



# CITY OF WALHALLA PLANNING COMMISSION

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Jessie Bunning, Chair  
Mary Paula Duff  
William Tatum

Kelvin Bryant, Vice Chair  
Lynn McClain

**Monday, January 8, 2024**

Planning Commission Meeting

5:30 PM

206 North Church Street

Walhalla, South Carolina 29691

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Officer Election
  - A. Chair
  - B. Vice Chair
4. Approval of Minutes - November 13, 2023
5. Public Comments, Non-Agenda Items
6. New Business
  - A. Draft Comprehensive Plan Goals and Strategies
  - B. Draft Accessory Dwelling Unit Ordinance
  - C. Draft Text Amendment Concerning Roof Pitch
  - D. Draft Text Amendment for Mural Approval and to Change Downtown Development Overlay District Sign Approval
7. Other Business
  - A. Meeting Schedule for 2024
  - E. Dates for Retreat to Review Goals and Priorities
8. Adjournment

**City of Walhalla Planning Commission**  
**Monday, November 13, 2023 • 5:30 PM**  
**Council Chambers • City Hall**  
**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, Mary Duff, Lynn McClain and William Tatum

**Members Absent:** Jessie Bunning

**Staff Present:** Celia Myers and Mark Bloomer

**Call to Order:** Vice-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 Minutes:** Vice-Chairman Bryant called for a motion to approve the Planning Commission minutes of the June 12, 2023 meeting. Hearing none, Mr. Tatum moved to approve the minutes; Lynn McClain seconded. The minutes were unanimously approved, 4-0.

**Welcome New Member:** Vice-Chairman Bryant introduced new Planning Commission member Mary Duff. Ms. Duff stated that she is from New York, and she works as a Human Relations Director.

**Introduction of New Planner:** Vice-Chairman Bryant introduced new Planner Mark Bloomer. Mr. Bloomer stated that he moved here from the Wilmington, North Carolina area. He has over 14 years of Planning experience, and a law degree. Mr. Bloomer looks forward to working with the Planning Commission.

**Public Hearings:** None

**Public Comments, Non-Agenda Items:** No comments were presented at this time.

**Other Business:** None

Hearing no further comments, Vice Chairman Bryant adjourned the meeting at 5:38 PM.

Respectfully Submitted,

Mark Bloomer  
Community Development Manager

## Attachment A: Policy Recommendations and Implementation Strategies

<b>Recommendation 1: Undertake a comprehensive economic development policy for the City of Walhalla</b>
<b>Implementation Strategy 1.1:</b> Employ innovative financial and socioeconomic programs at the local level
<b>Implementation Strategy 1.2:</b> Strengthen ties with local partners for leveraging opportunities in the new economy
<b>Recommendation 2: Expand cultural and recreational opportunities, quality of life and public safety efforts</b>
<b>Implementation Strategy 2.1:</b> Address Parks & Recreation systems' needs, facilities, historic preservation
<b>Implementation Strategy 2.2:</b> Address public health, safety and facilities' needs, including police, emergency medical and fire services, water and sewer, sanitation and recycling
<b>Implementation Strategy 2.3:</b> Address quality of life issues of various demographic groups, including aging population, young professionals, veterans, residents living in concentrated poverty and those with disabilities
<b>Recommendation 3: Enhance environmental quality and capitalize on green infrastructure and emerging energy opportunities</b>
<b>Implementation Strategy 3.1:</b> Undertake additional natural resource protection and enhancement efforts
<b>Implementation Strategy 3.2:</b> Maintain and enhance tree canopy and green spaces
<b>Recommendation 4: Enhance and diversify the transportation system, with a focus on connectivity</b>
<b>Implementation Strategy 4.1:</b> Continue improvements to the current transportation system and prepare for emerging demands
<b>Implementation Strategy 4.2:</b> Link transportation modes with housing, economic development and land use strategies
<b>Implementation Strategy 4.3:</b> Enhance road capacity by implementing access management and connectivity measures.

**Recommendation 5: Encourage a variety of housing types and densities where possible**

**Implementation Strategy 5.1:** Promote infill development

**Implementation Strategy 5.2:** Offer market-based incentives for developing traditional neighborhoods

**Implementation Strategy 5.3:** Identify barriers to housing in development regulations and adjust as appropriate

**Implementation Strategy 5.4:** Identify and address dilapidated housing

**Recommendation 6: Initiate further growth planning activities in prioritized areas**

**Implementation Strategy 6.1:** Utilize growth management techniques in high-growth areas

**Implementation Strategy 6.2:** Initiate development planning for low-growth areas

**Implementation Strategy 6.3:** Prioritize key areas for further focused studies

Strengths

① Location - position for success  
- Gateway to the mts

② Current assets (mus. wpa, downtown, NRs)

Small <sup>town</sup> charm, attractive

Climate

momentum for growth

unique cultural history

Community

Walkable

Accessibility

Festivals

expectations

cycling community

eco dev incentives

improvements

quilt trail

murals

greenway

hiking/parks

STRs

Lake Keowee

County seat

Visitor's center

Stumphouse

tap rooms

night life

Streetscape

① P

②

## Opportunities

Palmetto Trail (connecting)

Stumphouse Park

Yellow Branch

Greenway (downtown)

Outdoor interpretation (mus, historical)

QR codes (use technology)

maps / directory

downtown connectivity

embrace resources

support established resources (avoid duplication)

take advantage of funding

② communication

③ greenspace (dog, playground, amphit., splash pad, parking)

embrace change

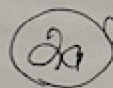
plan for growth

## Opportunities

growing in size (annexation)

marketing (targeted)

welcome packet (Good Neighbor Program)



Communication

- water bill
- monthly/quarterly newsletter
- weekly "what's happening"

Use available data

online park passes (annual)<sup>day</sup>/designation sites

capture 100% revenue @ Stumphouse

Interns

# Needs

dog park

pavilion

③ College St (sidewalk, lighting, purposeful)

real + perceived safety

Shuttle service (events, stumphouse)

partnerships

German restaurants

outdoor store (variety of shops)

Economic dev. / recruit

① manpower

utilities (sewer backup, line breaks)

maintenance

② funding / support



## Challenges

① Parking \*\*\*\*

meet service demand (rec)

② Stumphouse (money box, line)  
communication/engagement

Signage

lack of use  
on available green

dumpster in parking lot

bike rental (lack of tools to use offerings)

Sidewalk maintenance/connectivity

lighting

not child/dba  
friendly

additional parking

no parks downtown

hrs (Sun-Mon)

purposeful sidewalks

vacant buildings

play pts

types of shops (vape, nonconforming)

code enforcement

county seat

comes in  
to street  
parking

## Challenges

poop stations (lack)  
shade, green for dogs

Stray dogs

lack of visible park resources (passive)  
- resources to operate (personnel)

funding - CIP

traffic safety

public restrooms

identify rec opportunities

power lines (overhead)

③ maintenance

STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2024-02

CITY OF WALHALLA )

**AN ORDINANCE TO AMEND THE CITY OF WALHALLA CODE OF ORDINANCES, CHAPTER 330, ARTICLE III, SECTION 1.14 R-25 SINGLE FAMILY RESIDENTIAL DISTRICT**

**Whereas**, the City of Walhalla does not currently have many vacant, buildable lots; and

**Whereas**, the City of Walhalla needs more housing; and

**Whereas**, the City of Walhalla Planning & Community Development Department and Planning Commission are currently responsible for enforcing zoning regulations and reviewing permit applications;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 330, Article III, Section 1.14 shall be amended as follows:

**Article III**

**Establishment of Zoning Districts; Rules for Interpretation of Boundaries; Application of District Regulations**

**§330-1.14. R-25 Single Family Residential District**

- B. Permitted uses. The following building and uses shall be permitted in any R-25 Zoning District.
  - (1) Single-family dwellings, detached (other than mobile homes);
  - (2) Cultivation of land general gardening, horticulture or growing agricultural crops, and plant nursery and sales;
  - (3) Accessory building and structures in conjunction with permitted uses as prescribed in §330-1.46.
  - (4) **An accessory dwelling unit subject to the following conditions:**
    - (a) **Only one accessory dwelling unit is permitted per lot. The accessory dwelling unit must be site built.**
    - (b) **Separate detached garages and separate accessory dwelling units are not permitted on the same lot. Accessory dwelling units may be created as a second story within detached garages if the height of the accessory dwelling unit on top of the garage does not exceed 28 feet.**
    - (c) **The gross floor area of an accessory dwelling unit must not exceed 50**

percent of the principal building’s floor area. The building footprint of the accessory dwelling unit shall not exceed 40 percent of the living area of the principal residence. The “building footprint” includes patios and porches.

- (f) One off-street parking space must be provided for each bedroom within an accessory dwelling unit.
- (g) The maximum permitted height for an accessory dwelling unit is one story.
- (h) All required permits must be obtained prior to construction of the accessory dwelling unit. The accessory dwelling unit must comply with applicable requirements of the International Building Code and other applicable federal, state, or local codes.
- (i) The accessory dwelling unit must be completely detached from the principal structure.
- (j) The accessory dwelling unit must be placed on the rear of the property. It must be located at least 10 feet from the rear property line and at least 10 feet from side property line.

Duly assembled this \_\_\_\_\_ Day of \_\_\_\_\_ 2024.

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

(seal)

**ATTEST:**

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

Introduced By: \_\_\_\_\_

First Reading: \_\_\_\_\_

Public Hearing,  
Second Reading  
And Adoption: \_\_\_\_\_

## Background on roof pitch requirements:

A steeper roof of 4/12 or more will make a manufactured home look much more like a conventional home. Many manufactured homes come with a 3/12 roof pitch, but some can be upgraded to a 4/12, 5/12 or greater. Usually pitches of 5/12 are limited to modular homes with hinged roofs, so they can be transported within height limits.

In addition to aesthetics, it is believed a roof with a 4/12 pitch may also be better for shingles than a standard 3/12 pitched roof, assuming a shingled roof vs metal. Below is an image showing the angle of various roof pitches.



STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2024-03

CITY OF WALHALLA )

**AN ORDINANCE TO AMEND THE CITY OF WALHALLA CODE OF ORDINANCES,  
CHAPTER 199, SECTION (2) CONSTRUCTION STANDARDS FOR  
MANUFACTURED HOMES**

**Whereas**, the Walhalla City Council adopted Chapter 199 to set standards for mobile homes that are brought into the city limits for the purpose of bringing in mobile homes that are consistent with other homes in the vicinity; and

**Whereas**, the Board of Zoning Appeals must approve via Special Exception the placement of a mobile home on a lot that is zoned General Residential; and

**Whereas**, the City of Walhalla needs more housing; and

**Whereas**, removing the roof slope requirement from Chapter 199, Article 2, Section (C)(1) will potentially allow more affordable mobile homes to be brought in to the City of Walhalla; and

**Whereas**, the City of Walhalla Planning & Community Development Department and Planning Commission are currently responsible for enforcing zoning regulations and reviewing permit applications;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 199, Section 2, shall be amended as follows:

**§ 199 Manufactured Homes**

**§ 199-2 Construction standards.**

- A. No building permit shall be issued for any manufactured home originally brought into the City of Walhalla or relocated within the City subsequent to the adoption of this chapter unless a certificate of zoning compliance shall have been issued by the Zoning Administrator, to certify that the manufactured home is in full compliance with this chapter.
- B. All manufactured homes brought into the City of Walhalla, or relocated within the City of Walhalla after the adoption of this chapter, shall be required to be in compliance with each of the following requirements.
- C. All manufactured homes subject to this chapter shall meet or exceed the most current construction standards promulgated by the U.S. Department of Housing and Urban Development, as well as the South Carolina Manufactured Housing Board, including:
  - (1) ~~A gable roof having a pitch with a minimum vertical rise of 4.5 feet for each 12 feet of~~

~~horizontal run.~~

- (2) A roof finished with shingles, with a fire rating of Class C or better, and that are commonly used in standard residential construction.
- (3) A minimum width of 24 feet and a minimum length of 40 feet.
- (4) A roof structure that provides an eave projection of no less than 12 inches, which may include a gutter.
- (5) Exterior siding, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential constructions, consisting of one or more of the following:
  - (a) Vinyl siding whose reflectivity does not exceed that of flat white paint;
  - (b) Cedar or other wood siding;
  - (c) Wood grain;
  - (d) Stucco siding; or
  - (e) Brick or stone siding.
- (6) Skirting must be installed and maintained so that it encloses the area under the manufactured multi-section homes and modular porches, decks or other additions to ground level. The foundation skirting or curtain wall may be of brick, masonry or stone materials designed for permanent outdoor installation.
- (7) A permanent landing and steps with handrails are required for each outside doorway, excluding the front door. The structure must include steps which lead to ground level. The landing, handrails and steps must meet the following requirements:
  - (a) A minimum four-by-four landing shall be required outside each exit door.
  - (b) The landing shall not be more than 8.5 inches below the threshold.
  - (c) Steps shall be 8 1/4 inches maximum in height. Treads shall be a minimum of nine inches wide.
  - (d) All wood components in contact with the ground must be treated and approved for ground contact.
  - (e) If steps are 30 inches or greater in height, permanent handrails are to be installed.
- (8) A front porch shall be erected and be at least eight feet by 10 feet.
- (9) Units shall be placed on permanent foundation supports of concrete or other suitable material adequate for the load.
- (10) All visible mobile features shall be removed.

- (11) If the proposed unit will be replacing another dwelling unit (mobile home, manufactured home, stick-built) or be built within an existing neighborhood, the home must be constructed to blend into the street and/or neighborhood. It should have the aesthetic qualities of other dwelling units in the area.
- (12) Decorated windows, bay windows, columns and fancier exterior trim are encouraged.
- (13) Each manufactured home shall be anchored according to the HUD regulations of the National Manufactured Housing Construction and Safety Standards Act or the manufacturer's installation manual.

AND IS DONE AND RATIFIED in Council Duly assembled this \_\_\_\_\_ Day of \_\_\_\_\_ 2024.

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

(seal)

**ATTEST:**

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

Introduced By: \_\_\_\_\_

First Reading: \_\_\_\_\_

Public Hearing,  
Second Reading  
And Adoption: \_\_\_\_\_



STATE OF SOUTH CAROLINA )

COUNTY OF OCONEE )

ORDINANCE 2024-04

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**

**Whereas**, the Walhalla City Council adopted the Downtown Design Overlay and Design Guidelines for the purpose of creating site and building designs consistent with the City’s principles, goals and policies, to be used by the City’s Planning & Community Development Department and Planning Commission as a consistent framework for reviewing new projects; and

**Whereas**, developments within the Downtown Design Overlay are expected to respond to design guidelines and standards in a manner that complements the historic character of the City of Walhalla; and

**Whereas**, goals of Downtown Design Guidelines include the creation of memorable downtown experiences that are attractive, safe and inviting; constructing a visually attractive and economically vibrant urban center; and assuring new developments relates to the character of downtown and is compatible with surrounding neighborhoods; and

**Whereas**, the City of Walhalla Planning & Community Development Department and Planning Commission are currently responsible for enforcing zoning regulations and reviewing permit applications;

**Now Therefore:** it is ordained and enacted by the Mayor and Councilmembers of the City of Walhalla, in Council assembled, that Chapter 330, Article III, Section 1.10, and Chapter 330, Article V, Section 1.25 shall be amended as follows:

**Article III**

**Establishment of Zoning Districts; Rules for Interpretation of Boundaries; Application of District Regulations**

**§ 330-1.10 Downtown Development Overlay District**

**A. Downtown Development Overlay District**

**(4) Murals.**

(a) Goal. The City of Walhalla would like to promote its history and culture through the display of public art, including murals.

(b) Definitions. As used in this subsection, the following terms shall have the meanings indicated:

MURAL: An image, such as a painting or enlarged photograph, applied directly to a wall or external ceiling.

MURAL SIGN: A large picture/image (including but not limited to painted art) which is painted, constructed or affixed directly onto a vertical building wall, which may or may not contain text, logos and/or symbols.

(c) Regulations.

[1] Murals are allowed with a mural permit in the Downtown Development Overlay District.

[2] Murals are purely artistic forms of expression. While basic content is free from evaluation, obscenity and other language deemed questionable may require approval.

[3] Depending on content, murals will be evaluated for signage calculation and the remaining area can be deemed a mural. If the following content is incorporated within a mural, those items shall be classified as signage and comply with the standards for attached wall signs:

[a] Advertising message for contemporary establishments and/or contemporary merchandise/services;

[b] Advertisement for products, services or businesses;

[c] Commercial text;

[d] Logos;

[e] Registered trademarks; and

[f] Containing graphics (other than logos or registered trademarks) related to goods and services provided on site.

[4] Murals are highly visible in the public realm and may express City history and community character. In the absence of a recognized group tasked to review and consider these qualities, and the artistic intent of the design, evaluation will be regulated on a content-neutral basis.

[5] No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a mural permit. The following design criteria shall apply to any mural artwork commissioned:

[a] The proposed wall mural shall be well-integrated with the building and neighboring structures and harmonious with the surrounding environment. The proposed wall mural, by its design, scale, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use, and will contribute to Walhalla's character and quality of life.

[b] The proposed wall mural shall exhibit exceptional design quality that enhances the overall development and appearance of Walhalla. The paint and/or materials to be

used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long-lasting variety.

[6] Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. While natural aging is acceptable, murals that are not maintained sufficiently may be considered a public nuisance.

[7] A mural permit application shall be completed by the building owner or their applicants' agent and submitted to the Zoning Administrator. The application shall include at a minimum the intended location of the mural, size, subject matter, medium and a summary of the general color palette to be used. A visual representation shall also be included in the application. **Zoning Administrator shall prepare a staff recommendation and present to Planning Commission. City Council Planning Commission** shall review and act to approve, deny or require revisions in all submittals.

## **Article V Sign Regulations**

### **§ 330-1.10 General Regulations**

D. Permitted signs. The following signs are allowed, subject to the permitting requirements of § 330-1.26, Permitting process, and the applicable development regulations of this Part 1.

(1) Permanent freestanding business identification signs.

(a) Allowable area: not to exceed 36 square feet in area for a single business, or 120 square feet for multiple businesses on the same panel.

(b) Number. One freestanding sign is allowed for each developed site, lot or parcel on which a nonresidential use is constructed. Where a site or parcel fronts on more than one street, one freestanding sign is permitted for each street. Where two or more businesses or buildings occupy the same site or parcel controlled by a single owner or landlord (shopping center or industrial park), only one freestanding sign for the aggregate businesses shall be permitted per street frontage.

(c) Location. No freestanding sign shall:

[1] Be located nearer than five feet to any property line, nor shall such sign face overhang or extend beyond the property line or in any way impair visual clearance at driveway or street intersections.

[2] Be set back less than 10 feet from any street right-of-way line.

[3] Be permitted in the Downtown Development Overlay District unless it meets all Downtown Design Guidelines, is aesthetically appropriate and is approved by **City Council the Zoning Administrator**.

(d) Height: not higher than eight feet above finished grade of the ground at the sign

base, except a maximum height of 30 feet from the ground (pavement) is permitted in Highway Commercial or Light Industrial Districts only.

(e) In Office Commercial Districts, a sign may be of berm or solid base design. Application for berm design must be accompanied by a landscape maintenance plan.

(f) Where average elevation of a lot is lower than the finished grade of the abutting edge of the sidewalk, a pole or support may be permitted to raise the sign to the level allowed by height regulations.

(g) Sign must be permanently affixed. A solid base sign shall be ground-mounted, solid all the way to the ground and constructed of wood, brick, masonry or similar durable materials.

AND IS DONE AND RATIFIED in Council Duly assembled this \_\_\_\_\_ Day of \_\_\_\_\_ 2024.

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

(seal)

**ATTEST:**

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

Introduced By: \_\_\_\_\_

First Reading: \_\_\_\_\_

Public Hearing,  
Second Reading  
And Adoption: \_\_\_\_\_