



CITY OF WALHALLA PLANNING COMMISSION

Jessie Bunning, Chair
Mary Paula Duff
William Tatum

Kelvin Bryant, Vice Chair
Lynn McClain

Monday, December 11, 2023

Planning Commission Meeting

5:30 PM

206 North Church Street
Walhalla, South Carolina 29691

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes - November 13, 2023
4. Public Hearings - None
5. Public Comments, Non-Agenda Items
6. Other Business
 - A. Review of Data from Open Houses and Public Forums Concerning Upcoming Comprehensive Plan
 - B. Recommendations to Council Concerning Upcoming Comprehensive Plan
7. Adjournment

Community Meeting Comments

Focus Group Comments

Cultural, Historical and Tourism – July 24, 2023

Strengths

1. Location – Position for Success – **TOP PRIORITY**
 - a. Gateway to the Mountains
2. Current Assets (Museums, WPAC, Downtown, Natural Resources/Recreation) – **SECOND PRIORITY**
3. Small Town Charm, Attractive
4. Climate
5. Momentum for Growth
6. Unique Cultural History
7. Community
8. Walkable
9. Accessibility
10. Festivals
11. Expectations
12. Cycling Community
13. Economic Development Incentives
14. Past Improvements
15. Quilt Trail
16. Murals
17. Greenway
18. Hiking/Parks
19. Short-term Rentals

- 20.Lake Keowee
- 21.County Seat
- 22.Visitor's Center
- 23.Stumphouse Park
- 24.Tap Rooms/Breweries
- 25.Night Life
- 26.Streetscape
- 27.Main Street Walhalla – THIRD PRIORITY**

Challenges

- 1. Parking – FIRST PRIORITY**
2. Meeting Service Demand
- 3. Stumphouse Park (money box, line) – SECOND PRIORITY**
4. Communication and Engagement
5. Signage
6. Dumpster in City Parking Lot
7. Bike Rental/Lack of resources to take advantage of offerings
8. Sidewalk Maintenance/Connectivity
9. Lighting
- 10.Additional Parking/Spillover during events
- 11.Hours (Don't visit Sun-Mon)
- 12.Vacant Buildings
- 13.Types of Shops (Vape, Non-Conforming)
- 14.Code Enforcement
- 15.Lack of Use on Available Greenspace
- 16.Not Child or Dog Friendly
- 17.No Parks Downtown

- 18.No Purposeful Sidewalks
- 19.No Play Points
- 20.County Seat
- 21.Lack of Poop Stations, Shade, Greenspace for dogs
- 22.Stray Dogs
- 23.Lack of Visible Park Resources (Passive Parks)
- 24.Resources to operate/maintain (personnel)
- 25.Funding – CIP
- 26.Traffic Safety
- 27.Public Restrooms
- 28.Identify Recreation Opportunities
- 29.Overhead Power Lines
- 30.Infrastructure/Maintenance – THIRD PRIORITY**

Needs

1. Dog Park
2. Pavilion
3. College Street (Sidewalk, lighting, purposeful)—**THIRD PRIORITY**
4. Real and Perceived Safety
5. Shuttle Service (events, Stumphouse)
6. Partnerships
7. German Restaurants
8. Outdoor Store (variety of shops)
9. Economic Development/Recruit
- 10.Manpower—TOP PRIORITY**
- 11.Utilities (Sewer backup, line breaks)
- 12.Maintenance

13. **Funding/Support—SECOND PRIORITY**

14. More Outside Eating/Resting Places

Opportunities

1. **Palmetto Trail (Connecting)**

2. **Stumphouse Park**

3. **Yellow Branch**

4. **Greenway Downtown**

- FIRST PRIORITY

5. Outdoor Interpretation (Museums, Historical)

6. QR Codes/Use Technology

7. Maps/Directory

8. Embrace Resources

9. Support Established Resources (Avoid Duplication of Resources)

10. Take Advantage of Funding

11. **Communication – SECOND PRIORITY**

12. **Greenspace (Dog park, Playground, Amphitheatre, Splash Pad, Passive, Etc.) – THIRD PRIORITY**

13. Embrace Change

14. Plan for Growth

15. Growing in Size (Annexation)

16. Marketing/Targeting Marketing

17. Welcome Packet (Good Neighborhood Program)

18. **Communication through Water Bill, Monthly/Quarterly Newsletter, Weekly “What’s Happening” – SECOND PRIORITY**

19. Use Available Data

20. Online Park Passes (Day/Annual) and Available at Designated Sites

21. Capture 100% Revenue at Stumphouse

22.Interns

Focus Group Comments Housing – September 7, 2023

Strengths

- 1. Mix of Housing Types—TOP PRIORITY**
2. Public Housing
3. Demand for Housing
4. Housing Stock
5. Vacant Building Ordinance
6. Location
7. North of Main Recent Housing Developments
8. Habitat Housing Developments

Challenges

1. Nonconforming Housing
Manufactured Housing
2. Lack of Maintenance
3. Some Landlords
4. Lack of Financial Education
5. Lack of Emergency Housing
6. South of Main Street Development
7. NIMBYism
- 8. Intentional Housing—TOP PRIORITY**

Needs

- 1. Target Distressed Areas—SECOND PRIORITY**
2. More Housing

3. Financial Education
4. Affordable Homes (rent and sell)
5. Funding Assistance
6. **Infrastructure Upgrades—TOP PRIORITY**
Sewer/Water
7. **Staffing—THIRD PRIORITY**

Opportunities

1. Grants
2. **Partnerships—TOP PRIORITY**
3. Program Exploration
4. Communication
Paper and Digital
Apps

Focus Group Comments

Transportation – September 7, 2023

Opportunities

1. Expanding Methods
Shuttle/Alternative
2. Communication
3. Partnerships
Ride to Work
Ride Share
4. Support for Alternative Methods – Ride Share

Needs

1. Public Transportation
2. Education
3. **Needs Assessment—Public Transportation**
4. Shuttle Service
5. Map

Strengths

1. Greenway
2. Walkability/Bikeable
3. Grid Design
Built Environmental
4. Back Street Parking
5. Electric Charging

Challenges

1. Public Transit
2. Transportation Methods
Lack of
3. Transportation for Recent Releases
4. Safe Sidewalks
Accessibility
5. Traffic Flow
Turn Signal
6. Speed (signs)
7. Crosswalks

Focus Group Comments

Community Facilities and Services – September 13, 2023

Needs

1. **Funding—TOP PRIORITY**
2. Community Kitchen
3. Greenway Expansion
4. **Additional Recreation Fields/Facilities—SECOND PRIORITY**
5. Transportation, Alternatives
6. Staffing (additional) Dedicated Staff on Coordination
7. Preserve (Land, Historic)
8. Parking

Strengths

1. Recreation Program Opportunities
Recreation Facilities
2. Pool
3. Partners/Volunteers
4. WPAC Use of Historic Buildings
5. Greenspaces, City Green/Brown Square
6. Fire Department Building/Fellowship Hall
7. Depot/Earle House
8. Museums (County Seat)
9. Rural Health/Clinic
10. Economic Development
11. Parks/Stumphouse Mountain Park
12. Razorback Way – Senior Center
13. **Quality of Life—TOP PRIORITY**

Challenges

1. Recreational (expansion)
2. **Funding—TOP PRIORITY**
3. Maintenance/Upkeep
4. Staffing (City)
5. Walkability/Quality of Life With Growth
6. Water and Sewer Upkeep/Maintenance and Expansion
7. Parking
8. Elected Officials

Opportunities

1. **Capitalized on Current Assets/Revenues—SECOND PRIORITY**
2. **Cultural District – Other Designations—SECOND PRIORITY A**
3. Grants/Funding Opportunities
4. Collaborate/Network/Partner
5. Filling the Gaps In Services
6. Litter Enforcement/Clean Up
7. Beautification Efforts
8. Community Center

Focus Group Comments **Recreation – October 2, 2023**

Current Assets

1. Parking
2. Stumphouse
3. Infrastructure/Maintenance

4. Parks
5. Lighting
6. Signage

Needs

1. Senior Connection (Lake Keowee) – Advertise With Lake Communities
 - Dog Parks
2. Sidewalk Inventory
3. Racks
 - Fix It Stations
 - Trash Cans
 - Benches
 - Bike Share
4. Hill – Overlook Site
 - Sledding Hill With Walking Path
5. Copperhead Hill
6. Bush Creek Road
7. Lake Jemiki Road
8. Tie Stumphouse to Yellow Branch Falls
9. Need more of a Park “System” Approach
 - Rules
 - Fees
10. DNR Heritage Preserve
 - Austen Attaway
 - Walk Yes, Bike No

CPAT

Connectivity

1. Sidewalks

Extend to Other Streets (Main Street good, need same on S. Broad and N. Broad)

Trash Cans and Dog Stands

Better Crosswalks on Side Street

Signals and Timing

Repairs

Sidewalk Inventory

2. Parking

Additional Parking on Street As Growth Occurs

Paving, Striping, Landscaped

3. Signage

Historical and Cultural Walking Paths/Points of Interest

4. Transit

CAT Bus – Route (ACOG?) Intercity Connection

Uber Drivers

Lighting

Intersection Improvements – Safety

Oneway Catherine/Close Mauldin to S Broad

Bike Racks

Golf Cart Tours

App for Pointing Out Parking, Trailheads, Key Points

Kids Responses to What Do You Love About Walhalla

1. It's walkable from one end to the other – sidewalks

2. Hallmark Magical Feel
3. The Jesus Lovin' people! Community!
4. The Community
5. Of how local it is
6. Because I love Walhalla

Adults Responses to What Do You Love About Walhalla

1. I love Walhalla's God Views, Community People. The "Walkability" of the town and the fact that it is so close to outdoor adventure.
2. Small town charm
Uniquely Walhalla
Most people want Walhalla to revitalize
Beauty
3. Main Street Walhalla
Natural Landscapes and Beauty of Area
Friendly and welcoming atmosphere for Residents and Non-residents
4. Welcoming Community
Future Vision/Main Street Effort
People for Progress
Beautification of Downtown
Subsidizing/Loans for Upgrading Businesses
Ideas for more foot traffic
5. People/Community
Beauty of the area
We have a great history and people want to leave a legacy.
6. Community feel and people. Small town feel.
7. Small town with a lot of charm.

Future growth – progress

Wandering

New Businesses

How we are recognizing cultural differences in the community

German and Hispanic

Kids Responses to What Is Our Biggest Need

1. A big basketball court
2. Nice/Caring People
3. Sidewalks
4. Playground
5. A Dog Park
6. A playground with sidewalk lights

Adult Responses to What Are Our Biggest Needs for the City

1. Need for more affordable and attainable housing and workforce housing.
Expanded Parks, Recreation and Tourism Programs and Services.
Need for more cultural events and economic development and support for those in Minority Communities.
2. True community positivity and unity
 - Work together
 - Stay positive
 - Keep politics out of decisions
 - Strategic planning/design
 - Restrooms on main street
 - New signage/renovations of store fronts that are dated

3. Restrooms for public on Main Street

Not need but want – Scavenger hunt like Greenville’s Mice on Main – Pigs

Important news items shared in one place – City, Main Street Walhalla, businesses

Better utilization of some facilities – we want to see Meeting House and Earle House feature more.

Opportunities to work together as a community towards common causes.

Better handicap accessibility

4. Make downtown a destination.

Have someplace downtown for people to book Walking Tours, Waterfall Tours, Lake Excursions, Whitewater Rafting, Ghost Tours

5. Upgrade buildings and store fronts- some are **ghastly** and might just need paint.

6. Better, reliable communications from the City about water issues and other concerns.

Lighting in the medians of Main Street

wifi and infrastructure improvements

City Council meetings need to be held in a bigger space that allows for public attendance.

Find a way to fill the void of all of the civic organizations who used to volunteer and invest.

Rec dept. website improved and utilized; Chicopee Field completed and utilized

Christmas tree and decorations on the Green improved

Needs to be an ongoing format for suggestions/complaints so people don’t have to tell Willie

7. Updated infrastructure – old lines
Sidewalks in many areas are dangerous
Cleaner restrooms at rec area Ex. Sertoma field
8. Parking
Repairs/updates to City buildings and properties
9. Our biggest need is support - Veterans and Homelessness/Community Support
For ALL politicians, business owners, service groups, non-profits, event committees, and citizens to work together to solve problems and not be the problems.
Electricity and lighting at Depot Park.

Visual Preferences from July 29th Open House and other Open Houses

1. Four people prefer outdoor art.
2. Five people prefer public drinking fountains that are for both people and dogs.
3. Forty people prefer a fountain with landscaping and benches.
4. Fifteen people prefer meandering walkways with lush vegetation and rock walls.
5. Two people prefer an outdoor pavilion.
6. Three people prefer outdoor benches.
7. Seven people prefer dog poop stations.
8. Ten people prefer splash pads.
9. Two people prefer a large picnic shelter
10. Nineteen people prefer a dog park.
11. Five people prefer greenways with benches.

12. Five people prefer a baseball field.
13. Twenty-one people prefer a large playground.
14. Twelve people prefer a small playground.
15. Nine people prefer an amphitheater.
16. Five people prefer an outdoor skating rink.
17. Four people prefer a band stand.
18. Four people prefer a community garden.
19. Two people prefer a Farmers' Market.
20. Four people prefer walkable shops with landscaping and plaques.
21. No one prefers strip malls with no awnings, wall signs, etc.
22. One person prefers a large Starbucks with outdoor seating and extensive landscaping.
23. No one prefers big box stores
24. No one prefers strip malls with awnings.
25. Seven people prefer well-lit crosswalks and parking areas that have tree lighting and street lights.
26. No one prefers businesses that are closed at night with no outdoor lighting, awnings, or landscaping
27. Four people prefer string lighting, hanging baskets and street lights at well-lit crosswalks.
28. Seven people prefer well-lit walkways with ground lighting and light posts.
29. No one prefers dark streets without many street lights.
30. No one prefers storefronts that are dark at night with minimal lamp post outdoor lighting and no awnings.
31. No one prefers dimly lit sidewalks with no awnings on the store fronts.
32. One person prefers large houses on large lots.

33. Five people prefer housing options for smaller homes such as container homes.
34. No one prefers two story condos.
35. No one prefers duplexes.
36. No one prefers three story apartment buildings.
37. No one prefers mobile homes.
38. Two people prefer smaller sight-built homes.
39. Nine people prefer condos with sidewalks a lot of landscaping and treescapes.
40. Seven people prefer bike racks.
41. One person prefers walking paths with landscaping and several “front porch swings” with roofs.
42. One person prefers a clock on a pedestal.
43. Three people prefer decorative outdoor trash and recycling receptacles.
44. Five people prefer bike paths.
45. Three people prefer outdoor dining with canopies.
46. Nineteen people prefer storefronts with landscaping and wall signs.
47. Seven people prefer two story commercial brick buildings with awnings, outdoor lighting and architectural details.
48. Six people prefer tree lighting, canopies, canopy signs and light post lighting outside businesses.
49. One person prefers storefronts with canopy lighting, projecting wall signs, landscaping, cross walks and arms with traffic lights.
50. No one prefers traffic lights on overhead lines.
51. No one prefers storefronts with canopies, landscaping, crosswalks, arms with traffic signals and bicyclists riding in the street.
52. No one prefers overhead traffic lines.

53. Nine people prefer storefronts with awnings, trees, arms with traffic lights and street lights.
54. No one prefers dark store fronts at night with lamp post lights that are off.
55. No one prefers overhead power lines.
56. Ten people prefer store fronts that have flowers and are well lit at night with lamp post lighting.

Lighting

1. Fifteen people prefer well lit crosswalks and parking areas that have tree lighting and street lights.
2. Two people prefer dark roads without many street lights.
3. Eleven people prefer well lit commercial areas with tree lighting, pole lights, awnings and lit store fronts.
4. No one prefers businesses that are dark at night with minimal lamp post outdoor lighting and no awnings.
5. Twelve people prefer well-lit walkways with ground lighting and light post lighting.
6. Four people prefer well-lit crosswalks with string lights, lamp post lighting and hanging baskets.
7. One person prefers sidewalks outside closed storefronts that are dimly lit with tree lighting.
8. No one prefers dimly lit street corners with no crosswalk lighting and store fronts that are closed at night.

Amenities

1. Nine people prefer meandering walkways with lush vegetation and rock walls.
2. Fifteen people prefer splash pads.
3. Seven people prefer dog poop stations.
4. Four people prefer outdoor benches.
5. Eight people prefer band stands.
6. Six people prefer drinking fountains that are for both people and dogs.
7. Three people prefer fountains with landscaping and benches.
8. Twelve people prefer outdoor art.

Traffic Calming

1. Fifteen people prefer brick crosswalks.
2. One person prefers traffic chicanes.
3. Six people prefer curb extensions with bike lanes, sidewalks and benches.
4. Twelve people prefer traffic circles.
5. One person prefers curb extensions for sidewalks.
6. No one prefers curb extensions on both sides of the street with sidewalks on both sides of the street.
7. Three people prefer large, raised brick cross walks.
8. Three people prefer landscaped medians.

Commercial

1. Sixteen people prefer projecting wall signs, sandwich board signs, landscaping and wide sidewalks in front of store fronts.
2. No one prefers strip malls where the businesses have awnings.
3. No one prefers storefronts with landscaping and no overhead power lines with traffic lights on metal arms.

4. Eight people prefer outdoor eating areas and landscaping in front of store fronts.
5. Five people prefer awning lighting, traffic signals on arms, on-street parking and landscaping.
6. Two people prefer strip malls with landscaping.
7. Twelve people prefer projecting wall signs and landscaping at storefronts.
8. No one prefers storefronts with no landscaping, projecting wall signs or on-street parking.

Housing

1. Seven people prefer townhomes with landscaping and lamp posts.
2. Fifteen people prefer two story condos with a lot of landscaping, treescapes and sidewalks.
3. No one prefers three story apartment buildings with a little landscaping.
4. Ten people prefer small site-built houses on small lots.
5. Eight people prefer large houses on large tracts of land.
6. Five people prefer alternative types of housing such as container homes.
7. No one prefers manufactured homes.
8. No one prefers duplexes with limited landscaping.

Parks and Playgrounds

1. Eleven people prefer an outdoor skating rink with string lighting.
2. Six people prefer an amphitheater.
3. Six people prefer a large dog park.
4. Three people prefer a large picnic shelter.

5. Ten people prefer a large playground with benches.
6. Four people prefer a baseball field.
7. Seven people prefer wide sidewalks with benches.
8. No one prefers a small playground.

Open House Comments

August 8, 2023

1. Four people prefer roundabouts with landscaping.
2. Two people prefer bike lanes with curb extension, sidewalks and benches.
3. Two people prefer raised brick crosswalks.
4. Four people prefer landscaped chicanes.
5. One person prefers crosswalks with crosswalk signs.
6. Five people prefer brick crosswalks.
7. Five people prefer landscaped medians.
8. One person prefers chicanes on both sides of the street.

What Open House Attendees Like About Valhalla:

1. Walkability
2. Big Trees
3. Small Town feel
4. Nearness to Mountains