leading to non-conforming land uses in the vicinity. The Land Use Chapter in the City's Comprehensive Plan identifies the goals of (1) Expansion of the central business district in an orderly manner (2) Comprehensive review of zoning guidelines to ensure compliance with the needs of the community (3) Protection of areas from incompatible or noxious uses.

Staff Recommendation: Due to its compatibility with adjacent uses, compatibility with the existing and expected future character of the area and the Future Land Use chapter of the current Comprehensive Plan, staff recommends approval of this request. Staff adds the opinion that adjacent developed parcels with the LI zoning designation are incorrectly zoned based on parcel size and/or use (both past and present) of the properties.

AERIAL MAP



Rezoning Request - Light Industrial (LI) to Highway Commercial (HC)

Property along Blue Ridge Boulevard

TMS 500-24-01-009

AERIAL MAP

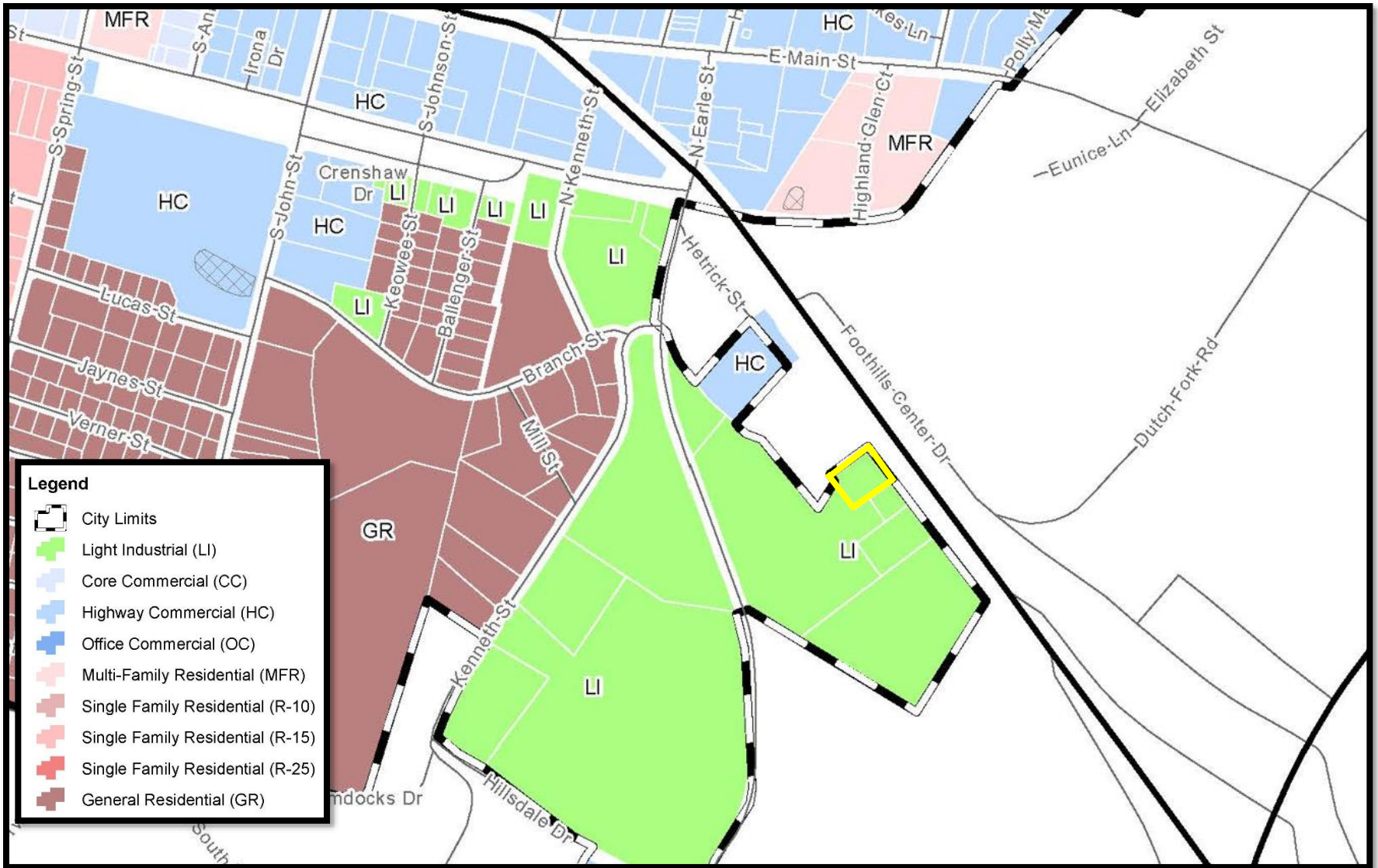


Rezoning Request - Light Industrial (LI) to Highway Commercial (HC)

Property along Blue Ridge Boulevard

TMS 500-24-01-00

ZONING MAP



Rezoning Request - Light Industrial (LI) to Highway Commercial (HC)

Property along Blue Ridge Boulevard

TMS 500-24-01-009

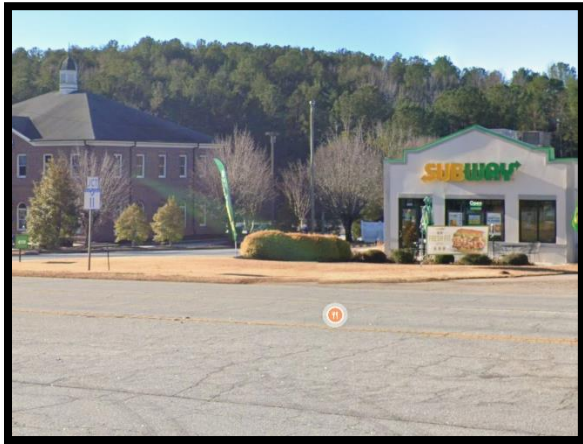
Photographs



Looking at property on Blue Ridge Boulevard



Looking North on Blue Ridge Boulevard



Looking South on Blue Ridge Boulevard



Looking West on Blue Ridge Boulevard

§ 330-1.19. OC Office Commercial District.

A. Purposes.

- (1) It is the intent of this section that the OC Zoning District be developed and reserved for local or neighborhood-oriented business and compatible residential use purposes. The regulations which apply within this district are designed to encourage the formation and continuation of a stable, healthy and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic and parking congestion; avoid the development of "strip" business districts; promote residential uses compatible with commercial activities; and discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.
- (2) If a property contained within the OC District is also included in the Downtown Development Overlay District, the requirements of § 330-1.10A of this Part 1 will also apply to said property. See § 330-1.25 for sign standards for properties within the overlay district.

B. Permitted uses. The following uses shall be permitted in the OC Zoning District:

- (1) Retail business involving the sale or rental of merchandise on the premises, specifically including, but not limited to:
 - (a) Gift shop.
 - (b) Candy store.
 - (c) Office equipment and supplies shop.
 - (d) Drugstore or pharmacy, health and beauty aids.
 - (e) Grocery store.
 - (f) Hardware store, household goods, wallpaper.
 - (g) Package liquor store.
 - (h) Video and record store.
 - (i) Flower shop.
 - (j) Catalog sale store.
- (2) Business involving the rendering of a personal service or the servicing of small equipment, specifically including, but not limited to:
 - (a) Bank, savings and loan association, personal loan agency.
 - (b) Barbershop, beauty shop, or combination thereof.
 - (c) Self-service dry cleaning or laundromat.

- (d) Medical, dental or chiropractic office.
 - (e) Real estate agency.
 - (f) School offering instruction in art, music, dancing, drama or similar cultural activities.
 - (g) Shoe repair shop.
 - (h) Club, lodge, union hall or social center.
 - (i) Legal office.
 - (j) Insurance sales office.
 - (k) Custom embroidery production and sales.
- (3) Accessory use in compliance with the provisions of § 330-1.46.
- (4) All residential activities as described in the MFR Zoning District.
- C. Conditional uses. The following uses shall be permitted on a conditional basis in any OC Zoning District:
- (1) Auto accessory store, provided there is no storage of wrecked automobiles or scrapped or salvage auto parts on the premises.
 - (2) Automobile service station (not gasoline stations), provided operations involving major repairs, body and fender work, painting or the sale or rental of new or used cars or trucks, trailers of any type or boats is not conducted on the premises. No junk or salvage vehicles shall be stored on site.
 - (3) Bakery, provided that goods baked on the premises are sold only at retail on the premises.
 - (4) Delicatessen, restaurant, soda fountain or other eating and drinking establishments (other than drive-in establishments), provided no outside loudspeaker systems are utilized, and provided all lights or lighting arrangements used for purposes of advertising or night operations are directed away from adjoining or nearby residential properties.
 - (5) Dry cleaning or laundry pickup agency, provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.
 - (6) Temporary use in compliance with the provisions of § 330-1.45.
 - (7) Funeral homes, provided that the minimum lot size is one acre.
 - (8) Single-family and multifamily residential uses as set forth in the MFR District.
 - (9) Any commercial establishment selling or serving alcoholic beverages, whether consumed on the premises or not.

- (10) Accessory uses as provided for in § 330-1.46.
 - (11) Major retailers, provided they adhere to the following conditions: They must comply with the Downtown Design Guidelines. **[Added 9-21-2021 by Ord. No. 2021-17]**
- D. Special exception uses. Certain uses within any OC Zoning District are to be special exception uses pursuant to the requirements and procedures of § 330-1.47 and all subsections and all conditions stipulated herein:
- (1) Gasoline filling stations. In addition to all conditions of the special exception use permit, at a minimum all pumps must be set back at least 25 feet from the right-of-way line of all abutting streets. No junk or salvage vehicles shall be stored on site.
 - (2) Antennas, towers, masts and similar structures measuring over 17 feet above the top of the highest peak of the roofline.
 - (3) Communication towers.
- E. Other requirements. Uses in Office Commercial Zoning Districts shall be required to conform to the standards set forth below. All other relevant portions of this Part 1 shall apply.
- (1) Minimum lot requirements: 8,000 square feet.
 - (2) Minimum width in feet: 60 feet measured at the front setback line.
 - (3) Minimum setback requirements.
 - (a) Front: 30 feet.
 - (b) Side: 10 feet on either side, but the total shall not be less than 25 feet.
 - (c) Rear: 10 feet.
 - (4) Maximum height of building: four stories or 56 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
 - (5) Maximum structure surface coverage of lot: 60%.
 - (6) There shall be no more than two access points on an arterial street for every one lot of record; provided, however:
 - (a) If a primary access to a lot of record is available on an intersecting street, then access on the arterial street shall be limited to one access per lot of record.
 - (b) Such access on an arterial street is granted only provided that there is a minimum of 80 feet from such access to the right-of-way of an intersecting street.
 - (c) There shall be no more than one access point granted within a given 50 feet of frontage.
 - (7) No drive-throughs of any kind are permitted. **[Added 9-21-2021 by Ord. No. 2021-17]**

§ 330-1.20. HC Highway Commercial District.

A. Purpose.

- (1) It is the intent of this section that the HC Zoning District be developed and reserved for general business purposes and compatible residential activities, with particular consideration for the automobile-oriented commercial development existing or proposed along arterial streets. The regulations which apply within this district are designed to encourage the formation and continuation of compatible and economic uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial or other uses considered capable of adversely affecting the basic mixed-use character of the district.
- (2) If a property contained within the HC District is also included in the Downtown Development Overlay District, the requirements of § 330-1.10A of this Part 1 will also apply to said property. See § 330-1.25 for sign standards for properties within the overlay district.

B. Permitted uses. The following uses shall be permitted in any HC Zoning District:

- (1) Any retail or wholesale business involving the sale or rental of merchandise on the premises, as set forth for the OC Zoning District, § 330-1.19B(1).
- (2) Business involving the rendering of personal service as set forth for the OC Zoning District, § 330-1.19B(2).
- (3) Residential activities as described in the MFR Zoning District.
- (4) Off-street commercial parking lot or public garage.
- (5) Hotel, tourist home, boardinghouse, rooming house, bed-and-breakfast or motel.
- (6) Commercial recreation facility, specifically including, but not limited to:
 - (a) Billiard parlor, pool parlor and game room.
 - (b) Theater.
 - (c) Bowling alley.
 - (d) Golf course (including driving range or par-three operation); including such activities customarily considered to be auxiliary to a golf course.
- (7) Eating or drinking establishment including drive-in or curbside service.
- (8) Horticultural activities, or plant nursery and sales.
- (9) Automobile sales, new or used, as provided by one of the following:
 - (a) Parking and service areas are separated from adjoining residential properties by a suitable screen, fence with no more than 20% voids or wall at least six feet in height above finished grade.
- (10) Any commercial establishment selling or serving alcoholic beverages, whether consumed on the premises or not.

- C. Conditional uses. The following uses are set forth for the HC Zoning Districts and subject to the conditions:
- (1) Automobile laundry or car wash, provided an off-street paved parking area is provided and no standing water, safety hazard or impediment to traffic movement is created by the operation of such an establishment, and provided there is no open storage of wrecked vehicles, dismantled parts or parts visible beyond the premises.
 - (2) Animal hospital or boarding facility, provided all boarding arrangements are maintained within a building, except for exercise facilities.
 - (3) Meat, fish or poultry shop, provided that no slaughtering is permitted. Any cleaning of fish or poultry necessary for such use may be permitted, provided that cleaning activities are within the main building on the premises, and waste is removed daily.
 - (4) Open yard uses for the sale, rental or storage of materials or equipment, excluding junk or other salvage, provided that such uses are separated from adjoining residential properties by a suitable planted screen, and fence or wall at least six feet in height above finished grade.
 - (5) All conditional uses set forth in the OC Zoning District.
 - (6) Major retailers, provided they adhere to the following conditions: They must comply with the Downtown Design Guidelines. **[Added 9-21-2021 by Ord. No. 2021-17]**
- D. Special exception uses. Certain uses within any HC Zoning District are to be special exception uses pursuant to the requirements and procedures of § 330-1.47 and all subsections and all conditions stipulated herein:
- (1) Gasoline filling stations. In addition to all conditions of the special exception use permit, at a minimum all pumps must be set back at least 25 feet from the right-of-way line of all abutting streets. No junk or salvage vehicles shall be stored on site.
 - (2) Automobile service station (not gasoline stations) involving major repairs, body and fender work, painting or the sale or rental of new or used cars, trucks, trailers of any type or boats. No junk or salvage vehicles shall be stored on site. All provisions of § 330-1.49, Performance standards, must be met.
 - (3) Communication towers.
- E. Other requirements. Unless otherwise specified elsewhere in this Part 1, uses permitted in HC Zoning Districts shall be required to conform to the standards set forth in all other relevant portions of this Part 1.
- (1) In addition, to minimize congestion at business access points, the following limitation shall apply to all arterial streets in the HC Zoning District. There shall be no more than two access points on an arterial street for every one lot of record; provided, however, that:
 - (a) If a primary access to a lot of record is available on an intersecting street, then access on the arterial street shall be limited to one access per lot of record; and

- (b) Such access on an arterial street is granted only provided that there is a minimum of 80 feet from such access to the right-of-way of any intersecting street. This shall be limited to one access per lot of record; and
 - (c) There shall be no more than one access point granted within a given 50 feet of frontage.
- (2) Minimum lot size: 20,000 square feet.
 - (3) Minimum setback requirements.
 - (a) Front: 40 feet.
 - (b) Side: 10 feet on either side, but the total shall not be less than 25 feet.
 - (c) Rear: 20 feet.
 - (4) Maximum height of building: four stories or 56 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
 - (5) Maximum structure surface coverage of lot: 60%.
 - (6) Rear yard setback areas may be used for parking.
 - (7) Parking shall be located in the rear or side yard of the use. Parking areas existing when this ordinance provision became effective may be used to meet parking needs for reuse of existing buildings in the HC District.

§ 330-1.22. LI Light Industrial District.

- A. Purpose. The intent of the LI Zoning District is to provide areas on lots or parcels not less than 40,000 square feet in area for light industrial purposes which are not significantly objectionable to surrounding properties in terms of noise, odor, fumes, etc. The regulations which apply within this district are designed to encourage the formation and continuation of a compatible environment for uses generally classified to be limited in nature; to reserve undeveloped areas in the City of Walhalla which are suitable for such industries; and to discourage encroachment by those residential, commercial or other uses capable of adversely affecting the basic industrial character of the district.
- B. Permitted uses. The following uses shall be permitted in any LI Zoning District:
 - (1) Research or experimental laboratory.
 - (2) Off-street commercial parking lot or garage, as well as off-street parking or storage area for customer, client or employee-owned vehicles.
- C. Conditional uses. The following uses shall be permitted on a conditional basis in any LI Zoning District, subject to the conditions:
 - (1) Any industrial use which involves manufacturing, processing, assembly, storage operations, provided said manufacturing, processing, assembly or storage in no way involves any junk or salvage operations; provided that any noise, vibration, smoke, gas,

fumes, odor, dust, fire hazard, dangerous radiation or other injurious or obnoxious conditions related to the operation are not sufficient to create a nuisance beyond the premises.

- (2) Warehouse or other storage facility, provided that there is no open storage of junk or salvage material of any type in conjunction with the operation.
- (3) Wholesale business outlet, provided that there is no open storage of junk or salvage materials of any type in conjunction with the operation.
- (4) Any industrial use which may produce injurious or obnoxious noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, dangerous radiation or other objectionable conditions, provided:
 - (a) Such objectionable conditions do not constitute a nuisance to adjoining properties; and
 - (b) Such use is located at least 200 feet from any abutting property line; and
 - (c) Such use is located on a site at least five acres in size.
- (5) Open yard use for the sale, rental or storage of new, used or salvaged materials or equipment, provided:
 - (a) Such use is conducted in such a manner that it will be located on a site no less than one acre in size; and
 - (b) No burning of materials or products is conducted on the premises; and
 - (c) In the case of open storage of used or salvaged materials or equipment, a suitable screen of at least six feet in height above finished grade will be required along all property lines. Screening can include one or more of the following elements:
 - [1] Opaque solid wall composed of wood, vinyl or related material. Chain-link fencing is not an acceptable screen.
 - [2] Evergreen shrubs or trees. If a solid fence is not also utilized, plant materials must be six feet in height at planting and form a continuous, solid screen along property lines.
- (6) Bulk storage of petroleum products.
- (7) Garage or shop for the repair and servicing of motor vehicles, equipment or machine parts, provided any open yard storage incidental to such an operation conforms to the provisions of § 330-1.49; and provided no sound, vibration, heat, glare or electrical disturbance is created which creates a nuisance beyond the premises.
- (8) Temporary use in compliance with the provisions of § 330-1.45.
- (9) Land grading, contractor, construction. In the case of open storage of used or salvage materials or equipment, a suitable screen of at least six feet in height above finished grade will be required along all property lines.

- (10) Sexually oriented businesses, subject to § 330-1.56.
 - (11) Gasoline filling stations. At a minimum, all pumps shall be set back at least 25 feet from the right-of-way line of all abutting streets. No junk or salvage vehicles shall be stored on site.
 - (12) Major retailers, provided they adhere to the following conditions: They must comply with the Downtown Design Guidelines. **[Added 9-21-2021 by Ord. No. 2021-17]**
- D. Special exception uses. Certain uses within any Light Industrial Zoning District are to be special exception uses pursuant to the requirements and procedures of § 330-1.47 and all subsections and all conditions stipulated herein:
- (1) Communication towers.
- E. Other requirements. Unless otherwise specified elsewhere in this Part 1, uses permitted in LI Zoning Districts shall be required to conform to the following standards:
- (1) To minimize congestion at access points, the following limitations shall apply to all arterial streets. There shall be no more than two access points on an arterial street for every one lot of record; provided, however, that:
 - (a) If a primary access to a lot of record is available on an intersecting street, then access on the arterial street shall be limited to one access per lot of record; and
 - (b) Such access on an arterial street is granted only provided that there is a minimum of 80 feet from such access to the right-of-way of an intersecting street. This shall be limited to one access per lot of record; and
 - (c) There shall be no more than one access point granted within a given 50 feet of frontage.
 - (2) Minimum lot size: 40,000 square feet.
 - (3) Minimum setback requirements:
 - (a) Front: 50 feet.
 - (b) Side: 10 feet on either side, but the total shall not be less than 25 feet.
 - (c) Rear: 20 feet.
 - (4) Maximum height of building: 5.5 stories or 77 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
 - (5) Maximum structure surface coverage of lot: 60%.
 - (6) Minimum width in feet: 100 feet.