



# CITY OF WALHALLA PLANNING COMMISSION

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Kelvin Bryant, Chair  
Jessie Bunning

Mary Duff, Vice Chair  
William Tatum

**Monday, February 10, 2025**

Planning Commission Meeting

5:30 PM

105 W South Broad Street  
Walhalla, South Carolina 29691

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - a. January 13, 2025
4. Election of Officers
5. Public Hearings
  - a. Request for Text Amendment: Amendment to Ordinance #2021-17 prohibiting drive-throughs in Office Commercial, Core Commercial
6. Old Business
7. New Business
8. Public Comments, Non-Agenda Items
9. Other Business
10. Adjournment

**City of Walhalla Planning Commission**  
**Monday, December 9, 2024 • 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, Jessie Bunning, Mary Duff and William Tatum

**Members Absent:** None

**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, Mrs. Bunning moved to approve the agenda; Ms. Duff seconded. The agenda was unanimously approved.

**Approval of Minutes:** Chairman Bryant called for any changes to the December 9, 2024 minutes. Mrs. Bunning moved to approve the minutes; Ms. Duff seconded. The minutes were approved.

**Public Hearing:** None

**New Business:**

Zoning Code Revision, Chip Bentley, ACOG

Mrs. Myers introduced Mr. Chip Bentley with the Appalachian Council of Governments (ACOG). Mr. Bentley provided an overview of ACOG and the services offered. He explained that Mr. Jeff Guilbault will be the primary contact for the City's efforts to revised the zoning ordinance, Chapter 330 of the Code of Ordinances. Commissioners were asked of any concerns or issues with the current code and noted that ACOG staff will review the ordinances for inconsistencies, outdated regulations and regulations that may lead to unintended consequences.

Request for Text Amendment to allow Drive-throughs in the Core Commercial Zoning District

Mr. Cliff Powell addressed the Commission and expressed a potential development that would include a drive-through, which is currently prohibited in Office Commercial and Core Commercial Districts. The Commission shared a variety of opinions on whether drive-throughs should be allowed, ranging from restricting the downtown area to more walkable, small businesses to allowing any business from developing. Mr. Chip Bentley noted that retailers and chains can be required to adhere to a design standard to allow the character of the area to remain without prohibiting growth and economic development. Mr. Tatum moved the direct staff to draft an amendment that would allow applicants the ability to petition for a drive-thru opposed to a total prohibition. Mrs. Bunning seconded. The motion to move forward with a draft amendment was approved 3-1 with Ms. Duff opposing.

Hearing no further comments, Chairman Bryant adjourned the meeting at 6:20 PM, with a motion by Mr. Tatum and a second by Mrs. Bunning.

Respectfully Submitted,

Celia Boyd Myers, AICP  
City Administrator

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2025-03

CITY OF WALHALLA )

**AN ORDINANCE TO AMEND THE CITY OF WALHALLA CODE OF ORDINANCES, CHAPTER 330, ARTICLE III, SECTION 1.10 DOWNTOWN DEVELOPMENT OVERLAY DISTRICT REGARDING APPROVAL FOR MURALS AND ARTICLE V, SECTION 1.25 SIGN REGULATIONS REGARDING APPROVAL FOR FREE-STANDING SIGNS WITHIN THE DOWNTOWN DESIGN OVERLAY AS AMENDED BY ORDINANCE #2021-17, AND ISSUES RELATED THERETO**

**Whereas**, the City of Walhalla, a body politic and corporate and a political subdivision of the State of South Carolina (the "City"), acting by and through its City Council (the "City Council") has previously adopted City of Walhalla Ordinance # 2021-17, amendment to the Zoning Ordinance (the "Ordinance"), which Ordinance contains language prohibiting drive-throughs in the Office Commercial and Core Commercial Zoning Districts; and

**Whereas**, City Council is authorized to amend zoning regulations ; and

**Whereas**, goals of the zoning ordinance include the orderly growth of City and standards that lead to an attractive, safe and inviting City; constructing a visually attractive and economically vibrant City; and assuring new developments relates to the character of downtown and is compatible with surrounding neighborhoods; and

**Whereas**, the City of Walhalla Planning Commission held a public hearing on February 10, 2025 and recommended \_\_\_\_\_;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 330, Section 1.19, and Chapter 330, Section 1.21 shall be amended as follows:

1. Amend Article III Establishment of Zoning Districts; Rules for Interpretation of Boundaries; Application of District Regulations to include:

**§ 330-1.19 Office Commercial District**

C. Conditional uses. The following uses shall be permitted on a conditional basis in any OC Zoning District:

(12) Drive-Throughs, provided they adhere to the following conditions:

(i.) They must comply with the Downtown Design Guidelines;

(ii.) Maintain ingress and egress on a roadway classified as Urban-Local or submit a traffic impact study for a roadway classified as Collector or Arterial;

(iii.) Must be placed so that pedestrians entering and exiting the building are not required to cross the driving lane. When it is necessary for individuals to have to cross drive-through lanes, crosswalks have to be clearly differentiated from the parking area to the building entrance.

(iv.) Lanes must be situated so that other vehicles leaving or entering the parking lot won't be hindered by others using the drive-through.

(v.) Entrances and exits to drive-throughs must be placed so they do not come within 150 feet of the centerlines of intersecting streets.

(vi.) Buildings of businesses that use drive-throughs to serve food primarily for off site consumption may not be located within 500 feet of one another.

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.

~~(7) No drive-throughs of any kind are permitted. [Added 9-21-2021 by Ord. No. 2021-17]~~

#### § 330-1.21 **Core Commercial District**

E. Other requirements. Uses permitted in CC Zoning Districts shall be required to conform to the standards set forth below. All other relevant portions of this Part 1 shall apply.

~~(5) No drive-throughs of any kind are permitted. [Added 9-21-2021 by Ord. No. 2021-17]~~

2. Should any portion of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall not affect the remaining terms and provisions of this ordinance, all of which are hereby deemed separable.
3. All orders, resolutions, and enactments of City of Walhalla Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This ordinance shall take effect and be in full force and effect from and after second reading and enactment by City of Walhalla Council.

THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK.

AND IS DONE AND RATIFIED in Council Duly assembled this \_\_\_\_ Day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Tim Hall, Mayor

**ATTEST:**

\_\_\_\_\_  
Celia Boyd Myers, City Administrator

Introduced By:

First Reading:

Public Hearing,  
Second Reading  
And Adoption: