



CITY OF WALHALLA PLANNING COMMISSION

Kelvin Bryant, Chair
Jessie Bunning

Mary Duff, Vice Chair
William Tatum

Monday, January 13, 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. December 9, 2024
4. Public Hearings
5. Old Business
6. New Business
 - a. Chip Bentley, ACOG
 - b. Request for Text Amendment: Amendment to Ordinance #2021-17 prohibiting drive-throughs in Office Commercial, Core Commercial
7. Public Comments, Non-Agenda Items
8. Other Business
9. 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 and Mary Duff

Members Absent: William Tatum

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 October 14, 2024 minutes. Mrs. Bunning moved to approve the minutes; Ms. Duff seconded. The minutes were approved.

Public Hearing: None

New Business: Revisit Chicken Ordinance

Mrs. Myers shared that the Planning & Community Development Committee of City Council had voted to ask the Planning Commission to revisit the Animal Chapter of the Code of Ordinances for the purpose of allowing chickens. A history of the previous year's work was provided - Commission had recommended that chickens be allowed in R-25 zones with set standards last year. City Council later tabled the issue. The Commission discussed the pros and cons. City Council had requested that Dr. Michelle Hall of Clemson University provide additional information prior to a recommendation. The Commissioners noted that they welcomed the additional information, but stated that they must balance both the welfare of the chickens and human neighbors. Initially, the Commission was favorable of allowing in lots that were 1 acre in size, but noted that a special exception should be added to provide an opportunity for residents that have less than 1 acre. No action was taken.

Hearing no further comments, Chairman Bryant adjourned the meeting at 6:38 PM, with a motion by Ms. Duff and a second by Mrs. Bunning.

Respectfully Submitted,

Celia Boyd Myers, AICP
City Administrator

§ 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]**

§ 330-1.21. CC Core Commercial District.

- A. Purpose. The intent of the CC Zoning District is to encourage the maintenance or enhancement of a centrally located trade, commercial, residential activities, and community service area, and to provide for the orderly expansion of such uses. All property contained within the CC District is also included in the Downtown Development Overlay District. Therefore, the requirements contained in § 330-1.10A of this Part 1 will apply to said property, in addition to all other requirements contained in this § 330-1.21. The sign requirements of § 330-1.25 pertaining to properties within the Downtown Overlay District also apply to all parcels within the CC District.
- B. Permitted uses. The following uses shall be permitted in any CC Zoning District:
- (1) Any use permitted in any OC Zoning District.
- C. Conditional uses. The following uses shall be permitted on a conditional basis in any CC Zoning District:
- (1) Any use permitted on a conditional basis in any OC Zoning District subject to the conditions of § 330-1.19C, including major retailers, provided they establish themselves in a structure that was constructed before Ord. No. 1994-8 and have over 15,000 square feet. **[Amended 9-21-2021 by Ord. No. 2021-17]**
 - (2) Single-family and multifamily residential uses as set forth in the MFR Zoning District, provided such use is not on the ground floor of the building.
 - (3) Hotel use as set forth in the HC Zoning District, provided no rooming units are on the ground floor of the building.
- D. Special exception uses. Certain uses within any Core Commercial 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.
- 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.
- (1) Maximum height of building: 5.5 stories or 77 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
 - (2) Setbacks from sidewalk shall not be required.
 - (3) No vacant building in the CC District shall be used for storage of equipment or materials. Any vacant commercial or office building in the CC District shall have 120 days following adoption of this Zoning Ordinance to come into compliance with the aforementioned standard by removing all stored materials and equipment. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

- (4) Where provided, off-street parking for nonresidential uses 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 CC District.
- (5) No drive-throughs of any kind are permitted. **[Added 9-21-2021 by Ord. No. 2021-17]**