

CITY OF WALHALLA

"MAIN STREET to the MOUNTAINS"

Mr. Danny Woodward, Mayor Pro Tem
Ms. Sarai Melendez, Councilwoman
Mr. Keith Pace, Councilman
Mr. Tyler Jordan, Councilman

Mr. Danny Edwards, Mayor

Mr. Grant Keehn, Councilman
Mr. David Underwood, Councilman
Mr. Michael Kozlarek, City Attorney
Mr. Timothy B. Burton, City Administrator

AGENDA
WALHALLA CITY COUNCIL MEETING
June 20, 2023
5:30 PM
City Hall
206 N Church St, Walhalla, SC

CALL TO ORDER & WELCOME

Mayor Edwards

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

May 16, 2023

PUBLIC COMMENT (Public Comment is limited to 5 minutes and must be directed to Council, per City Ordinance 2022-8)

ADMINISTRATOR COMMENTS

Brandon Burton

MONTHLY ADMIN AND STAFF REPORT

Brandon Burton

READING OF PROCLAMATIONS, RESOLUTIONS, AND ORDINANCES

Mayoral Proclamation:

None proposed

First and Final Reading of Resolutions:

Resolution 2023-12 Resolution Changing Meeting Dates

Resolution 2023-13 Resolution affirming 2 CFR 200 procurement guidelines for SCIIP.

Mr. Danny Edwards, Mayor

Mr. Danny Woodward, Mayor Pro Tem
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Mr. David Underwood, Councilman
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Second, Final Reading and Public Review of Ordinances: (Public Comment is limited to 5 minutes and must be directed to Council, per City Ordinance 2022-8)

- 1. ORDINANCE 2023-16 AN ORDINANCE TO REPEAL CHAPTER 123 BUILDINGS AND BUILDING CONSTRUCTION OF THE CITY OF WALHALLA CODE OF ORDINANCES AND REPLACE WITH CHAPTER 123 BUILDING CODES**

First Reading of Ordinances:

(none proposed)

DISCUSSION AND/OR ACTION ITEMS (to include Vote and/or Action on matters brought up for discussion, if required)

- 1. Mural Permit Application**
- 2. Discussion on CPAT**
- 3. Discussion on Historical designation for Gym and Memorial Field**
- 4. Discussion of proposed Water and Sewer Ordinance**

EXECUTIVE SESSION (to include Vote and/or Action on matters brought up for discussion, if required)

- 1. Contractual Real Estate Matter**
- 2. Personnel matter regarding city employee**
- 3. Contractual/personnel matter regarding City Administrator**

MAYOR COMMENTS

Mayor Edwards

ADJOURN

**City of Walhalla
City Council
Tuesday, May 16, 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.

Councilmembers Present: Mayor Danny Edwards, Mayor Pro Tem Danny Woodward, Tyler Jordan (Zoom), Grant Keehn, Sarai Melendez, Keith Pace and David Underwood

Councilmembers Absent: None

Staff Present: Brandon Burton, John Marshall Mosser (Attorney), Scott Parris and Celia Myers

Call to Order: Mayor Edwards called the meeting to order at 5:32 PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Moment of Silence: Mayor Edwards called for a moment of silence.

Pledge of Allegiance: Mayor Edwards asked Councilmember Melendez to lead the Pledge of Allegiance.

Approval of Agenda: Mayor Edwards called for a motion to approve the agenda. Mr. Pace moved to approve the agenda; Mr. Woodward seconded. The agenda was unanimously approved.

Approval of Minutes: Mayor Edwards called for any changes to the April 18, 2023 and May 2, 2023 minutes. Hearing none, Mr. Keehn moved to approve the minutes; Mr. Underwood seconded. The minutes were unanimously approved.

Public Comments: Mayor Edwards called for any public comments.

Marcy Loucks, McKinley, Cooper & Co., LLC - Ms. Loucks reviewed the City's audit, as prepared by McKinley, Cooper & Co. She stated the City was given an unmodified or clean audit, adding that the accounts were presented fairly. She commended the City and stated there was a "good team" here now. She briefly answered questions presented by Council.

Jason Cox - Mr. Cox introduced himself and requested of Council a leak reduction to his water bill. He explained a leak was detected and fixed, with photos and invoices as proof. Mr. Burton explained that this request would be heard and discussed in executive session.

Administrator's Comments: Mr. Burton noted that ACOG (Appalachian Council of Governments) had been contracted to serve as project manager for the RIA SCIIP grant. No transfer of funds is associated with this contract.

Resolution 2023-11 - Resolution honoring Christopher Truman Galloway

Mayor Edwards invited Mr. Chris Galloway up to accept a resolution honoring him for his service to the City, in commemoration of his retirement. Mr. Galloway received a standing ovation. Mr. Underwood moved to accept this resolution; Mr. Woodward seconded. The motion passed unanimously.

Ordinance 2023-11 - An ordinance to repeal Ordinance 2022-16 and replace with an ordinance providing for the election of Mayor Pro-Tem and establishing committee duties and other matters related thereto

Mayor Edwards opened the public comment section and invited members of the public to speak on this proposed ordinance. None approached. Mr. Pace moved to adopted Ordinance 2023-11 on second reading; Mr. Woodward seconded. Mayor Edwards called for any discussion. Ms. Melendez moved to amend the ordinance to change all language to reflect "chairperson", opposed to chair or chairman. Mr. Pace seconded. The motion to amend the ordinance passed unanimously. Mayor Edwards called for any other discussion. Ms. Melendez moved to amend the ordinance to move the General Government Committee from section #4 to #5 under "Standing Committees". Mr. Keehn seconded. The motion to amend was passed unanimously. Hearing no further discussion, Ordinance 2023-11 was adopted unanimously, as amended.

Ordinance 2023-12 - An ordinance to adopt the codified ordinances of the City of Walhalla

Mayor Edwards asked Mr. Burton to introduced Ordinance 2023-12. Mr. Burton gave a brief overview of the ordinance and explained all ordinances will remain in City Hall, but the codification, required per law, assembles all adopted ordinances into the Municipal Code. He added that this is currently available online for the public to view. Mayor Edwards opened the public comment section and invited members of the public to speak on this proposed ordinance. Mr. Tim Baker questioned whether the Code would be available online and how updates would be handled. Mr. Burton responded that the Code was already available on the City's webpage and stated that new ordinances would be incorporated in the Code after adoption at second reading. Mr. Keehn moved to adopt Ordinance 2023-12 on second reading; Ms. Melendez seconded. Mayor Edwards called for any discussion. Hearing none, Ordinance 2023-12 was adopted unanimously.

Ordinance 2023-13 - An ordinance to raise revenue and adopt a budget for general, water, sewer and hospitality funds, herein known as the "Unified Budget of the City of Walhalla, South Carolina" for the fiscal year beginning July 1, 2023 and ending June 30, 2024, and other matters related thereto

Mayor Edwards asked Mr. Burton to introduced Ordinance 2023-13. Mr. Burton presented the proposed budget for FY23-24 and noted that the proposed fee schedules had been amended, due to an omission of the rental fee for recreation fields and to expand the spreadsheet rows for readability. He also noted the Oconee Joint Regional Sewer Authority's fee schedule will be linked to the City's, once the Authority adopts its budget and fee schedule. Mayor Edwards opened the public comment section. No one approached. Mr. Pace moved to adopt Ordinance 2023-13 on second reading; Mr. Woodward seconded. Mayor Edwards called for any discussion.

Mr. Keehn moved to amend the budget to allow for a \$3,000 across the board raise for all City employees. Mr. Jordan seconded the amendment. Mayor Edwards asked for the number of employees. Mr. Burton replied the City had seventy-one (71) positions. Mayor Edwards asked Mr. Keehn if he was proposing a \$3,000 bonus or raise. Mr. Keehn clarified that he was proposing an increase or raise. Ms. Melendez asked if the amount would be around \$210,000. Mr. Burton clarified that it would be \$213,000. Ms. Melendez and Mayor Edwards questioned how it would impact the budget and each department's budget. Mr. Burton stated that he will have to go back and work through it, as he was unaware of the proposal. Mr. Pace stated that the amount would be larger, as taxes, insurance, retirement, etc. would need to be taken into account. Mayor Edwards asked if this accounted to roughly 20%. Mr. Burton replied that fringe benefits were approximately 35%, therefore the proposal would add roughly \$287,550. Hearing no further discussion, Mayor Edwards called for a vote. The motion to amend Ordinance 2023-13, to add the \$3,000 raise, failed with Mayor Edwards, Mr. Woodward, Mr. Pace and Mr. Underwood opposing.

Mr. Pace then moved to amend the budget to delete the two (2) proposed positions under the Water Crew and add one (1) position to Water Billing, with the stipulation that the position would have Assistant City Clerk responsibilities, with a salary not to exceed \$37,000. Mr. Woodward moved to second this amendment. Mr. Keehn questioned how the backlog of work would be accomplished without the additional 2-person crew. Mr. Pace suggested the newly awarded SCIP grant could cover these needs. Mr. Keehn asked Mr. Scott Parris if this was accurate. Mr. Parris described the current projects where the proposed 2-person crew would assist. He further described the grant application process and how each need/rehab was outlined, in the application. He concluded that he was unsure how changes would be received, but he expected it to be negatively. Mr. Burton added that the grant was awarded based on the work described in the application. Mr. Parris then described the work included in the grant application. Mr. Keehn asked if he expected any funds to be left over. Mr. Parris replied that he didn't think so, as he expected a "foot race" due to the other grant awardees and rush for materials/contractors. Mayor Edwards questioned whether in-kind work was allowed. Mr. Burton stated that staff had not received training for this grant to date; it is scheduled for the end of the month. The rules would be explained at that time. Mr. Keehn questioned if this proposed change would cause the City to fall further behind or remain about the same, in terms of work backlog. Mr. Parris responded that all positions are needed, but to answer his question, it would push the City further behind. Mr. Jordan questioned how much money would be saved with this change. Mr. Pace replied that it would save the salary of one position, around \$31,000. Mr. Burton added that with fringe benefits, it would be around \$42,120. Mr. Pace questioned if there was any advice on the RIA SCIP grant. Mr. Burton stated that it was unknown at the time, but the grant was awarded per the description. He could speak with ACOG. Mayor Edwards stated that he would like to add people, but the City was looking at a deficit. He added that he knew more office help was needed, but questioned how to pay for it. Mr. Pace concluded by stating that he felt the additional clerical assistance from the proposed Assistant City Clerk position would free up Mr. Burton to promote the City more and potentially increase revenues. The motion to amend Ordinance 2023-13 to delete two proposed Water Crew positions and to add one Assistant City Clerk position was approved 5-2, with Mr. Keehn and Ms. Melendez opposing.

Mr. Pace then moved to amend the proposed budget to create a line item for retiree health insurance with the amount of \$5,000 included. Mr. Jordan seconded the motion. Mr. Keehn questioned if this was not to be funded as employees retired. Mr. Burton explained that this would allow for a fund to build up, so that funds were available when eligible employees retired. Ms. Melendez asked for clarification that this proposal was to create a retirement insurance fund line item with the amount of \$5,000. Mr. Pace confirmed. The motion to amend Ordinance 2023-13 to add \$5,000 to a Retirement Insurance line item was approved unanimously.

Mayor Edwards moved to reduce the Capital Improvement Project line item from \$80,000 to \$25,000. He questioned the amount of funds that the City will have left over at the end of this fiscal year. Mr. Burton explained that due to the surplus sale, the City should have around \$70,000. Mayor Edwards stated that this would allow the City to start off with around \$100,000 and save \$55,000. He then added to his proposed amendment to reduce the three (3) proposed part-time recreation positions to two (2) for a savings of around \$21,000. He further added that this \$55,000 and \$21,000, along with the recent amendment to save another \$42,000, and the leftover \$100,000 from the greenway project would lead to the reduction of \$218,000. Mr. Woodward seconded. Mr. Keehn expressed his opposition to the reduction in staffing, with the increase in workloads and questioned how it will impact employees. Mr. Pace stated that due to the good turn out on the surplus sale, he would consider the proposed capital improvement reduction. However, he added that the recent public recreation survey and addition of flag football and volleyball created the need for the proposed three (3) part-time positions. He explained that there is an overlap in sport seasons that would make the additional employees a necessity. Ms. Melendez questioned how many staff members are currently with Recreation. Mr. Pace, Mayor Edwards and Mr. Burton responded that there are currently four (4) full-time employees and the proposed budget would add another three (3) part-time positions.

Mr. Pace moved to amend Mayor Edwards' amendment to remove the proposed cut of one part-time recreation position and only reduce the capital improve budget from \$80,000 to \$25,000. Mr. Woodward seconded. Mr. Underwood expressed his opposition to reducing the capital improvement fund. The motion to amend Mayor Edward's amendment to keep all three (3) part-time recreation positions was passed 5-2, with Mr. Keehn and Mr. Underwood opposing.

Hearing no further discussion, the motion to amend Ordinance 2023-13 to reduce the capital improvement line item from \$80,000 to \$25,000 was passed 5-2, with Mr. Keehn and Mr. Underwood opposing.

Mr. Pace questioned why there was training expenses listed under the Administrator's budget for department heads, as well as training funds in each department's budget. Mr. Burton replied that departments requested training funds for specific training related to their responsibilities, adding that many now require out of town trips, while the training under the Administrator's budget was specific for training that he wished for them to attend, such as supervisory or managerial skills, leadership institute, etc. Hearing no further discussion, Mayor Edwards called for a vote. The motion to adopt Ordinance 2023-13, as amended was passed 5-2, with Mr. Keehn and Mr. Jordan opposing.

Ordinance 2023-14 - An ordinance to amend Ordinance #1994-8, The City of Walhalla Zoning Ordinance, as adopted December 13, 1994, but amending the City of Walhalla Official Zoning Map to rezone +/-2.19 acres from R-25 (Single Family Residential) to MFR (Multi-Family Residential) on two (2) parcels of land, identified as property at the corner of Frank Martin Drive and North Poplar Street shown in Deed Book 748 Page 222. The parcels are further identified as TMS #500-06-01-005 and 500-06-01-007

Mayor Edwards opened the public hearing and invited comments from the public. Mr. Tim Hopkins, 111 Frank Martin Drive, stated his opposition to the proposed rezoning and requested it stay Single-Family Residential. Mr. Henry Brown, 1512 Playground Road, questioned whether the submittal requirements were met, per the Zoning Ordinance and whether the Comprehensive Plan had been considered in the evaluation. Mr. Manny Almonte, applicant and property owner, approached and offered to answer any questions the Council may have. He added that he intended to build a maximum of twenty-four (24) duplex units. He stated that engineered drawings were not complete, as the land had not yet been cleared; and that there was a need for rentals in the City. Mr. Woodward asked what size the units would be. Mr. Almonte answered a combination of 2- and 3-bedrooms. Mr. Brown reapproached and stated that he wasn't denying a need for rentals within the City, but he wanted to ensure the process was followed. Mr. Hopkins reapproached and stated that rentals often brought trouble and that he was not in favor of them at this location, even though Walhalla Gardens and Wagoner Circle were nearby. Mayor Edwards closed the public hearing. Mr. Pace moved to adopt Ordinance 2023-14 on second reading; Ms. Melendez seconded.

Mr. Keehn mentioned that a petition had been submitted by neighbors in opposition to this change. He felt the voices of the neighbors should be taken into account. Ms. Melendez read from the staff report, showing how the Comprehensive Plan was used in the evaluation and how the rezoning request was in alignment with the adopted Plan. Mr. Pace noted that a change from single-family to multi-family was steep, where R-15, R-10 or GR may have been a more appealing option. Mayor Edwards questioned whether the procedure was followed. Mrs. Myers stated that the applicant submitted the request as outlined in the ordinance, with exception to the requirement of providing seven (7) copies, as the submittal was a PDF and copies could be made. She added that engineered drawings were not required at this stage and would be required later, if approved, but would be required for Planned Unit Developments; a plot to scale was provided as required. Ms. Melendez restated her argument that this request was in alignment with the Comprehensive Plan and fulfilled a need in the community. The motion to adopt Ordinance 2023-14 failed 1-6, with Mayor Edwards, Mr. Woodward, Mr. Jordan, Mr. Keehn, Mr. Pace and Mr. Underwood opposing.

Ordinance 2023-15 - An ordinance to amend Ordinance #1994-8, The City of Walhalla Zoning Ordinance, as adopted December 13, 1994, but amending the City of Walhalla Official Zoning Map to rezone +/-3.75 acres from GR (General Residential) to OC (Office Commercial) on eight (8) parcels of land, identified as properties along Booker Drive shown in Deed Book 2685 Page 276; Book 12-N Page 293; Book 2191 Page 225; Book 2516 Page 182; Book 2369 Page 28; Book 2445 Page 51; Book 1358 Page 29; Book 2593 Page 156. The parcels are further identified as TMS #500-19-05-001; 500-19-05-002; 500-19-05-003; 500-19-06-001; 500-19-06-003; 500-19-06-004; 500-19-06-005; 500-19-06-014

Mayor Edwards opened the public hearing and invited comments from the public. Hearing none, the public hearing was closed. Mr. Pace moved to adopt Ordinance 2023-15 on second reading; Ms. Melendez seconded. Mayor Edwards called for discussion. Hearing none, Ordinance 2023-15 was adopted unanimously.

Ordinance 2023-16 - An ordinance to repeal Chapter 123 Buildings and Building Construction of the City of Walhalla Code of Ordinances and replace with Chapter 123 Building Codes

Mayor Edwards invited Mr. Burton to introduce the ordinance. Mr. Burton gave a brief overview of the proposed ordinance, highlighting that it would allow for a building official, a land disturbance permit, reference the most current ICC codes, as adopted by the State, and that the ordinance complements the recently adopted Vacant Building Ordinance. Mayor Edwards called for a motion. Mr. Pace moved to approve Ordinance 2023-16 on first reading; Mr. Woodward seconded. Mr. Keehn asked which codes were covered with the proposed ordinance. Mr. Burton recounted the current 2021 ICC codes, as adopted by the State. Mr. Keehn asked if the City was permitted to alter the codes, such as the requirement for residential fire suppressant sprinklers. Mr. Burton and the Mr. Mosser, City attorney, explained that the State of SC already amended the ICC and that the City would adopt the State's version. It was asked, who the building official would be. Mr. Burton stated that building inspection and building official services will be contracted this coming year, but that it will allow for the City to offer these services to residents again. Currently building and code services are provided by Oconee County. Mr. Keehn questioned the response time. Mr. Burton stated that it would be agreed upon prior to signing a contract, but that he anticipated most being next day. He added that the contract would also include office time for set hours during the week for members of the public to come in, separate from the inspection schedule. Hearing no further questions or discussion, Mayor Edwards called for a vote. The motion to approve Ordinance 2023-16 at first reading was unanimously passed.

Approval of Contract for Ross Mountain Parking Lot

Mr. Burton presented the proposed contract to construct the Ross Mountain Parking Lot and trailhead for Stumphouse Mountain Bike Park at Ross Mountain Road by Black Diamond for \$182,797.75. Mr. Woodward moved to accept the proposed contract; Ms. Melendez seconded. The motion to accept the contract was passed unanimously.

Approval of FY 22 Audit

Council was reminded that Ms. Loucks presented the audit at the beginning of the meeting. Mr. Pace moved to accept the audit as presented by McKinley, Cooper and Co., LLC; Ms. Melendez seconded. The motion to accept the FY 21-22 audit was passed unanimously.

Approval of Agreement for Community Garden

Mr. Burton presented the proposed agreement with Oconee Cultivation Project to maintain the Walhalla Community Garden at the City Pool location again this year. He added that the new leadership was aware of a desire to maintain the parameter around the gardens, as well as the gardens, and was in agreement to do so. The agreement also includes a request for the City to provide the water again this year for the gardens. Mr. Woodward moved to accept the agreement for Community Garden between the City and Oconee Cultivation Project; Mr. Underwood seconded. The motion to accept the agreement was passed unanimously.

Executive Session

Mr. Woodward then moved to enter executive session to discuss a contractual real estate matter and to receive legal advice on another contractual matter. Mr. Pace seconded. The motion to enter into executive session was passed unanimously. Council entered executive session at 7:47 PM.

At 9:03 PM, Council unanimously moved to come out of executive session and noted that no action was taken during the executive session.

Hearing no further business, the meeting adjourned at 9:05 PM.

Respectfully Submitted,

Celia Boyd Myers, AICP
Community Development Manager

CITY OF WALHALLA

City Administrators Report

MAY 2023



Mr. Danny Edwards, Mayor

Mr. Danny Woodward, Mayor Pro Tem
Ms. Sarai Melendez, Councilwoman
Mr. Keith Pace, Councilman
Mr. Tyler Jordan, Councilman

Mr. Grant Keehn, Councilman
Mr. David Underwood, Councilman
Mr. Michael Kozlarek, City Attorney
Mr. Timothy B. Burton, City Administrator

TO: Mayor and Council

FROM: Timothy B. Burton, City Administrator

RE: May Monthly Report

DATE: June 8, 2023

The City Administrator's report will be published each month for the City of Walhalla Citizens to be informed of City activities and updates. In addition, this report will be provided at each regularly scheduled City Council Meeting. I am pleased to send you an update on the City's recent activities for the month of May 2023. Please contact me if you have questions or need additional information at bburton@cityofwalhalla.com.

Special Dates and Events

June 12, 2023 530pm City Hall- Planning Commission

June 13, 2023 6pm WPAC- Walhalla United

June 19, 2023 530pm City Hall- Board of Zoning Appeals

June 20, 2023 530pm City Hall- Regular City Council Meeting

July 1-3, 2023 Independence Fest 2024- Carnival, vendors, food trucks, live bands, DJ, parade, FIREWORKS.

Administration

Held monthly staff meeting

Attended SCIIP meeting in Columbia hosted by RIA

Implemented new fee envelope system at Stumphouse

Worked on budget document for approval

Stumphouse- Contractor is still making good progress. Over 50% complete. Working on sign plan and modification for redoing previously built outer trail and moving it off private property.

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Walhalla Wanderweg Greenway- NTP was issued, and contractor will mobilize in mid-June.

Waterline Improvement- 60% drawings were submitted. Processed on pay request.

Ross Mountain Parking- Contract has been awarded and signed. Waiting on COI and bonds before issuing NTP.

Finance/Procurement/City Clerk

Budget reports have been sent out.

Business license are continued to be collected.

Community Development

1. Continued work on the proposed Building Code Ordinance
2. Worked with eight (8) potential new businesses (conducted 6 walk-throughs)
3. Three (3) code violations reached satisfactory resolutions
4. Presented CPAT report before the Main Street Walhalla Board
5. Permit administration (see totals below)
6. Fielded additional calls/emails/walk-ins regarding grants, signs, ADA accessibility, residential development, new business process, subdivisions, set-backs, land use allowances, parking downtown, food trucks, code violations, animals permitted, business licenses, Downtown Design Guidelines, mobile homes and variances.

Applications/Violations Processed, May 2023

Request	Monthly Totals
Zoning Permits	13
Violations (IPMC, Sign, Zoning, etc.)	6
Variances	0

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Subdivision Permits (Preliminary/Final)	0
Special Exceptions	1
Sign Permits	2
Rezoning Requests	0
Food Truck Permits	0
Fence Permits	0
Demolition Permits	0
Appeals	0

Police

- Sgt Reyes and Officer Shedd attended Pro-Active Criminal Patrol and Tactics Training
- Main St to the Mtn Festival and Bike Race
- Memorial 5k
- Quarterly meeting dinner for officer for Police Week
- Officer of the Quarter Melissa Green

TOTAL CALLS FOR SERVICE	1276
TRAINING HOURS	155 HOURS
Total Arrests	28 (Adult) 0 (Juvenile)
Extra Patrol / Business Checks	335

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BREAKDOWN OF OVERTIME BY TYPE:

Shift Coverage	43.1 Hours
Court	9 Hours
Special Event Coverage	26 Hours
TOTAL OVERTIME	78.1 HOURS (previous month –37.8 hours)

Upcoming Events and Training and News:

Captain Watson will attend Child Homicide Investigation Training.

May 2023 – Month End Stats

Total Calls for Service: 1276
Total Traffic Stops: 292
Total Traffic Collisions: 11

Reports Filed:

Collision Reports: 9
Pursuit After-Action: 1
Incident Reports: 81
Response to Resistance: 1
TOTAL: 92

Citations/Warnings Issued:

Warnings: 200

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Traffic Related:	96
Non-Traffic Related:	27
TOTAL:	323

Arrests:

Adults:	28
Juvenile Referrals:	0
TOTAL:	28

<u>Extra Patrols:</u>	TOTAL:	335
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Public Works

253 -ton of residential garbage collected

130 -ton of commercial garbage

54 -ton of recyclable brush

8 -ton C&D Waste

28 -ton yard waste

Delivered 23 roll carts

Picked up 7 roll carts

Repair/Replace 6 roll carts

During the month of May our department continued picking up brush, leaves, trash, cleaning storm drains, trimming trees, cutting grass and other routine maintenance tasks. The Peterbuilt knuckleboom is back up and running. We cleaned the pool and splash pad. I would like to thank McCall's Diving for the use of their hydraulic pump to drain the bottom of the pool. Repaired three leaks in the roof at the Earle House. Set up and break down for the bike race, Main Street to the Mountains festival and horse ride.

Fire

We responded to 127 calls for service. 51 were fire calls and 76 were medical/rescue calls. During the month we were on multiple calls 41% of the time. We provided 10 instances of mutual aid. 72 calls were inside the City and 55 calls were either in the unincorporated area or another district. The average on scene time was 48 minutes. Both career and volunteer staff spent 338 hours on incidents.

<u>Incident Type</u>	<u># Incidents</u>	<u>% of Total</u>
Fires	5	3.94%
Overpressure rupture, explosion- no fire	0	0.00%
Rescue & EMS	76	59.84%
Hazardous Conditions	10	7.87%
Service Call	19	14.96%
Good Intent Call	9	7.09%
False Alarm and False Call	8	6.30%
Severe Weather & Natural Disaster	0	0.00%
Special Incident	0	0.00%
Total	127	100.00%

Operations/Training-

Staff, both career and volunteer, trained for a total of 530 hours during the month. Staff completed training on Rapid Intervention Team techniques and scenarios. This training is used to rescue civilian and firefighter victims and patients from structure fires.

The department has 2 full time firefighter openings. These positions are posted on the City webpage and the department's Facebook page.

The Department passed its SC DHEC inspection and is a licensed EMS organization in the State of South Carolina. We can now operate at the EMT level and administer some medications before the arrival of EMS.

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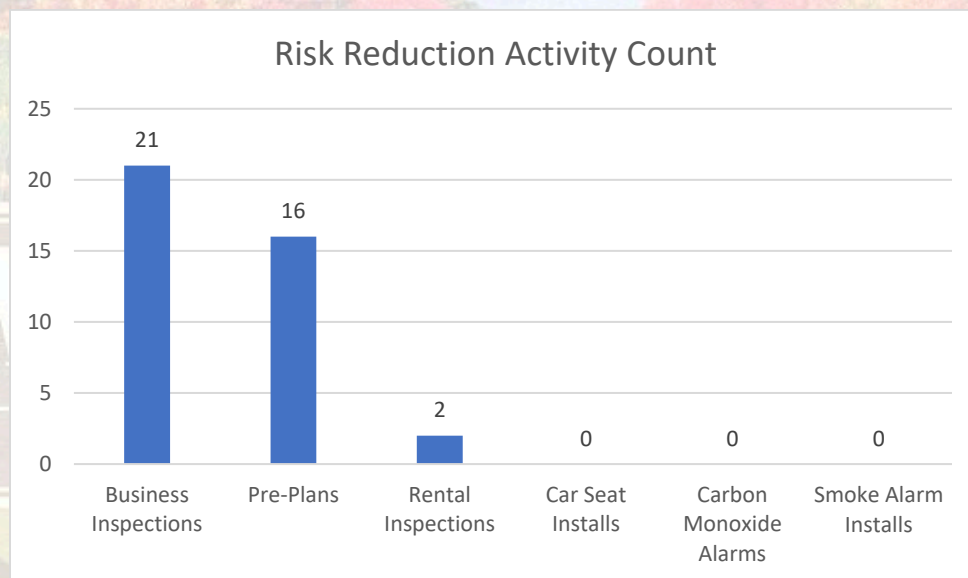
Chief Bates, Captain McAlister, Firefighter Sherriff and Firefighter Casali attended the Metro Atlanta Firefighter conference in early May and completed several classes and training seminars totaling over 100 hours of training.

Fire Marshal-

Continuing to complete pre fire plans and business inspections. Completing re-inspections as needed.

Fire Prevention/Life Safety-

Completed the Main Street to the Mountains Festival, and the Memorial Day 5K event. Currently planning the Independence Fest event with other city departments.



Recreation

BASEBALL & SOFTBALL

All-star practice has started

Softball will start games June 8th

Baseball will start games June 15th

FALL SPORTS

Registration starts June 12th thru 23rd

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Utilities

New Water Taps – 10
New Sewer Taps -
New water contracts - 20
Emergency Locates – 5
Meter box change outs - 3
Meter change outs – 19
Water Service Work Orders – 50
Sewer Work Orders - 5
New development service inquiries – 2

- Demand for new taps continues to be steady. We are once again facing a materials shortage, due to supply chain shortages. Orders placed in the fall have not yet been delivered, and we are once again running out of material for new water taps. We will notify customers as they apply that there will be delays. We are waiting on updates from our suppliers, but early indications are that we are another 4-6 weeks away from delivery.
- We are moving forward with startup of the SCIIP Grant projects and have attended training on the process for project management.
- We are now taking applications for 4 positions within the department.

Thank you for your time. I hope you enjoyed this past month's report.

Upcoming Comprehensive Plan Community Engagement Opportunities

SAVE THE DATES

Community Meetings

Share your thoughts and ideas to help shape the next 20 years in Walhalla!

**All meetings will be held at the Depot,
211 South College Street, Walhalla, SC.**

Open Houses

*(Open to the Community, will include listening sessions, surveys, visual preference boards and more. **July 29th and August 8th will include children's activities.**)*

Saturday, July 29th (9AM to 3PM)

Tuesday, August 8th (5-8PM)

Monday, September 25th (1-5PM)

Thursday, October 5th (8-11AM)

Focus Groups

(Invited stakeholders and open to the public, will include focused discussion on plan elements)

Monday, July 24th

Cultural, Historical & Tourism (1-3PM)

Wednesday, August 2nd

Natural Resources & Resiliency (1-3PM)

Thursday, August 17th

Economic Development, Land Use & Population (1-3PM)

Thursday, September 7th

Housing & Transportation (1-3PM)

Wednesday, September 13th

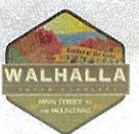
Community Facilities & Services (1-3PM)

Monday, October 2nd

Recreation, Health & Active Living (1-3PM)

More Information:

www.cityofwalhalla.com/departments/comprehensive-plan-2045/



STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

RESOLUTION 2023-12

CITY OF WALHALLA)

**A RESOLUTION TO RESCIND RESOLUTION 2023-1 AND TO AMEND
COUNCIL MEETING DATES FOR THE 2023 CALENDAR YEAR**

WHEREAS, pursuant to South Carolina State Statute §5-7-250 city council shall meet regularly at least once in every month at such times and places as the council may prescribe by rule; and

WHEREAS, pursuant to South Carolina State Statute §30-4-80, all public bodies must give written public notice of their regular meetings at the beginning of each calendar year; and

WHEREAS, notices must include the dates, times, and places of such meetings.

WHEREAS, the Walhalla City Council amended its Committee Meetings with Ordinance 2023-11 to meet as needed; and

WHEREAS, the Walhalla City Council has previously established its regularly scheduled meetings for the third Tuesday of each month; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Walhalla, South Carolina, in regular meeting duly assembled, a quorum being present that following is authorized:

1. The Walhalla City Council Committee and City Council will hold its meetings at 5:30 PM in council chambers located at 206 N. Church Street, Walhalla, SC 29691.
2. The Walhalla City Council Committee meeting will be held as needed with prior advance notice give as required by SC law.
3. The Walhalla City Council meeting will be held the third Tuesday of each month.
4. The Walhalla City Council may adjust its schedule for July and November to avoid conflicts with Independence Day and Election Day.
5. The meeting dates are fixed by **"EXHIBIT A"** and attached hereto, hereby incorporated herein by reference as if set forth in full in the body of this resolution.

AND IT IS SO RESOLVED this 20th day of June 2023.

(signatures follow on next page)

Mayor Danny Edwards

(seal)

Attest:

Timothy B. Burton, City Administrator

EXHIBIT A

<u>Date</u>	<u>Meeting</u>
Tuesday, January 3, 2023	Committee
Tuesday, January 17, 2023	Council
Tuesday, February 7, 2023	Committee
Tuesday, February 21, 2023	Council
Tuesday, March 7, 2023	Committee
Tuesday, March 21, 2023	Council
Tuesday, April 4, 2023	Committee
Tuesday, April 18, 2023	Council
Tuesday, May 2, 2023	Committee
Tuesday, May 16, 2023	Council
Tuesday, June 20, 2023	Council
Tuesday, July 18, 2023	Council
Tuesday, August 15, 2023	Council
Tuesday, September 19, 2023	Council
Tuesday, October 17, 2023	Council
Tuesday, November 21, 2023	Council
Tuesday, December 19, 2023	Council

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

RESOLUTION 2023-13

CITY OF WALHALLA)

**A RESOLUTION TO AFFIRM COMPLIANCE WITH FEDERAL PROCUREMENT
REGUALTIONS REGARDING SOUTH CAROLINA INFRASTRUCTURE
IMPROVEMENT PROJECT CONTRACTS**

WHEREAS, the City of Walhalla has City Code Chapter 75 Purchasing; and

WHEREAS, the City of Walhalla has received federal funding through the South Carolina Infrastructure Improvement Program; and

WHEREAS, the City of Walhalla intends to make procurements utilizing federal funds;

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Walhalla, South Carolina, in regular meeting duly assembled, a quorum being present that following is authorized:

1. Compliance with state and federal requirements.

(a)Public access to procurement information. Procurement information shall be a public record to the extent required by chapter 3 of title 30 (Freedom of Information Act) of the Code of Laws of South Carolina, 1976, as amended, with the exception that commercial or financial information obtained in response to a request for proposals which is privileged and confidential shall not be disclosed.

(b)Compliance with federal requirements. When a procurement involves the expenditure of federal assistance or contract funds, the director of procurement shall comply with such federal law and authorized regulations which are mandatorily applicable and which are not presently reflected in this article.

(c)Standards of conduct. In all actions involving the procurement of supplies, services or construction for the city, the provisions of chapter 13 of title 8 (State Ethics Act) of the South Carolina Code of Laws, 1976, shall be complied with.

AND IT IS SO RESOLVED this 20th day of June 2023.

Mayor Danny Edwards

(seal)

Attest:

Timothy B. Burton, City Administrator

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

ORDINANCE 2023-16

CITY OF WALHALLA)

**AN ORDINANCE TO REPEAL CHAPTER 123 BUILDINGS AND BUILDING
CONSTRUCTION OF THE CITY OF WALHALLA CODE OF ORDINANCES AND
REPLACE WITH CHAPTER 123 BUILDING CODES**

Whereas, Unsafe construction or alteration of buildings poses a significant public safety threat; and

Whereas, The City of Walhalla desires to adopt and direct enforcement of building codes to protect life and property, improving the community's overall quality of life; and

Whereas, The City of Walhalla desires to have safe buildings and structures for its citizens and visitors and minimize public nuisances that may affect the overall community; and

Whereas, the State of SC mandates that all municipalities shall appoint or contract with a building official and enforce building codes, related to the construction, livability, sanitation, erection, energy efficiency, alteration, repair, occupancy, classification, or removal of structures located within their jurisdictions; and

NOW THEREFORE: it is ordained and enacted that: by the Mayor and Council members of the Municipality of Walhalla, in Council assembled, that the Chapter 123 Buildings and Building Construction be repealed and replaced with the following:

Article 1. – PURPOSE, SCOPE, AUTHORITY

Section 123-1. - Title.

This chapter shall be known as the "Building Codes Ordinance of the City of Walhalla, South Carolina."

Section 123-2. - Authority.

This chapter is adopted pursuant to the authority conferred by the South Carolina Code of Laws upon the City.

Section 123-3. - Purpose.

The purpose of this chapter shall be to establish rules and regulations for the construction, alteration or demolition of buildings, issuance of permits pertaining thereto and the duties of the building official.

Section 123-4. - Violations; Penalties.

(a) The violation of any of the codes or regulations adopted pursuant to the provisions of this chapter is hereby declared to be a misdemeanor, and any person violating such codes or regulations shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with this section. Each day such violation shall continue shall be deemed a separate offense. In case of any violation of, or proposed violation of the codes or regulations adopted pursuant to this chapter, the building official or other appropriate authority of the City, or any adjacent or neighboring property owner who would be damaged by such violation may, in addition to other remedies, apply for injunctive relief, mandamus or other appropriate proceedings to prevent, correct or abate such violation or threatened violation.

(b) Any person who shall violate any of the provisions of this chapter shall be subject to a civil fine not to exceed two-hundred dollars (\$200) per offense, per day of violation.

(c) Any person who fails to correct a violation or submit a plan for correcting a violation within seven (7) days after citation or written notice shall be cited and subject to a civil fine not to exceed two thousand dollars (\$2,000), per day of violation.

(d) Any person removing or defacing any notice posted on any unsafe building/structure or unfit dwelling or dwelling unit by any authorized officer, under the terms of this chapter shall be similarly prosecuted and punished upon convicted.

(e) Any person, individually or as a representative, interfering in any way with the enforcement of the codes and regulations of this chapter, or receiving rentals after the expiration of the time limits set forth in any notice or order issued by the Community Development Department shall be similarly prosecuted and punished upon conviction.

Section 123-5. - Frontage requirements relative to issuance of building permits, erection of buildings.

No building permit shall be issued and no building other than an accessory building shall be erected on any piece of property in the City unless such piece of property shall have frontage on a road or street.

Section 123-6. - Exemption for public schools.

(a) No fees shall be charged and the City shall refrain from plan review, permit issuance and on-site inspections when the project involves a public school.

(b) If the school district desires inspections and/or plan review by the City building official, fees shall be charged and normal departmental procedures followed.

Article 2. - ADMINISTRATION

Section 123-7. – Building and Codes.

(a) *Establishment.* There is hereby established Building and Codes duties and responsibilities within the Community Development Department for the purposes of administering the provisions of City adopted, nationally recognized building codes.

(b) *Building Official.* The Building and Codes duties shall be the responsibility of a building official, serving at the pleasure of the City administrator or by services contracted through an outside agency. Compensation shall be determined at the time of appointment.

(c) *Administration.* The Community Development Department shall accept all applications for required permits, review plans and specifications, make required inspections and issue required certificates and permits. The Building Official shall be responsible for all administrative functions required by the adopted codes.

(d) *Enforcement.* The enforcement of the codes will commence after a building official has been appointed and the administrator has determined that the codes may be effectively and efficiently administered.

(e) *Fees Imposed.* The administration of the building codes shall be assisted through the collection of fees established by the City Council. Any fee changes shall be made by the City Council.

Section 123-8. - Maximum time permitted for building official or inspector to appear on site following notification of readiness for inspection; effect of failure to appear.

The Building Official shall perform an inspection in a reasonable time period, but not more than five (5) work days following notification that the work is ready. If the inspection is not performed within the allotted five (5) work days, the work may be covered and/or construction continued. Saturdays, Sundays and legal holidays shall not be included in the computation of the five (5) work days.

Section 123-9. - Construction Board of Adjustment and Appeals.

(a) *Establishment.* There is hereby established a Construction Board of Adjustment and Appeals, which shall consist of five (5) members appointed by City Council and subject to the terms and provisions contained in Chapter 7, with the following exceptions. Pursuant to the requirements of the Southern Building Code Congress International (SBCCI) standard building code, the board should be composed of individuals with knowledge and experience in the technical codes, such as design professionals, contractors or building industry representatives. No board members shall participate in a case in which he or she has a personal financial interest. Whenever the words "Board of Adjustment and Appeals" appear in the standard building codes in force in the City at any time (the "building code"), they shall refer to the Construction Board of Adjustment and appeals.

(b) *Quorum.* A simple majority of the board shall constitute a quorum.

(c) *Record.* The Building Official shall act as secretary of the board and shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decision, the vote of each member, the absence of a member and any failure of a member to vote.

Article 3. - CODES ADOPTED

Section 123-10. - Building Codes.

Pursuant to South Carolina Title 6, Chapter 9, as may be amended by the General Assembly, the City of Walhalla hereby adopts the latest editions of the following national codes and the standards referenced, or as adopted by the South Carolina Building Codes Council, as set forth herein for the regulations of construction within the City of Walhalla:

(a) Building, residential, gas, plumbing, mechanical, fire, energy codes, property maintenance, performance codes for buildings and facilities, existing building, and swimming pool codes as promulgated, published, amended or made available by the International Code Council Inc.; and the National Electrical Code, as published by the

National Fire Protection Association.

(b) Each code is published separately in book form and is adopted by reference as though copied fully in this section, as published by the International Code Council, Inc. and the National Fire Protections Code. Any provision identifying the jurisdiction shall be deemed to be the City of Walhalla.

(c) A file of record of these codes is in the office of the Building Official.

Section 123-11. - Height limit for weeds.

For purposes of section 302.4 of the International Property Maintenance Code regarding maintenance of weeds, all premises and exterior property shall be maintained free from weeds or plant growth, as described therein, in excess of 12 inches in height. This limitation on weed height shall only apply to tracts of land with a total area of less than ten acres.

Section 123-12. - Authority.

(a) The standards contained in the above building codes shall be controlling in the use, maintenance, and occupancy of all structures located within the City limits.

(b) The City Building Official shall have the authority to review and enforce the standards contained in the building codes. The Building Official shall work with the City Fire Chief and/or his designee to review and enforce those references to the building codes as contained in the fire code pertaining to plan review and new construction. The City Fire Chief and/or his designee shall have continued authority to review and enforce all maintenance and compliance items contained in the fire code.

(c) Applications for building permits of structures in excess of five thousand (5,000) square feet for commercial or industrial use are required to have a 3rd party administer the plan review and building inspection at the applicant's expense. Applicants are to coordinate with the City Building Official and 3rd party to ensure compliance of all statutes.

Section 123-13. - Exemption of property sold by the Master in Equity.

Any property that has been sold by the Master in Equity and is currently subject to a right of redemption period shall be exempt until such redemption period has expired. Such property shall be posted with a notice signifying such exemption.

Article 4. - PERMITS

Section 123-14. - Administration.

The Building Official or designated staff may require any person who is issued a building permit to keep accurate records of all costs of the improvement and such records shall be made available upon his request. If any person refuses to make such records available, it shall be presumed that the costs thereof are in excess of \$1,000.00 and a permit shall be required. The personal labor of any owner or members of his immediate family shall not be included in computing the first \$1,000.00. The building permit shall be issued for a period of twelve (12) months and may be renewed once for an additional six-month (6) period, at the end of the original twelve-month (12) period, upon the discretion of the building official if the construction or improvement is not completed. If construction is not completed in eighteen (18) months the permitting process must start anew, using the codes, standards and procedures then in effect.

Section 123-15. - Building Permit

(a) *Required.* No building, driveway, wall, structure, or other improvement shall be erected, installed, added to, or structurally altered without the owner or developer having first obtained a building permit from the Building Official, pursuant to this section and the standards of this section.

(b) *Application.* Applications for a building permit shall be filed on a form provided by the Building Official, and shall include the following:

- (1) A general description of the proposed work to be completed and the proposed use(s) being developed;
- (2) The zoning district designation of the land where development is proposed;
- (3) The name and signature of the land owner or owner's authorized agent;
- (4) The estimated cost of the construction, including labor and materials;
- (5) A plan, drawn to scale, showing:
 - (5.1) The dimensions of the lot being developed;
 - (5.2) The size and location of buildings and structures to be erected;
 - (5.3) The building height from the top of the first living floor surface;
 - (5.4) The percentage of the lot covered by impervious surfaces;
 - (5.5) The total heated square footage;

(5.6) The front, side, and rear yards or setbacks; and

(5.7) Right-of-way width;

(6) Any other information considered necessary by the Building Official in order to render a decision.

(c) *Standards.* A building permit shall be approved by the Building Official upon a finding that the application complies with the standards of this Chapter and all other applicable City ordinances. No building permit shall be issued unless and until a Zoning Permit has first been issued.

(d) *Conditions.* In approving a building permit, the Building Official may impose appropriate conditions on the permit approval.

(e) *Expiration.*

(1) If the work described in any building permit has not begun within twelve (12) months from the date of issuance, the building permit shall expire and be void.

(2) Upon written application submitted at least thirty (30) days prior to the expiration of the permit by the applicant and upon a showing of good cause, the Building Official may grant one (1) extension not to exceed six (6) months. Failure to submit an application for an extension within the time limits established by this section shall render the building permit void.

(f) *Amendments.* A building permit may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

(g) *Revocation of Permit.* In the event that any person holding a building permit pursuant to this ordinance violates the terms of the permit or implements in such a manner as to materially adversely affect the health, welfare, or safety of persons residing or working in the neighborhood or development site so as to be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, the building official may issue a stop work order and revoke the building permit.

Section 123-16. - Land Disturbance Permit (LDP).

(a) *Required.* A Land Disturbance Permit (LDP) is required for all residential, commercial and industrial land disturbing activity, including subdivision and PUD developments, that involve the construction of new structures, infrastructure (new roads, ponds or utilities), grading and infill. No grading or other land-disturbing activity over 5,000 square feet, including the addition or installation of any impervious surface, except as exempted by § 123-16(c), shall commence without first having obtained a land disturbance permit pursuant to this section.

(1) "Land-disturbing activity" means any grading, scraping, excavating, or filling of land; clearing of vegetation; and any construction, rebuilding, or alteration of a structure. Land-disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, yard and grounds upkeep, repairs, additions or minor modifications to a single-family residence, and the cutting of firewood for personal use.

(b) *SC DHEC Approval.* If the activity will require SC DHEC approval through the South Carolina's NPDES Stormwater Program, this approval is required prior to issuance of a land disturbance permit.

(c) *Exemptions.* The following activities are not required to obtain a land disturbance permit, but should follow best management practices for erosion and sediment control:

(1) Agricultural uses, including forestry;

(2) Minor Landscaping;

(3) Land-disturbing activities undertaken for the purpose of fighting fires or other emergency activity that is immediately necessary for the protection of life, property, or natural resources; and

(4) Land-disturbing activities taking place on a lot containing a lawfully established single-family dwelling, provided such activities are located outside of any sensitive natural areas and provided they are limited to a maximum of 2,500 square feet.

(d) *Application.* Applications for a land disturbance permit shall be filed on a form provided by the Building Official, and shall include the following:

(1) The name(s) and address(es) of the owner and/or developer of the site;

(2) Site plan, including area to be disturbed;

(3) Tree protection and/or tree replacement plan;

(4) Erosion and sediment control measures to be implemented;

(5) Temporary and permanent vegetation control measures, including, but not limited to seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching;

(6) Land disturbing activities of two (2) or more acres shall also include:

(6.1) A natural resources map identifying soils, topography, tree cover,

waterways and other natural resources; and

(6.2) A sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation.

(7) Filing fee.

(e) *Standards.* A land disturbance permit shall be approved upon a finding that the application complies with the standards of this Chapter and all other applicable city ordinances, including Chapter 287 Trees and Vegetation and Chapter 330 Zoning and Subdivision; and complies with the South Carolina Erosion and Sediment Control Act. No land disturbance permit shall be issued unless and until a Zoning Permit has first been issued.

- (1) Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized;
- (2) Soil stabilization shall be completed within five (5) days of clearing or inactivity in construction;
- (3) If seeding or another vegetative erosion control method is used, it shall become established within two (2) weeks or may require the site to be reseeded or a nonvegetative option employed;
- (4) Special techniques on steep slopes or in drainage ways may be used to ensure stabilization;
- (5) Soil stockpiles must be stabilized or covered at the end of each workday;
- (6) Techniques that divert upland runoff past disturbed slopes shall be employed;
- (7) Measures required in order to ensure that sediment is not tracked onto public streets by construction vehicles or washed into storm drains shall be implemented.

(f) *Conditions.* In approving a land disturbance permit, the Building Official or designee may impose appropriate conditions on the permit approval.

(g) *Expiration.* If the work described in any land disturbance permit has not begun within

six (6) months from the date of issuance, the land disturbance permit shall expire and be void. Land-disturbing activity shall not proceed unless and until a new land disturbance permit is obtained.

(h) *Amendments.* A land disturbance permit may be amended, extended, or modified only in accordance with the procedures established for its original approval.

(i) *Revocation of Permit.* In the event that any person holding a land disturbance permit pursuant to this ordinance violates the terms of the permit or implements in such a manner as to materially adversely affect the health, welfare, or safety of persons residing or working in the neighborhood or development site so as to be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, the Building Official may issue a stop work order and revoke the land disturbance permit.

Section 123-17. - Occupancy.

It shall be unlawful for any person to begin residing in, operating or conducting business within any building until a certificate of occupancy has been issued and electrical, water and sewer service to such building has begun.

Section 123-18. - Property Identification Number.

All property upon which houses, dwellings, buildings, house trailers, businesses and other such structures are constructed or located within the City of Walhalla shall be considered developed property and shall have on the face and/or other appropriate side of the house, dwelling, business or structure identification numbers, in a manner and location so that said identification numbers are clearly and readily readable to a person of normal vision from the adjacent roadway.

All applicants for building permits for new construction of residences or businesses or other such structures shall be required to submit a plan showing the proposed location of their property identification number before any building permit will be issued, and compliance with this article shall be a condition precedent to the issuance of a certificate of occupancy.

Section 123-19 - Exceptions.

No building permit shall be required for any construction performed by the owner himself, the cost for which is less than \$1,000.00. No building permit shall be required for the addition of siding of any type to a residence. No building permit shall be required for the removal of the remains of a burned home. The issuance of zoning permits still apply.

Section 123-20 - Permit fee schedule.

The schedule of fees for permits for building, construction, land disturbance and repair of buildings and structures within the City limits is set by City Council; adopted by reference and on file in the City offices.

Article 5. - CITY BUILDINGS

Section 123-21. - Applicability.

This Chapter shall be applicable to any and all buildings, structures or similar improvements presently existing, or to be erected, on real property owned by the City or any agency, department, board or commission established or regulated by the City Council pursuant to S.C. Code 1976, § 4-9-30(6) or whose governing board is appointed pursuant to S.C. Code 1976, § 4-9-170 and all such buildings, structures or similar improvements shall be hereinafter referred to as City buildings.

Section 123-22. - Council approval for alterations, repairs, other construction projects.

(a) The City Council shall give prior approval before any City building is altered, repaired, built, removed, modified, demolished, condemned, rehabilitated or improved, including additions and permanent fixtures thereto.

(b) The City Council shall also give prior approval before any lessee of City property shall alter, repair, build, remove, modify, demolish, condemn, rehabilitate, or improve any buildings or structures not owned by the City but located on City property, including additions and permanent fixtures thereto unless such alteration, repair, building, removal, modification, demolition, condemnation, rehabilitation, or improvement is expressly permitted in the current lease or other current written agreements.

Article 6 – MANUFACTURED HOUSING

Section 123-23. – Manufactured Housing

(a) *Zoning Compliance.* No moving or manufactured home permit shall be issued for any manufactured home brought into the City of Walhalla or relocated within the City after the adoption of this chapter, unless a current certificate of zoning compliance has been issued by the Zoning Administrator, to certify that the manufactured home is in full compliance with Chapter 330 of the Walhalla Code.

(b) *Standards.* 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 and Chapter 199 of the Walhalla Code.

(c) *Registration*. Manufactured homes must be registered with Oconee County, per Oconee Code § 30-145 prior to applying for a permit.

(d) *Moving Permit*. Prior to the movement of any manufactured home being transported out of or within the boundaries of the county, a county moving permit must be acquired per Oconee Code § 30-150.

(e) *Permit*. Manufactured homes must apply for and obtain a Manufactured Home permit that includes moving within city limits, inspections for one (1) unit set up, supporting foundation, tie downs, connections, and any exterior HVAC unit. Permits for accessory decks, screened enclosures, room additions, or other accessory structures, are subject to a zoning permit and the fees set by City Council.

(f) *Installation*. Manufactured home installers must be properly licensed by the State of South Carolina Manufactured Housing Board. Installation shall be in compliance with the regulations of Chapter 79, South Carolina Department of Labor and Licensing- Manufactured Housing Board.

ARTICLE 7 - UNSAFE BUILDINGS/STRUCTURES AND UNFIT DWELLINGS

Section 123-24. - Authority.

This section is authorized by S.C. Code 1976, § 5-7-30; 5-7-32; 5-7-80; 31-15-10 et seq.

Section 123-25. - Generally.

(a) All buildings/structures regulated by this chapter which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard or are otherwise dangerous to human life, are for the purposes of this chapter unsafe.

(b) Any dwellings regulated by this chapter which are dangerous or injurious to the health, safety or morals of the occupants, neighbors or community, are for the purposes of this chapter unfit.

(c) Any use of buildings or structures constituting a hazard to safety, health or public welfare by reasons of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment are for the purposes of this chapter unsafe uses.

(d) All such unsafe buildings/structures or appendages are hereby declared to be public nuisances and shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this chapter.

(e) It shall be unlawful for any owner or party in interest thereof to keep or maintain any building/structure or part thereof which is an unsafe building/structure as herein defined.

Section 123-26. - Definitions.

(a) *Abate*. As used in this chapter, means repair, replace, remove, destroy or otherwise remedy the condition in question by such means, in such time, in such a manner and to such an extent as the Building Official or City Council shall determine to be in the best interest of the public, taking into account all facts and circumstances.

(b) *Enforcement officer*. As used in this chapter is the Building Official or his designee.

(c) *Public nuisance*. As used in this chapter, any condition located in a building or on premises, which constitutes a health hazard and/or which is or may be unsafe or dangerous by reason of inability to appreciate the peril therein, and/or affects the economic value preservation of property and the surrounding properties as determined by the Building Official or his designee based upon the facts and circumstances found after reasonable inquiry, investigation or upon citizen report.

(1) A building, structure, or portion thereof in a dilapidated or dangerous condition to be unsafe or unsuitable for human occupancy.

(1.1) Inadequate or inoperable mechanical, electrical, plumbing, or sanitation;

(1.2) Lack of sound and effective exterior walls or roof covering to provide weather protection;

(1.3) Lack of structural integrity, including deteriorated or inadequate foundations, joints, vertical or horizontal support;

(1.4) Broken, missing or inoperable windows, doors constituting a hazardous condition or potential attraction to trespassers;

(1.5) Broken, deteriorated structures presenting a risk to public safety.

(2) An abandoned building, manufactured home, or structure that violates health, safety, sanitation requirements and/or economic value preservation of properties such as:

(2.1) An unoccupied and unsecured building or structure;

(2.2) A partially constructed, partially reconstructed, or partially demolished building or structure where work is abandoned for a period of one-hundred and eighty (180) days;

(2.3) A manufactured home that is damaged, extensively deteriorated, does not have approved utilities, water, and septic service, or is deteriorated or is being used as other than residential occupancy.

(d) Unfit dwelling. As used in this chapter, "unfit dwelling" means any dwelling for human habitation with conditions that are dangerous or injurious to the health, safety or morals of the occupants of such dwelling, the occupants of neighboring dwellings or other residents in the City, as determined by the Building Official. Such conditions may include the following, without limiting the generality of the foregoing: defects increasing the hazards of fire, accidents or other calamities; lack of adequate ventilation, light or sanitary facilities; dilapidation; disrepair; structural defects; uncleanness; and breeding areas for insects or vermin.

(e) Unsafe building/structure. As used in this chapter, "unsafe building/structure" means any building/structure which has been determined to be unsafe by the Building Official or his designee. A vacant structure that is not secured against entry shall be deemed unsafe.

Section 123-27. – Enforcement; Powers of Building Official.

The Building Official is hereby authorized and directed to exercise the powers prescribed in this chapter. He may exercise such powers as may be necessary or convenient to carry out and effectuate the purpose and provisions of this chapter, including the following powers, in addition to others granted by this chapter or the enabling legislation:

(a) To investigate building/structure conditions in the City, in order to determine whether building/structure is unsafe.

(b) To investigate dwelling conditions in the City, in order to determine whether dwellings therein are unfit for human habitation.

(c) To administer oaths and affirmation, examine witnesses and receive evidence.

(d) To enter into and upon any property, located within the City, with proper credentials, for the purpose of inspecting and enforcing the provisions of this Code, provided such entries are made in such manner as to cause the least possible inconvenience to the persons in possession. If the responsible party, owner, occupant or the agent of any owner or occupant of any property located within the City refuses to allow inspection of such property, the City is authorized to seek an administrative order or search warrant from any authorized judicial officer having jurisdiction over subject property.

Section 123-28. - Declared public nuisance.

All structures found to be maintained in violation of any one or more of the provisions of this chapter are hereby determined to be public nuisances and shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified hereinafter.

Section 123-29. – Complaint procedure.

(a) Whenever a complaint is made with the Community Development Department by the City Council, or authorized City personnel, or a public authority, or a petition is filed by at least five (5) residents of the City, charging that any building/structure is unsafe and/or that any dwelling is unfit for human habitation, or any lot or property in the municipality is not clean and free of rubbish, debris and other unhealthy and unsightly material so as to constitute a public nuisance, the Building Official shall establish by his own investigation that the building/structure is unsafe and/or that the dwelling is unfit for human habitation or the lot or property in the municipality is not clean and free of rubbish, debris and other unhealthy and unsightly material and constitutes a public nuisance.

(b) If his preliminary investigations disclose a basis for such charges and the uninhabited and/or habited building/structure or portion thereof is found to be a public nuisance and/or unfit dwelling, as defined in this chapter, he shall commence proceeding to cause the alteration, repair, rehabilitation, demotion or removal of the building or structure.

Section 123-30. - Notice and Order.

(a) *Unsafe Buildings/Structures.* The Building Official shall issue a notice and order directed to the owner or party in interest of the unsafe building/structure stating the defects thereof. This notice shall require the owner or party in interest of the unsafe building/structure or premises within thirty (30) days to commence either the required alterations, repairs, improvements, demolition or removal of the unsafe building/structure or portions thereof, and all such work shall be completed within such period of time as the Building Official shall determine to be reasonable to accomplish the work, which period shall be stated in the notice. If necessary, such notice shall also require the unsafe building/structure or portion thereof not to be used until the required repairs and improvements are completed, inspected and approved by the Building Official.

(b) *Unfit dwellings.*

(1) The Building Official shall issue and cause to be served upon the owner of and all parties in interest in such dwelling a complaint stating the charges that the dwelling has been found to be unfit and/or a public nuisance and containing a notice that a hearing will be held before the Building Official or his designated

agent at a place therein fixed not less than ten (10) days nor more than thirty (30) days after the serving of such complaint; that the owners and parties in interest shall be given the right to file an answer to the complaint and to appear in person or otherwise and give testimony at the place and time fixed in the complaint; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the Building Official.

(2) If, after such notice and hearing, the Building Official determines that the dwelling under consideration is unfit for human habitation, he shall state in writing his findings of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order as described in Section 123-30 (a).

Section 123-31. - Service of notice and order.

Service of the notice and order shall be made upon the owner or party in interest either personally or by:

(a) Mailing a copy of such notice and order, by certified mail to each owner of or party in interest in the property as indicated by the records of the county tax assessor; or

(b) If no address so appears or is known to the Building Official, a copy of the notice and order shall be mailed to the owner or party in interest at the address of the unsafe building/structure and/or unfit dwelling, and a copy of the notice shall also be posted in a conspicuous place on the unsafe building/structure and/or unfit dwelling.

(c) The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this chapter. Service by certified mail in the manner herein provided shall be effective on the date of mailing. The receipt card, return and acknowledgement of receipt by certified mail, shall be affixed to the copy of the notice and order retained by the Building Official.

Section 123-32. - Posting of signs.

(a) The Building Official shall cause to be posted at the main entrance of such an uninhabited, unsafe building/structure a notice to read: "DANGER—THIS BUILDING/STRUCTURE IS DECLARED UNSAFE." Such notice shall remain posted until the required repairs, demolition or removal is completed. Such notice shall not be removed without written permission of the Building Official, and no person shall enter this unsafe building/structure except for the purpose of making repairs required or demolition of the unsafe building/structure.

(b) The Building Official shall cause to be posted at the main entrance of such an inhabited or uninhabited, unfit dwelling a notice to read: "THIS BUILDING IS UNFIT FOR HUMAN HABITATION; THE USE OR OCCUPATION OF THIS BUILDING FOR HUMAN HABITATION IS PROHIBITED AND UNLAWFUL."

Section 123-33. - Condemnation of unsafe building/structure or unfit dwelling.

If, at the expiration of any time limit and the notice provided for in Section 123-30, the owner or party in interest has not complied with the requirements thereof, the Building Official may recommend abatement in accordance with the provisions set out hereinafter.

(a) *Notice of public hearing.* Notwithstanding any other provision of this chapter, when the whole or any part of any uninhabited building/structure or unfit dwelling is found to be in a dangerous or unsafe condition, the Building Official, having ascertained that the time for providing a notice has expired and that the nuisance has not been abated, shall issue a notice to each owner of record or party in interest of record in whose name the property appears on the last local tax assessment record.

(1) If the Building Official has determined that the structure is in a condition that would require demolition, the owner of record or party in interest may appeal the decision before the City Council and show cause why the building/structure or dwelling should not be demolished.

(2) In matters other than demolition of a structure, the owner of record or party in interest shall appeal the Building Official's decision before the Construction Board of Adjustments and Appeals and show cause why the building/structure should not be abated or otherwise made safe.

(3) Notice shall be given to the parties in the same manner as provided for in Section 123-31 of this chapter to appear at the hearing on the date, time and place specified in the notice, which shall not be less than ten (10) days after the mailing of this notice. When the whereabouts of such persons are unknown and cannot be ascertained by the Building Official in the exercise of reasonable diligence, then the serving of such complaint upon or order upon such person shall be made by publishing it once every week for two (2) consecutive weeks in a newspaper of general circulation printed and published in the county.

(b) *Hearing.* City Council or the Construction Board of Adjustments and Appeals shall conduct the hearing at the time and location fixed by the complaint and notice.

(c) *Failure to appear.* Failure of any person to appear at the hearing set in accordance with the provisions of this chapter shall constitute a waiver of his rights to the administrative hearing on the notice.

(d) *Scope of hearing.* The hearing shall offer the owner or party in interest the opportunity to be heard on only those specified matters or issues raised by the notice of violation. The owner or party in interest may appear at the hearing in person or through an attorney or other designated representative.

(e) *Staying of notice under appeal.* Any notice issued by the Building Official under the provisions of this chapter shall be held in abeyance during the course of an appeal.

(f) *Provisions for hearing appeals.*

(1) *Rules.* A hearing shall not be required to be conducted in accordance with the technical rules regulating evidence and testimony prevailing in courts of law or equity. Construction Board of Adjustments and Appeals may grant continuances for good cause.

(2) *Oaths, affirmations.* In any proceeding under this chapter, any member of City Council or the Construction Board of Adjustments and Appeals shall have the power to administer oaths and affirmations and certify official acts.

(3) *Evidence.* Relevant evidence shall be admitted if it is the type on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or evidence over objections in civil courts.

(4) *Inspections.* City Council or the Construction Board of Adjustments and Appeals may inspect any uninhabited, unsafe building/structure or unfit dwellings or premises involved in a hearing during the course of the hearing, provided the following are complied with:

(4.1) Notice of such inspection is given to the parties prior to making the inspection; and

(4.2) The parties are allowed to be present during inspection; and

(4.3) The inspector states for the record upon completion of the inspection the facts observed and any conclusions drawn.

(5) *Recourse.* If the owner or party in interest is aggrieved by the decision of City Council or the Construction Board of Adjustments and Appeals, nothing in this chapter shall be construed as depriving him of seeking redress in civil or other applicable courts. Said appeal must be filed within 30 days from the effective date of the final decision.

Section 123-34. - Implementation.

(a) *Failure to commence work.* Whenever the required repair, vacation or demolition is not commenced within thirty (30) days after the effective date of the City Council or Construction Board of Adjustments and Appeal order, the City may cause the uninhabited, unsafe building/structure or unfit dwelling to be repaired to the extent required to render it safe; or if the notice requires demolition, to cause the uninhabited,

unsafe building/structure or unfit dwelling to be demolished and all debris be removed from the premises, as described in Section 123-32 (b) and (c).

(b) *Order to correct.* The order for such entry to correct the conditions specified shall be done by the Mayor and Council of the City of Walhalla.

(c) *Petition to demolish.* If the owner fails to comply with an order to remove or demolish an unsafe building/structure or unfit dwelling, the Building Official may petition the courts to cause such structure or dwelling to be removed or demolished. If the City, in demolishing unsafe buildings/structures or unfit dwellings, as permitted by this section, contracts with a third party, not employed by the City to do the work, it must bid the work in conformity with the City's procurement code.

Section 123-35. - Recovery of cost of repair or demolition.

If the owner or party in interest of any uninhabited building/structure or unfit dwelling which has been condemned as unsafe or unfit by the Building Official, after being notified by the Building Official in writing of the unsafe building/structure or unfit dwelling, shall permit it to stand or continue in that condition, he shall be subject to penalties as prescribed by Section 223-29, general criminal penalty, continuing violations, of the City of Walhalla Code of Laws for each day such unsafe building/structure continues in such condition after such notice. The costs of repair or demolition shall be borne by the owner or party in interest to the extent permitted by law.

Section 123-36. - Liability for cost of repair or demolition.

City Council may direct the expenditure of public resources to abate the nuisance condition. The cost of abatement shall include an administrative assessment of \$250.00, any attorney's fees and costs, in addition to the actual cost of labor and materials expended in public abatement. The person shall be served with a notice of assessment within seven (7) days of the completion of the abatement. The notice of assessment shall include the administrative fee and a statement of public cost, attested to by affidavit and shall be issued and served, as provided in Section 123-31, upon the person responsible for payment who shall make payment within thirty (30) days of the date of service. Upon the expiration of the thirty (30) day period, if the amount has not been paid in full or contested before City Council, the City Council may direct that a lien upon the real estate, in that amount, be filed with the County Clerk of Court or Register of Deeds and with the City Clerk that shall be collectable in the same manner as municipal taxes. The lien shall be of record in the County Courthouse until paid or recovered, or otherwise released.

Article 8. – LEGAL STATUS PROVISIONS

Section 123-37. - Rights of person affected by order.

In accordance with S.C. Code 1976, § 31-15-370, any person affected by an order issued by the Building Official pursuant to this chapter may, within sixty (60) days after the posting and service of the order, petition the Circuit Court for an injunction restraining the Building Official from carrying out the provisions of the order and the court may, upon such petition, issue a temporary injunction restraining the Building Official pending the final disposition of the cause. Hearings shall be heard by the Court on such petitions within twenty (20) days or as soon thereafter as possible and shall be given preference over the matters on the Court's calendar. The Court shall hear and determine the issues raised and shall enter such final order or decree as law and justice may require. In all such proceedings, the findings of the Building Official as to facts, if supported by evidence, shall be conclusive. Costs shall be at the discretion of the Court. The remedies provided in this section shall be exclusive remedies and no person affected by an order shall be entitled to recover any damages for action taken pursuant to any order of the Building Official or because of compliance by such person with any order of the Building Official.

Section 123-38. - Preservation of rights and actions.

Nothing in this chapter hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this article.

Section 123-39. - Conflicts

In the event any conflict may arise between the provisions of these codes with amendments thereto, adopted by this section, and any other state law or city ordinance, rules or regulations, the most restrictive provisions shall prevail and be controlling.

Section 123-40. - Zoning Ordinance preserved

Nothing contained in these codes shall repeal any of the provisions of the Zoning and Subdivision Ordinance, and in the event, there should be any conflict between the terms of these Codes and of the Zoning Ordinance, the provisions of the Zoning and Subdivision Ordinance shall prevail and be controlling.

Section 123-41. Separability.

The provisions and sections of this chapter shall be deemed to be separable, and the invalidity of any portion of this chapter shall not affect the facility of any other article, section or provision hereof, which is not itself void or invalid.

This Ordinance shall be effective immediately upon final reading.

AND IS DONE AND RATIFIED in Council Duly assembled this _____ Day of _____ 2023.

(SEAL)

Danny Edwards, Mayor

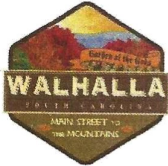
ATTEST:

Timothy B. Burton, City Administrator

Introduced By: _____

First Reading: _____

Public Hearing,
Second Reading
And Adoption: _____



CITY OF WALHALLA

Community Development

206 N Church St. • P.O. Box 1099 • Walhalla, SC 29691 • (864) 638-4343 • Fax (864) 638-4357 • www.CityofWalhalla.com

Downtown Design Overlay Mural Application

Applicant's Information

Name: Arthur Lucas / Walhalla Co. Main LLC
Address: 315 Hollywood Dr, Charleston, SC 29407
Telephone: (703) 946-9725 Email: arthur@freelovebeer.com

Owner's Information (if different than the applicant)

Name: _____
Address: _____
Telephone: _____ Email: _____

Project Information

Project Name: Freehouse Brewery Walhalla
Project Location: 210 E. Main St Walhalla, SC 29691
Description of the proposed mural: (See image included in attachments).
An extension of our logo, using natural, light colors that are welcoming and represent the area and our organic brand.

Description must include 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 with the application.

I have received and read a copy of Section 330-1.10 A. (4) of the Zoning Code, regulating murals in the Downtown Design Overlay (page 2 of this application).

I agree to comply with the regulations stated in the Zoning Code and the Downtown Design Guidelines.

Arthur Lucas
Applicant's Name (Printed)

[Signature]
Applicant's Signature

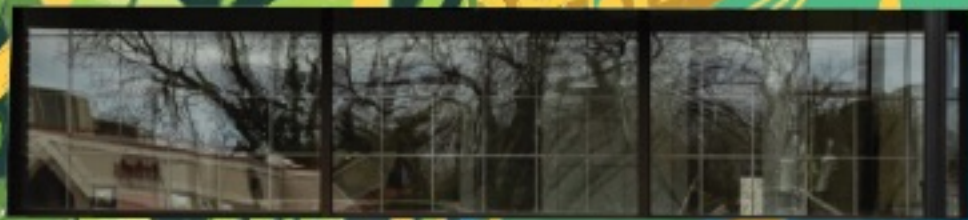
5/15/2023
Date

For Office Use Only

Date Submitted: _____

Permit Number: _____

Date of Council Meeting: _____



Resolution #2023-01

RESOLUTION TO ADOPT CPAT REPORT

WHEREAS, the mission of Main Street Walhalla is to support and enhance the continuing economic development of downtown Walhalla while protecting and promoting its historic heritage;

WHEREAS, by implementing the Main Street Four-Point Approach, Main Street Walhalla aims to create an economic and culturally vibrant downtown that both locals and visitors will enjoy;

WHEREAS, the SC Chapter of the American Planning Association's CPAT program provides a multidisciplinary team of planning professionals from across South Carolina to assist communities in South Carolina and works with community leaders, elected officials, stakeholders and volunteers to address local issues or concerns, including economic development, transportation and recreation;

WHEREAS, Main Street Walhalla sought and was awarded a CPAT project through the SC Chapter of the American Planning Association, leading to a public charette on January 28, 2023;

WHEREAS, the CPAT team has assembled a report compiling the public input and proposed goals for the project area, commonly known as the Depot Park.

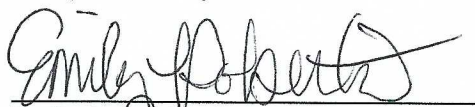
NOW THEREFORE, at a meeting held on the 25th day of May, 2023, the Main Street Walhalla Board hereby resolves as follows:

RESOLVED that the Main Street Walhalla Board adopts the CPAT report, as prepared by the APA SC CPAT Team and recommends the CPAT report be presented and adopted by Walhalla City Council.

This 25th day of May 2023.


MAIN STREET WALHALLA BOARD


Darryl Broome, Chairman


Emily Roberts, Secretary


Janet Smalley, Board Member

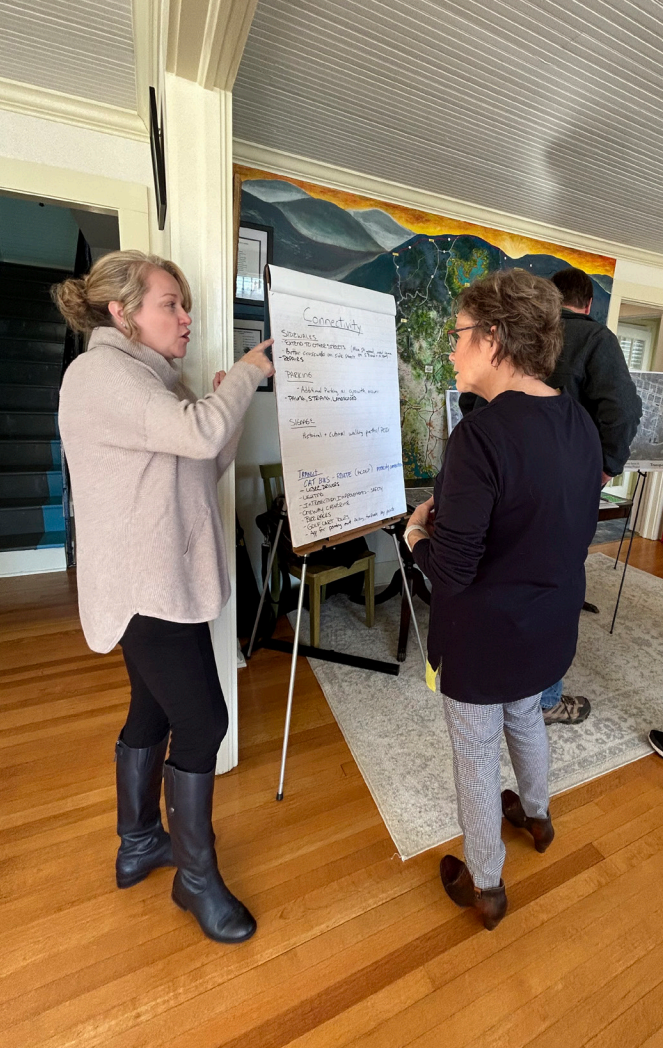

Dave Eldridge, Vice Chair


Tyler James, Treasurer


Amy Welch, Board Member

Attest:


Catie Fisher, Director



COMMUNITY PLANNING ASSISTANCE TEAM



Walhalla, SC
Jan 28, 2023

Report on the Walhalla Green Space & Historic Center Planning Project

Prepared for Main Street Walhalla
By the South Carolina Chapter of the American Planning Association's Community Planning Assistance Team

Final Draft: April 24, 2023

Event Location:
Walhalla, SC
Jan 28, 2023

CPAT Volunteers:
Shea Farrar
Crista Jordan
Kyle Kelly
John Newman
Corey Sosebee
Todd Steadman
Rebecca Vance



Walhalla Greenspace & Historic Center Planning Project

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Programming & Activities	24
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Project Background

About twenty years ago, citizens in the City of Walhalla took it upon themselves to move, renovate, and preserve three historic buildings that were in danger of being demolished. These buildings were all relocated to city-owned green spaces on Broad Street, known as the “Kaufman Park” – more commonly referred to as the Depot Park – area.

The Kaufman Park area has long been a favorite location for locals to picnic, host events, and bring their families, but has untapped potential. Currently, there are multiple historic buildings, a walking path that encircles a scenic pond, parking areas, and several green spaces on the site. This location will now serve as the trailhead for the new Wanderweg Greenway Project that will wrap around the historic downtown and may potentially connect to the Palmetto Trail in the future. In addition to greenway access, the property offers the opportunity for improvements and activities that will attract residents and visitors alike to the downtown area.

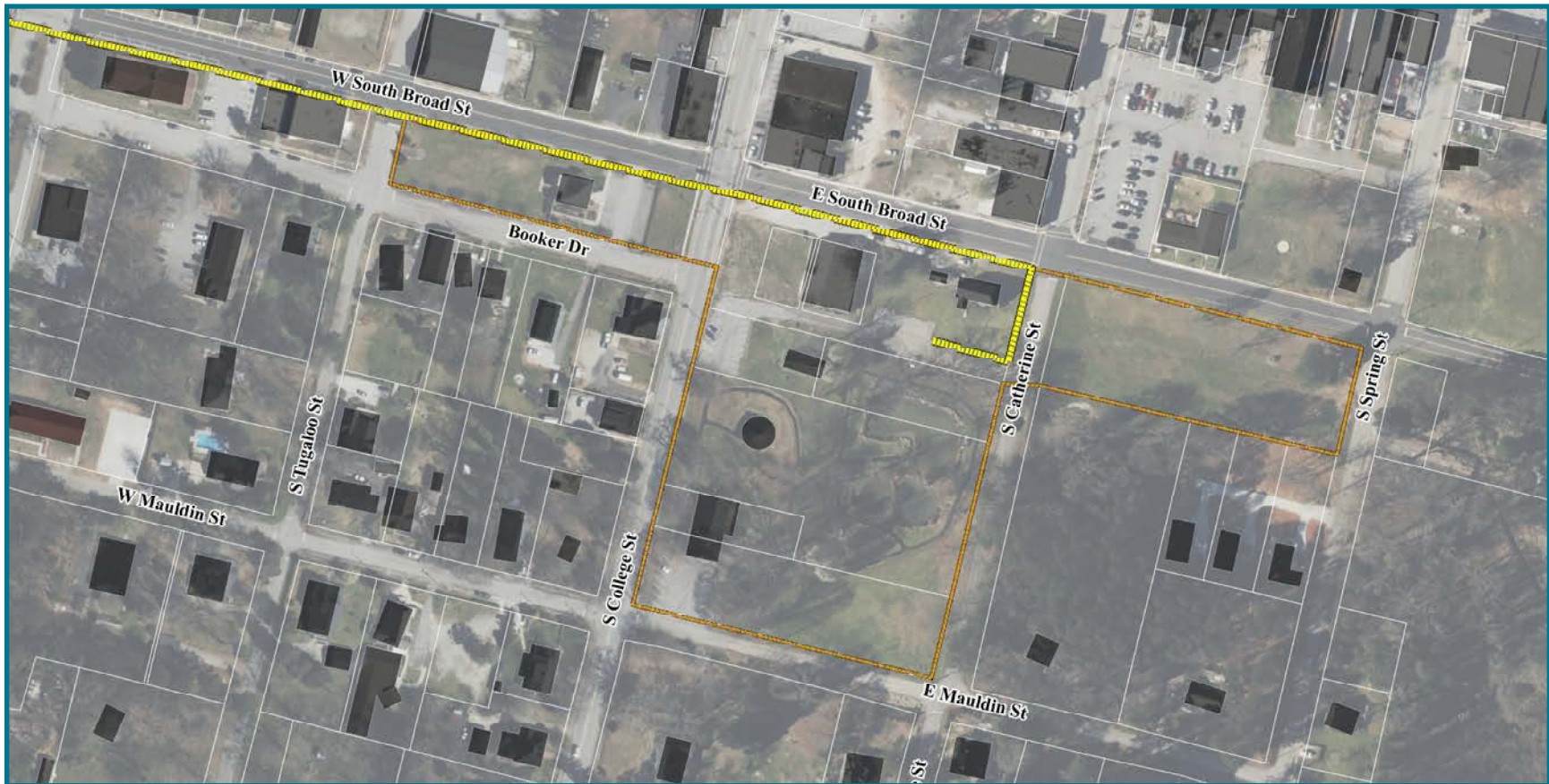
The South Carolina Chapter of the American Planning Association (APA South Carolina) is a leader in planning activities and an active resource for planners, communities, citizens, elected and appointed officials and allied professionals throughout the state. Members include professional planners (public, private, and academic), planning commissioners, board of zoning appeals members, building officials, neighborhood group leaders, urban designers, economists and students of planning and community development.

Each year, APA South Carolina members volunteer to offer communities the opportunity of assistance with planning resources and expertise from a multidisciplinary team of planning professionals from across South Carolina through the Community Planning Assistance Team (CPAT) program. These volunteer teams collaborate with community leaders, elected officials, stakeholders, and engaged citizens to address local planning needs and provide expertise on projects and assistance in developing planning approaches that foster sustainable, economically vibrant, healthy, resilient, and livable communities and spaces.

The City of Walhalla applied for this program to assist with planning the Kaufman Park area and the project was selected in 2022. In January of 2023, a team was assembled for the project. Prior to visiting Walhalla, the team prepared information and mapping for the existing conditions relevant to planning for the property. The team then traveled from across the state for a two-day visit to Walhalla.

On the first day, the team toured the downtown and Kaufman Park areas, documenting existing conditions and considerations for planning. On the second day, a community open house and charrette was held to gain insight, input, and ideas from the community.

This planning event for the city property will build on previous efforts and clarify opportunities that may enhance experiences for both residents and visitors of the downtown area.



Site Details

Location

The Kaufman Park project is a three-block area located along South Broad Street on the edge of downtown between the commercial area and residential neighborhoods. South Catherine Street and South College Street run through the site. The old railway tracks for the Blue Ridge Railroad can still be seen along the front of the site. It is also the location where an old railroad trestle bridge spanned across South Spring Street passing by the nearby Walhalla Cotton Mill.

Man-made Features

Multiple buildings are located on the site. A historic home was relocated to the westernmost block of the project area at the corner of South College and West South Broad Street. This building is currently used as office space. Across South College Street from this home is the Feed and Seed building, public restroom building and the Old St. John's Meeting House. The Lions Clubhouse is located off South College Street and the Old Depot Building and gazebo are located off East Mauldin Street.

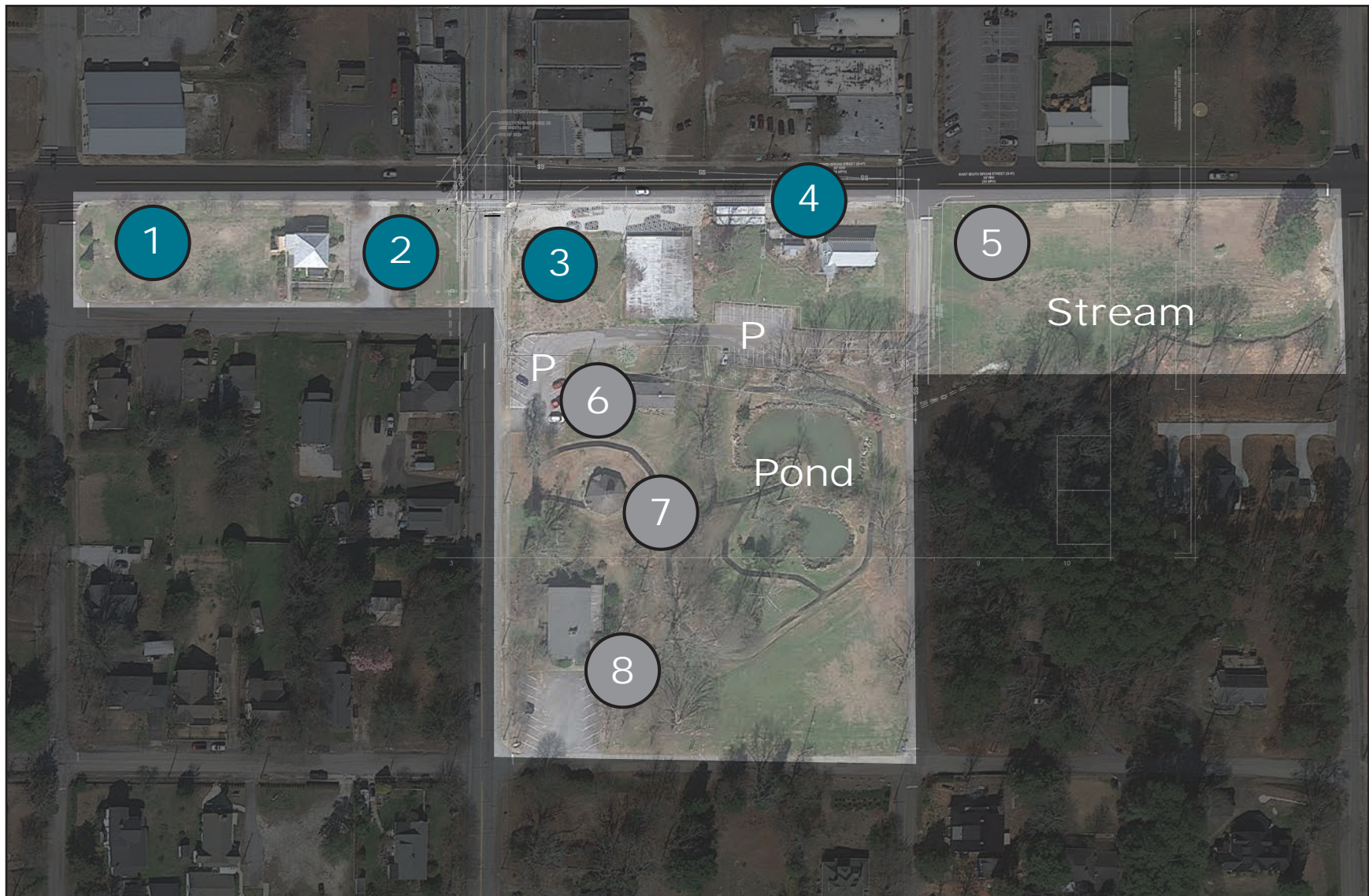
A scenic koi pond surrounded by a walking path can be found in the central area of the project site. This pathway loop has connections to a parking area, gazebo, and Old Depot building.

Multiple parking locations exist. One parking lot serves the historic home-office space, which also has a small event lawn behind the building. There is a small parking area at the front of the Feed and Seed and larger parking areas by the scenic koi pond, Lions Clubhouse, and Old Depot building.

Natural Features

The topography of the site varies greatly. Gently sloping areas are primarily the location of buildings and parking areas. The koi pond and a small stream between Catherine Street and Spring Street are in the lowest areas of the site. The steepest terrain can be found along the frontage of West South Broad Street between Catherine Street and Spring Street and beside the Old Depot Building on East Mauldin Street.

Site Features



1



2



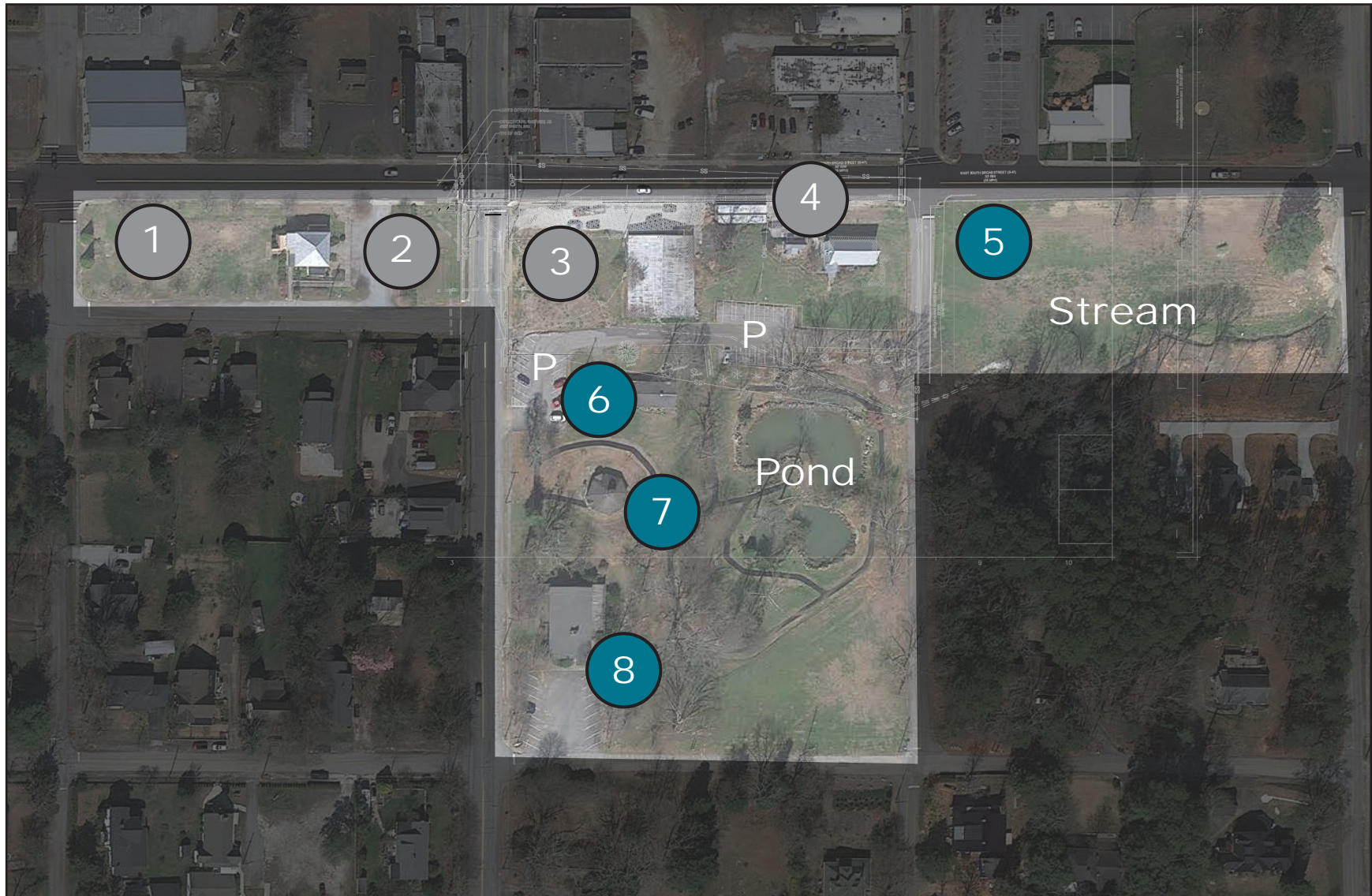
3



4



Site Features



5



6



7



8




Community Involvement & Charrette



City of Walhalla - APA SC
CPAT Project
(Community Planning Assistance Team)

Activity- Connectivity - Planning




Public Charrette
HELP PLAN THE FUTURE
ACTIVITY AND CONNECTIVITY
OF WALHALLA FROM
DOWNTOWN TO THE DEPOT



Saturday
January 28, 2023
Drop In
10 AM to 12 Noon

Main Street Walhalla Office
105 W South Broad St
Walhalla, SC 29691

For More Information, Contact: Community Development
Department 864-638-4343

American Planning Association
South Carolina Chapter
Creating Great Communities for All

Charrette Summary

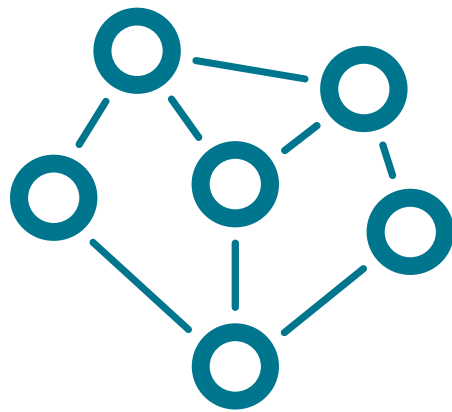
Deliberate and honest community engagement can ensure the success of public projects. The City of Walhalla has a wonderful opportunity to improve the Kauffman Park area and wanted to receive public input for future uses of these properties. The City applied to the South Carolina American Planning Association Chapter to receive assistance from the CPAT on this project.

To ensure the success of their project, the City and its partners held a charrette (community open house) on January 28, 2023 at the Main Street Walhalla Office from 10 AM to Noon to gather information and opinions regarding proposed improvements to these vital City-owned properties. The CPAT group was asked to staff this charrette and facilitate discussions and collect input around the topics of Activities and Programs, Built Environment, and Connectivity as they pertain to these properties.

To collect this information the CPAT members split into the three subject area groups and set up separate tables in different corners of the room. Discussion and input collection was led by two CPAT members at each table. Each input station was equipped with maps and input was collected utilizing post-its, dots and flip chart pads. Participants were encouraged to participate by writing their thoughts on post-it notes, putting dots on maps and/or commenting to the CPAT facilitators. The charrette was a success with a diverse group of attendees. Close to thirty enthusiastic participants provided a wealth of comments and suggestions. City staff and elected officials engaged with the community and were receptive to what the community had to say.



Recommendation Categories



Connectivity



**Programming
& Activities**



**Built
Environment**

Connectivity

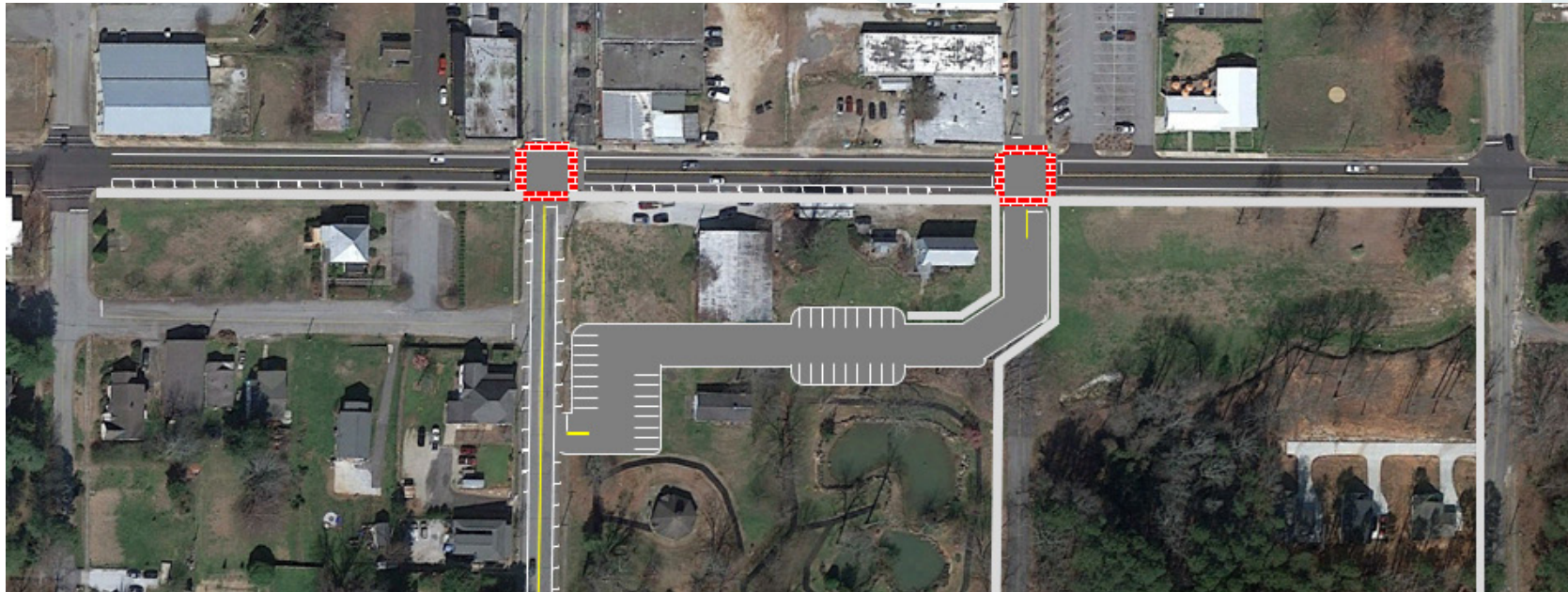


Safety of South
Catherine St
block

Crosswalks

Sidewalks

The Kaufman Park area is an important location for the planned greenway around the downtown. Its location at the southern edge of the Downtown district presents both challenges and opportunities. Considered to be the trailhead of the City's developing Wanderweg Greenway, the opportunity to strengthen the connection to the downtown while also developing the three blocks along South Broad Street is a critical component of the park's utilization.



The suggestions pertaining to connectivity received from the public during the event can be captured in several broad categories:

- Street crossings
- Pedestrian and bicycle connections via sidewalks and bike lanes
- Street closure
- Parking
- Connections to recreational activities west of the City, including Stumphouse Mountain Bike Park and the Palmetto Trail

Road Crossing

Perhaps the single most important priority for connectivity around Kaufman Park is ensuring that pedestrian crossings at the intersections of South Broad Street and Tugaloo, College, and Catherine Streets are inviting, safe, and prioritize movement between the Main Street commercial area and the Park. This theme was repeated often in various ways by the charrette participants. The results of the CPAT team's site visit confirmed that need. Improvements to the intersections can be accomplished in phased implementation, with high-visibility crosswalks as an initial low-cost alternative. A long term and more costly improvement would consist of decorative mast arms and decorative raised intersections.



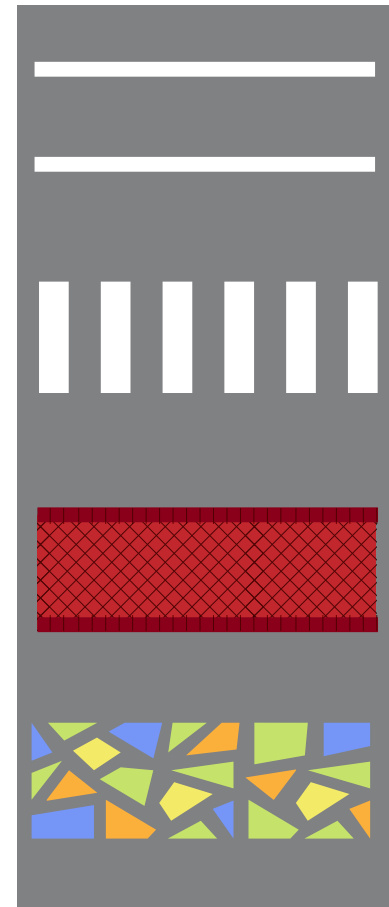
Standard

Continental



Stamped Concrete

Decorative Painted





Roadway Utilization

The street widths around the Kaufman Park area are extremely wide, particularly on South Broad Street and South College Street. The maximum width for a street travel lane as defined by the Federal Highways Administration and South Carolina Department of Transportation is 12 feet wide, with 11 feet wide lane widths often being used as a traffic calming mechanism or in areas where high speed is not desired.

The average widths of roadways around the park range are between 35-37 feet on South Broad Street and between 38-40 feet on South College Street. The dimensions of a standard parallel parking lane is 7 feet in width and a standard bike lane width is 6 feet in width. Given these figures, both streets have ample room for either or both improvements via striping.

Pavement markings to define the typical lane width of 11 feet and reserve the remaining paved area for on-street parking and/or bike lanes is a low-cost and potentially high-impact improvement. Adding to the value of completing this pavement marking upgrade is that South Broad Street has been recently resurfaced by SCDOT, meaning that thermoplastic pavement markings can be applied with little to no complications caused by poor quality pavement.

Pedestrian and Bicycle Connections

Improvements to existing sidewalks and the addition of new sidewalks around the Kaufman Park area was frequently mentioned as a need by members of the public attending the charrette, particularly in connecting the park with Main Street as well as connecting the park to the Chicopee Mill Village.

New sidewalk priorities include:

- S. Catherine St. between E. Mauldin St. and W. Wesley St.
- S. Springs St. between Lucas St. and Pitchford St.

Rehabilitation of existing sidewalks include:

- S. College St. between South Broad St. and E. Main St.
- S. Catherine St. between E. Main St. and South Broad St.



Street Closure

One of the most significant potential changes to the area's connectivity and the integration of Kaufman Park's separate tracts mentioned by residents was the proposed closure of South Catherine Street between S. Broad Street and Mauldin Street. Due to the area's topography, this block of South Catherine Street is an extremely steep hill, which represents a traffic safety problem as well as a feature that disconnects the park's primary acreage from the section that lies between South Catherine Street and South Spring Street.

Closing Catherine Street would have the twofold advantage of removing an unsafe intersection situation at Catherine and Mauldin, as well as connecting the park property that lies to the east and west of Catherine Street. While there was unanimous support at the charrette for closure of the street, participants indicated that a walking and bicycling pathway must be preserved along the path of the street to maintain connectivity between the Faculty Hill and Chicopee Mill Village neighborhoods and Main Street.

Several residents raised the idea of closing the block of S. Catherine Street. between E. Mauldin Street. and South Broad Street, or supported the idea as the prior participants already identified it.

Closing Catherine St. and converting part of the street to a driveway that accesses the primary parking lot would help with wayfinding and would connect the parcel between Catherine Street and Spring Street to the park, providing opportunity to more formally program that space by emphasizing the creek and possibly developing the space as a play area (playground, etc.).

An important consideration in effecting closure of the block of South Catherine Street is a need to ensure an effective route for drivers desiring to move from the south side of Walhalla to the north side of Walhalla along SC-183, which serves as a major route to access Walhalla High School. SC-183 itself uses South College Street south of Main Street and N. Catherine Street north of Main Street. However, North Broad Street itself suffers from disadvantages caused by hills in the City, and several intersections are challenging to navigate in certain directions. These potential changes appear to provide multiple opportunities for alternative routing of vehicles given Walhalla's standard grid street network across the downtown area.

Parking

There is limited parking at Kaufman Park itself, with a total of 43 parking spaces across 3 lots. While this amount of parking is reasonable for a park facility, the combined uses at the park, including the Lions Clubhouse, two separate event venues, and one retail business, have the potential to greatly exceed available parking. Improving and consolidating the parking area(s) as well as implementing on-street parking options would enable visitors to the park a greater flexibility in where they need to park to access the park, particularly during peak periods of use. Improvements to crosswalks and crossings of South Broad Street would also help mitigate parking demand by providing improved access to existing City-owned lots north of South Broad Street.

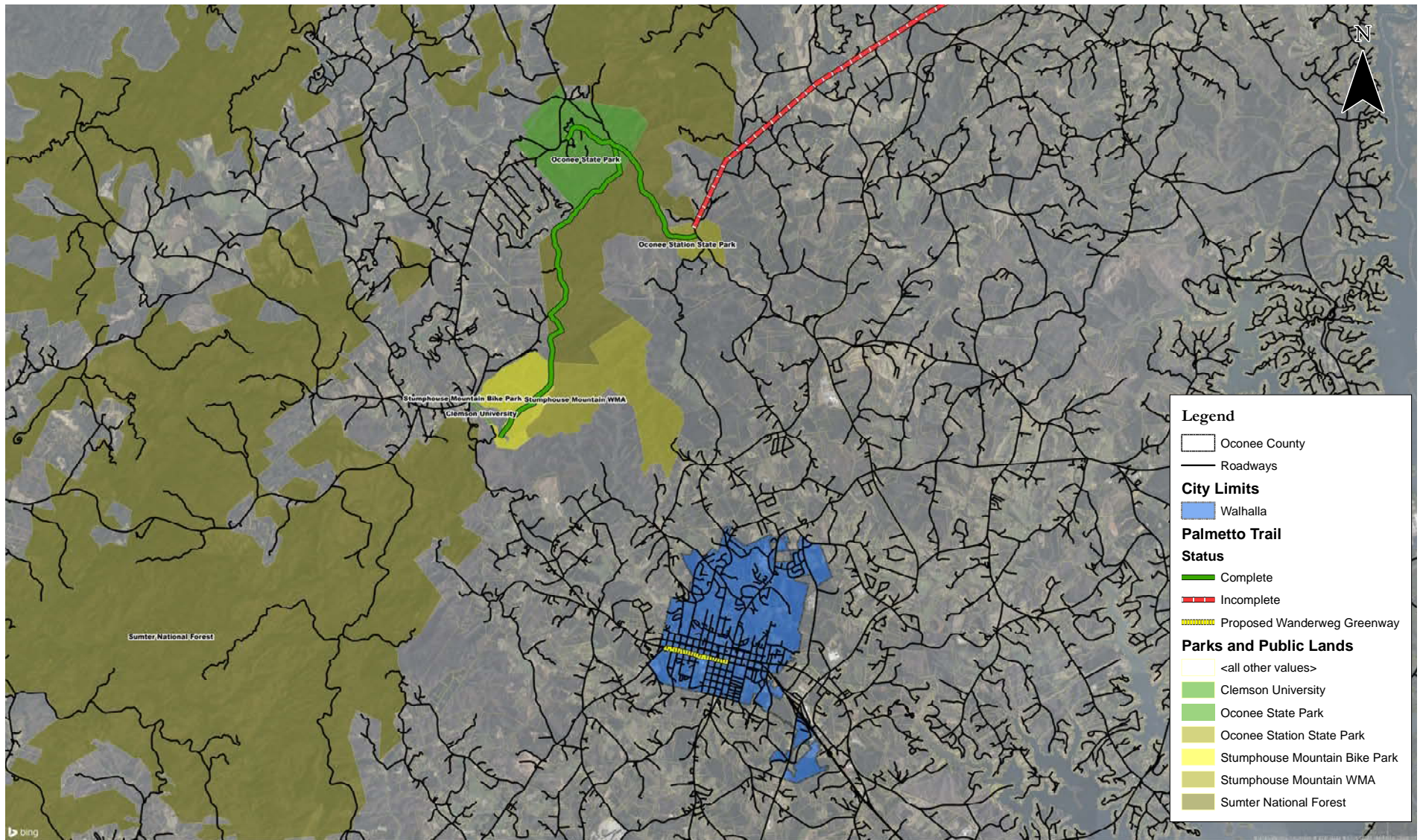


Connection to Stumphouse Mountain Bike Park and Palmetto Trail

Palmetto Conservation manages the maintenance of the existing Palmetto Trail as well as the planning of additional segments of a hiking path that will ultimately connect Walhalla to the Town of Awendaw on the Charleston County coast via a 500 mile hiking and backpacking trail. The trail includes 380 completed miles, including 3 passages connecting Stumphouse Mountain Bike Park to Oconee Station State Park. The Palmetto Trail staff have explored several alternatives to provide a direct hiking and bicycling connection from the City of Walhalla to the current trail segments at Stumphouse Mountain, though none have come to fruition at this time.

Most of the effort to date has centered on a connection via Yellow Branch Falls to Lake Jemiki Road or Bush Creek Road on the south side of SC-28 (Highlands Hwy). However, narrow road widths and limited space for additional path development have proven to be impediments. Little effort has been focused on exploring connection opportunities on the north side of SC-28 (Highlands Hwy).

CPAT recommends that City leadership begin exploring opportunities with local landowners to establish an off-street path connection to Stumphouse Mountain. In the alternative, working with SCDOT to widen shoulders within existing road right-of-way on SC-28 (Highlands Hwy) to accommodate bicycle and pedestrian traffic is an option worth exploring.



Programming & Activities

Performance
Stage

More festivals
and outdoor
activities

Larger programmed
events and improve-
ment that make the
park more usable on a
day-to-day basis.

Essential to the vitality of any public space or project are the activities that take place within that space. While aesthetics are important and the built environment can elicit a sense of safety, comfort, and relaxation, at the end of the day, people need a reason to visit a place. For the purposes of this exercise this is what is referred to as Activities and Programs.

The team leadership and citizens were first asked for and discussed activities and programs Walhalla was currently hosting. From these discussions and the subsequent day of public input CPAT developed a list of the seven major annual events that occur in Walhalla - with only one being linked to the subject property. The rest are held downtown and/or along Main Street. That list of activities is as follows:

- Issaqueena's Last Ride – A cycling event held in October
- Merchant Market – A craft, food, and vendor event held in downtown Walhalla in October
- Independence Fest – 4th of July Celebration held downtown in July
- Christmas Tree Lighting Event – Held in downtown in December. A component of this is held in Kaufman Park.
- Oktoberfest – Held downtown in October
- Hispanic Heritage Festival – Held in September
- Gravel Race – A mountain bike race held in May

The consensus view of those who participated in this exercise is that all of these events are done well and are an asset to the community. There was a comment that the Hispanic Heritage Festival could be better promoted and perhaps do a better job of engaging the local Hispanic community.

The bulk of the discussions and ideas for programs and activities revolved around ideas to consider adding events to the town calendar. Some of the ideas were fairly simple and may overlap with ideas focused on adding, improving, or modifying various features. Examples include:

- Link the Lion's Club building into City uses – perhaps add a catering kitchen
- Provide a connection between the Depot and nearby Pavilion
- Have coin-operated dispensers for feeding the fish at Kaufman Park
- Have a dog park
- Community garden
- Disc golf
- Pickle ball court

- “Sensory Park” for sight or hearing impaired and/or mobility impaired.
- Have an outdoor classroom area
- Provide an amphitheater for outdoor performances (could be movies, music, spoken word, drama, etc.) – Locations discussed include behind the Main Street Building, at the base of the big hill in Kaufman Park, and the lower level of the City property currently being unused.
- Sledding Hill
- More playground equipment
- Close off South Catherine
- Clean up the Feed and Seed store/site – suggest relocating the tractor trailers
- Wheel wash station for bikers

Then there were ideas for specific events or uses. These ideas included:

- Promote the idea of outdoor weddings
- Host an Easter Egg hunt
- Host a “Trails Days” Event
 - Host a two-day event each year focused on the activities and equipment surrounding hiking, camping and mountain biking
 - Celebrate and educate folks about the plethora of hiking, biking, camping, and white-water opportunities within easy reach of Walhalla
 - Invite purveyors of products and services related to these activities as the sponsors
 - Invite vendors to set up booths/tents to display their wares and services
 - Have a product demonstration stage with ongoing programming to share the latest and greatest
 - Have an “event” stage with ongoing program to include story-telling, music, dance, etc.
 - Have games/competitions such as axe throwing, tent pitching, fire-lighting, plant identification, bike tricks, etc.
 - Have food and drink vendors servicing the event
 - Have tours and maps of adjacent parks and trails and with guides and shuttles to take folks up and down the mountain for short or long hikes/rides (including a one-way shuttle up followed by a coast down the mountain)
 - This would expand beyond Kaufman Park and include Main Street

- In conjunction with the Christmas tree lighting there is a “Christmas Light Trail” in Kaufman Park.
- Host a food truck festival
- Have more events for seniors and/or veterans
- African American History event – storytelling, map of significant locations/events, images
- Vendor pop-ups along path
- More festivals in general – beer, wine, food
- More races
- Host historic tours

While a lot of ideas were recommended and while there are already some great activities taking place in the City, the feeling was that the City should consider adding one or two events each year until they find the “sweet spot” for what the citizens feel best about, what draws the most visitors and dollars, and what the City and volunteers can pull off without exhausting volunteer resources.

A multi-purpose outdoor space for music, movies, teaching, and other performances could support and promote several of the program and activities ideas that have been suggested.

This project site is located at a critical intersection for the planned greenway around the downtown. Considered to be the trailhead of the greenway, the opportunity to strengthen the connection to the downtown while also developing the three blocks along Broad is a critical component of proposals to the built environment.

Built Environment



Farmer's
Market



Amphitheater



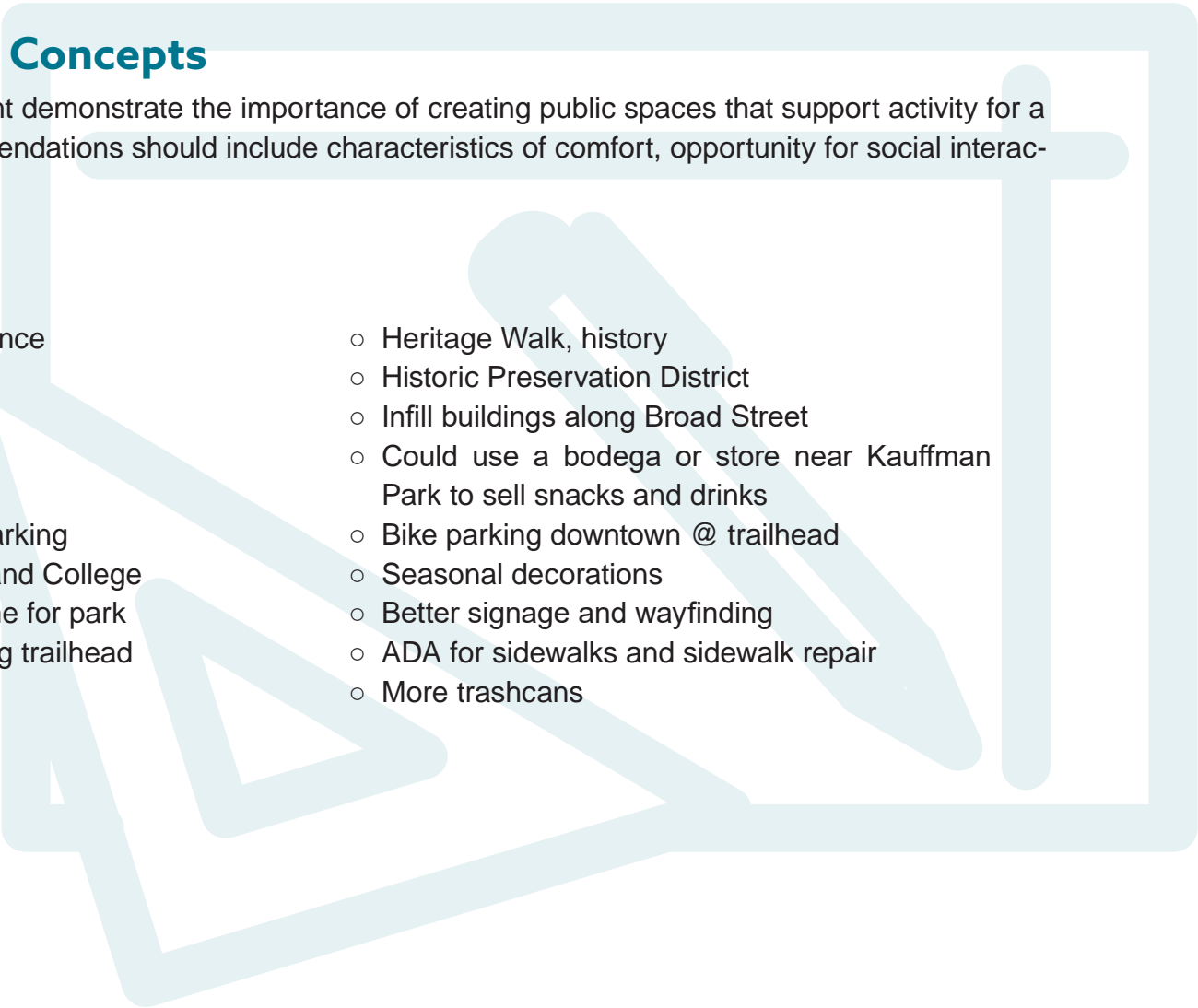
Concert
Space

The City sought input from the public during the event so that the City could collectively contribute ideas, and provide inspiration for the future of the site. The value of public input is that the citizens are allowed to participate and individually shape the future of the built environment.

The suggestions from the public during the event were diverse. They ranged from honoring the history of the site, creating an inclusive environment, to designing spaces that are multidimensional. The more frequently-received comments are listed below.

Built Environment Design Concepts

These few examples from the public event demonstrate the importance of creating public spaces that support activity for a multigenerational audience. The recommendations should include characteristics of comfort, opportunity for social interaction, and community building.

- 
- Add lighting for safety and ambience
 - Public fountain
 - Amphitheater in park
 - Benches along walking trail
 - Pet friendly
 - Expand Wanderweg Trailhead parking
 - Outdoor movie at Park on Main and College
 - RR trestle/bridge to provide theme for park
 - String lighting around Wanderweg trailhead
 - Community Garden
 - Public Art, sculpture and murals
 - Heritage Walk, history
 - Historic Preservation District
 - Infill buildings along Broad Street
 - Could use a bodega or store near Kauffman Park to sell snacks and drinks
 - Bike parking downtown @ trailhead
 - Seasonal decorations
 - Better signage and wayfinding
 - ADA for sidewalks and sidewalk repair
 - More trashcans

Material and Scale

The subtle use of texture and material changes at intentional thresholds along the edge of the site as it transitions from/to downtown could be instrumental in providing not only visibility to the future programming, but also increase safety for multimodal transportation methods (e.g., walking, biking) to and from the site. These transitions also encourage accessibility to the site.

Installations at the human scale on the project site will increase usage and make visitors feel more comfortable, and the space more inviting. Simple, low-cost interventions such as public seating or park benches along the trail encourage people to slow down and occupy the space.



Community Space

There were also recommendations, such as a community garden, that would encourage shared activity and responsibility. A community garden has many options for shared use: students from local schools can participate in educational programs, non-profits can provide food to local shelters, and “green thumbs” or garden clubs can beautify the grounds.

These few examples from the public event demonstrate the importance of creating public spaces that support activity for a multigenerational audience. The recommendations should include characteristics of comfort, opportunity for social interaction, and community building.



Multi-use Structure

Activities will also be important to the future of the project site. The physical structures proposed for the site function as a stage for the drama of daily life. However, the structures need the ability to support many casts, literally as a stage for the arts and figuratively as multi-use spaces that attract all peoples and activities.

While there are opportunities to support the local economy through promoting a specific activity, the City may wish to focus on creating a multiuse space that is inviting and promotes a healthy, equitable, and accessible environment



Recommendations

General

- All improvements should be inclusive and comply with the American Disabilities Act. When possible, improvements should be dog friendly.
- Roadway improvements should adhere to the principles of Complete Streets*.

Short-to-Mid-term

Programs and Activities

- Use temporary installations such as stages, vendor areas and power connections to facilitate programs and activities recommendations.
- Use property to expand existing festivals.
- Use removable stage/bandshell for performances and concerts.

Connectivity improvements

- Improve internal site circulation by resurfacing, reconfiguring and restriping existing parking by the Old St. John's Meeting House and Lion's Clubhouse.
- Add on street parking and striped crosswalks on East Broad Street.
- Obtain Catherine Street block from the SCDOT.

Built Environment

- Utilize area behind the Main Street Home/Office as a concert space and for evening movies.
- Add general play/sculptural areas around scenic pond path.

Long-term

Programs and Activities

- Expand activities and programs that are build on the greenway trailhead concept.

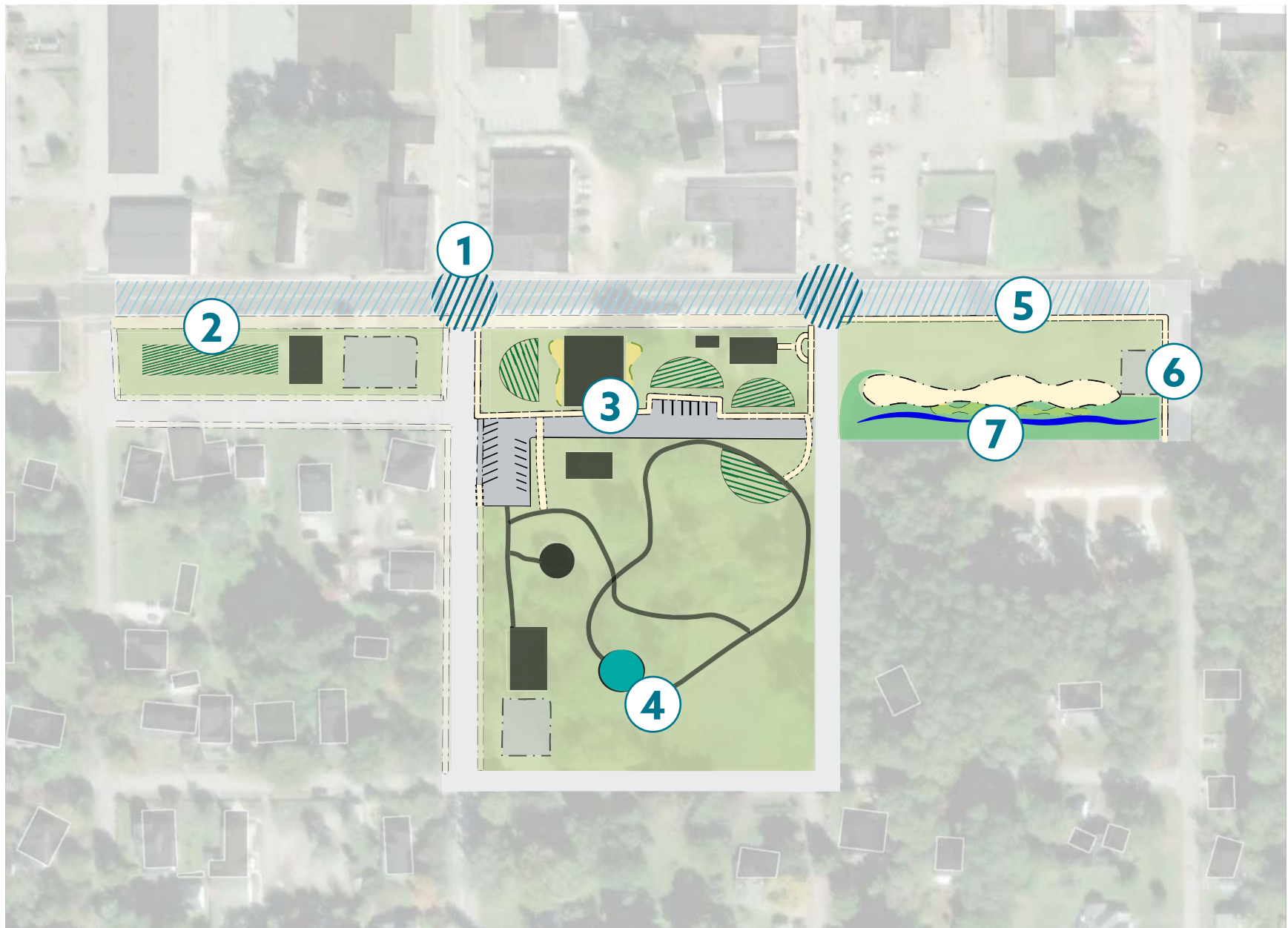
Connectivity improvements

- Improve internal site circulation by adding trailhead plaza behind Old St. John' Meeting House with amenities including bike parking and bike repair stations behind the Old St. John's Meeting House. Consider a themed bike rack based on the railroad history of the property.
- Add additional pathway connections internal to the site that provide connections from Phase I of the Greenway to parking locations and to the scenic pond path that are ADA compliant.
- Add a sidewalk connection along East Broad Street from Catherine Street to Spring Street with connections to serve activities and programs in that area.
- Make improvement to the Catherine Street block when obtained from the SCDOT to close the section of roadway from the existing parking behind Old St. John's Meeting House to East Mauldin Street. Utilize for activities such as sledding and fitness activities.
- Add decorative crosswalks along East Broad Street.

Built Environment

- Identify the location for a multi-purpose facility
- Add site lighting.
- Add Wi-Fi access points.
- Consider a community garden by the stream area.
- Consider playground and general play areas. Consider a themed equipment based on the railroad history of the property.

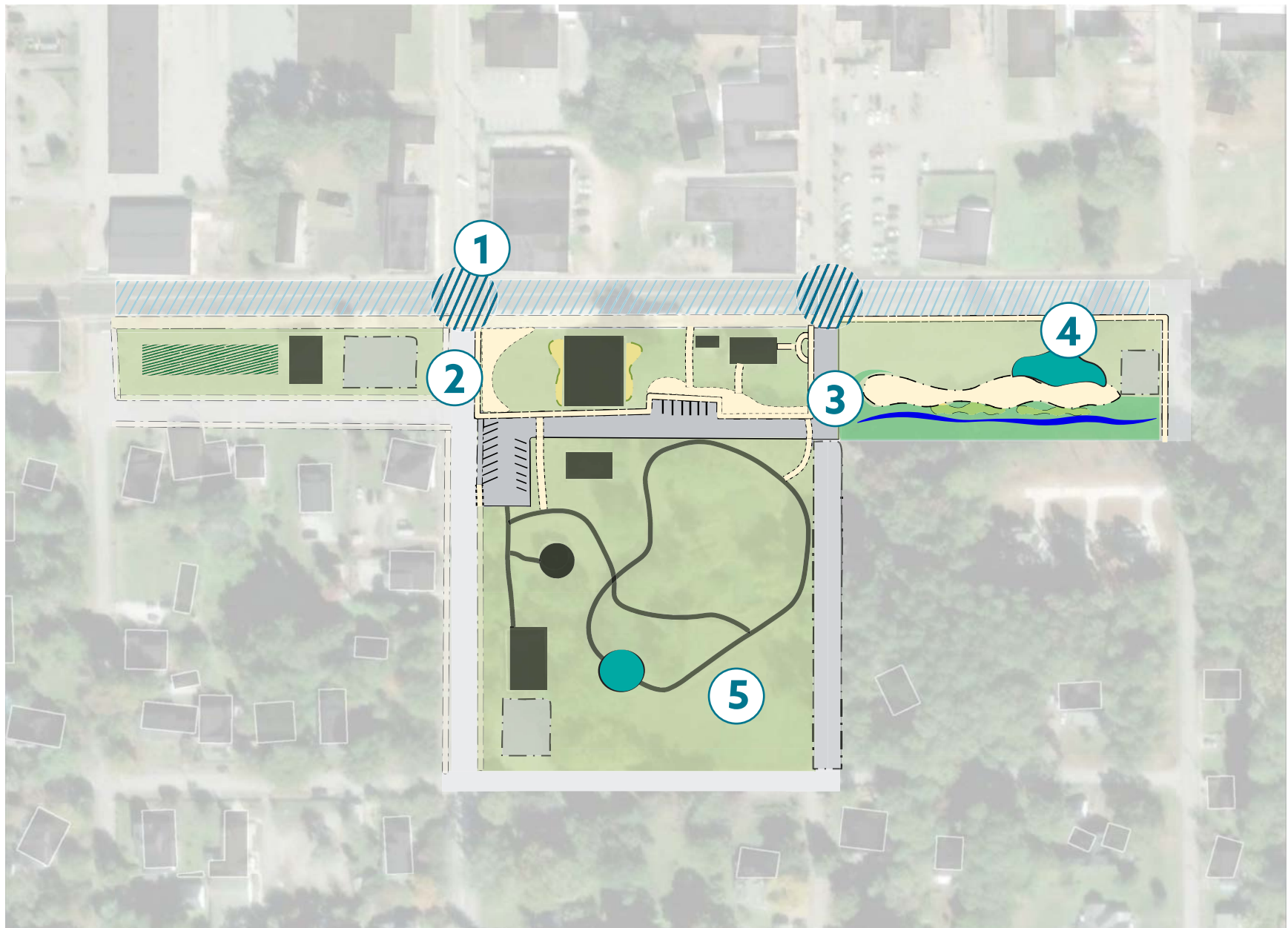
**Complete Streets is a concept in which streets are designed for the safe use of all modes of transportation including automobiles, transit, bicycle, and pedestrian.*



Short/Mid-Term

- ① Add on street parking and striped crosswalks on East Broad Street. Start process to obtain Catherine Street from SCDOT.
- ② In hatched areas, use temporary installations such as removable stages, vendor areas and power connections to facilitate programs and activities recommendations, such as movie night on the event lawn behind the Main Street Office and performances/concerts. Utilize these areas to expand existing festivals.
- ③ Improve internal site circulation for motorists and pedestrians. Consider resurfacing, reconfiguring, and restriping existing parking by the Old St. John's Meeting House and Lion's Clubhouse. Add additional pathway/sidewalk connections from the new Greenway to these parking locations and the existing scenic pond pathway.
- ④ Add general play/sculptural areas around scenic pond path.
- ⑤ Add a sidewalk connection along East Broad Street and Spring Street.
- ⑥ Add a parking area on Spring Street.
- ⑦ Clean up landscaping around the stream and provide improved access into the site.

Consider architectural improvements to the Lion's Clubhouse, like board and batten siding, which is similar to other existing structures. Utilize landscape improvements to soften architectural elements of the site.



Long-Term

- ① Add decorative crosswalks along East Broad Street.
- ② Add trailhead related improvements that will help expand activities and programs building on the Greenway project. Add two trailhead plaza areas with amenities including bike parking and bike repair stations. Consider sculptural bike rack with railroad theme based on the history of the property.
- ③ Make improvements to Catherine Street block when obtained from SCDOT to close the section of roadway from the existing parking behind the Old St. John's Meeting House to East Mauldin Street. Utilize for activities such as sledding and fitness.
- ④ Add larger play area. Consider themed equipment based on the railroad history of the property. Other improvements, such as community gardens and stream access, can be considered.
- ⑤ Add multi-purpose space / amphitheater

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Subject: RE: Access to Gym Building
Date: Wednesday, May 17, 2023 at 10:25:09 AM Eastern Daylight Time
From: Janie Campbell
To: Brandon Burton, Walhalla SC
Attachments: image001.jpg, City of Walhalla Letter_Signed.pdf

External (jcampbell@rogerslewis.com)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security](#). Powered by INKY

Brandon,

It was nice to meet you on Friday, and thank you for your help getting us access to the building. Attached is the letter you requested regarding the listing of the athletic field and gymnasium building per the National Park Service's request. Let me know if there is anything else you need or if you have any questions. Thanks so much,

Janie Campbell
Preservation Consultant

From: Brandon Burton, Walhalla SC <bburton@cityofwalhalla.com>
Sent: Tuesday, May 9, 2023 5:17 PM
To: Janie Campbell <jcampbell@rogerslewis.com>
Subject: Fwd: Access to Gym Building

[This email originated outside the organization. Do not click any links or attachments unless you know the sender]

Can you give me a call at your earliest convenience so we can discuss this?

Cell is best 8643641718.

Brandon Burton
City Administrator
City of Walhalla

Sent from my iPhone

From: John Galbreath <walhalla@rec@gmail.com>
Sent: Tuesday, May 9, 2023 4:44 PM
To: Brandon Burton, Walhalla SC <bburton@cityofwalhalla.com>
Subject: Fwd: Access to Gym Building

Is this something we need to do?

Sent from my iPhone

Begin forwarded message:

From: Janie Campbell <jcampbell@rogerslewis.com>

Date: May 9, 2023 at 12:46:54 PM EDT

To: walhallaec@gmail.com

Subject: Access to Gym Building

Good Afternoon,

I am working with the folks developing the boutique hotel in the old high school building. We are currently working on listing the building in the National Register of Historic Places, but it turns out we need to include the old gym building associated with the school in the nomination. Is there a chance I could access the building this coming Friday? If you could let me know, or point me in the right direction to someone else I should ask, I would appreciate it!

Thanks so much,

Janie Campbell

Preservation Consultant

Rogers Lewis Jackson Mann & Quinn, LLC

jcampbell@rogerslewis.com

803-256-1268 Main Line

803-978-1963 Direct Dial

803-252-3653 Fax



1901 Main St., Suite 1200

PO Box 11803 (29211)

Columbia, South Carolina 29201

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ROGERS ♦ LEWIS

— ROGERS LEWIS JACKSON MANN & QUINN, LLC —

May 17, 2023

Mr. Brandon Burton
City Administrator, City of Walhalla
206 N. Church St.
P.O. Box 1099
Walhalla, SC 29691

Dear Mr. Burton,

Our firm, Rogers Lewis, is assisting the owners of the old Walhalla High School, located at 201 N. College Street, with listing the building in the National Register of Historic Places. This listing makes the building eligible for historic credits, which the owners plan to leverage to rehabilitate the building into a boutique hotel. While working with the State Historic Preservation Office (SHPO) to ensure listing the building, it was the SHPO's opinion that the building itself was enough to warrant listing. However, after unanimous approval by the South Carolina Board of Review, the National Park Service believes the adjacent athletic fields, with outbuildings, and the historic gymnasium building should be included with the high school because of the historic association between these resources. Therefore, the new boundaries for the Walhalla High School National Register listing will include the gymnasium and athletic field. The inclusion of these buildings and the athletic field does not place any restrictions on them as the National Register of Historic Places is an honorific designation. However, as the owner of these parcels, I wanted to notify the City about this update.

Should you have any questions, please do not hesitate to contact me at the email address or phone number below.

Sincerely,



Janie Campbell
Preservation Consultant
1901 Main St. Suite 1200
Columbia, SC 29201
Direct Dial: 803-978-1963
Email: jcampbell@rogerslewis.com

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

ORDINANCE NO. 2023-

CITY OF WALHALLA)

WATER AND SEWER USE ORDINANCE

An Ordinance to Regulate, Restrict and Limit, in the interest of the Public Health and Safety, the use and operation of the Water and Sewer Systems maintained and owned by, or which may become the property of, the City of Walhalla and providing penalties for violation thereof. This ordinance rescinds all previous ordinances and ordinances or parts thereof in conflict with are hereby repealed.

BE IT ORDAINED by the Mayor and Council of the City of Walhalla as follows:

ARTICLE I

DEFINITIONS

Section 101. Apartment - shall mean any building containing two (2) or more Single Family Dwelling Units and having one (1) water connection for all Dwelling Units.

Section 102. Building - shall mean any improved property containing a structure which meets any one of the classifications in Article 1, Sections 101 through 108.

Section 103 B.O.D. – Biochemical Oxygen Demand is a measure of the pollutant strength of wastes of any nature. B.O.D. expressed in parts per million by weight shall mean the calculated pounds of oxygen required to satisfy the 5 day oxygen demand of a million pounds of domestic sewage or industrial wastes or a combination of both when tested in accordance with the procedures given in the latest edition of “Standard Methods for the Examination of Water and Sewage” published by the American Public Health Association.

Section 103. Business - shall mean any building used by the occupant for amusement, entertainment, service, professional, retail trade or any other similar purposes except as defined under “Commercial” and “Institution.”

Section 104. Camper/Travel Trailer - shall mean a vehicle without motor power designed to be towed by a motor vehicle, and of such size and weight not to require a special highway moving permit, designed to provide temporary living quarters for recreational, camping and travel use, and designed not to require permanent on-site utilities, including, but not limited to tent campers, park models, park trailers, motor homes, and fifth wheels. This term may include any vehicle whose body width is less than eight feet, and whose length is not more than thirty-five feet in the travel mode, and so designed that part of its weight

rests on the towing vehicle.

Section 105. City - shall mean the City of Walhalla, its elected officials and appointed authorized representatives.

Section 108 Color – shall mean the True Color due to substances in solution which cause any variation in the hue of the receiving stream and is expressed in wave lengths of light

Section 109 Combined Sewage - shall mean a sewer receiving both surface water runoff and sewage

Section 106. Commercial - shall mean any hotel, motel, lodge, tourist home, efficiency apartments, or similar building operated primarily as a commercial enterprise for the purpose of rental and lodging on a daily or weekly basis. For determination of rates, each room or series of rooms made available to the general public as a separate entity for overnight accommodation shall be classified as a Rental Unit.

Section 111 Condominium – shall mean one or more buildings containing two or more single family units owned individually and not provided with access by public streets or roads and having one sewer connection for each unit.

Section 107. Customer - shall mean any responsible person who makes application to the City for water service.

Section 108. Customer in good standing - shall mean a customer who has an active account(s) and has not violated the water use ordinance at any time, and whose account is not currently delinquent.

Section 114 “Development” – shall mean any residential subdivision, commercial, industrial, or institutional complex.

Section 109. Equivalent Unit - shall mean equal to the number of Single Family dwelling unit for the purpose of establishing tap fee and billing cost; the following equivalents shall be used:

A) Single Family Dwelling Unit	1.0
B) Condominium Dwelling Unit	1.0
C) Townhouse Dwelling Unit	1.0
D) Apartment	1.0
E) Hotel or Motel per room	0.60
F) Mobile Home	1.0
G) Camper/travel Trailer	0.50
H) Restaurant, per seat	0.25

I) Business or Institution per 6,000 1.0
Gallons per month usage

Section 110. Farm Users - shall mean class of user that uses the water exclusively for lawn, garden, and crop use and there is no connection inside or outside of a building which is directly or indirectly tied to a sewer.

Section 111. Institution - shall mean any building used as a hospital, church, school or similar public facility.

Section 112. Master Meter – A water meter serving more than one unit.

Section 113. Multiple Family Dwelling Unit - shall mean any building containing two (2) or more Single Family Dwelling Units and having individual water connections to each Dwelling Unit.

Section 114. Non-Payment Fee – shall mean the fee charged to all customers on the disconnect list. This fee can only be waived one time for the lifetime of the account, and applies, regardless of connection status.

Section 119 Oconee Joint Regional Sewer Authority (OJRSA) – Shall mean the sewer treatment entity in Oconee County.

Section 115. Person - shall mean any individual, firm, company association, corporation, institution or group.

Section 116. Photo ID- A governmental issued identification card including a South Carolina Driver's license or photo ID or a current real photo ID from another state or a valid passport or a United States military identification card.

Section 117. Rental Property – shall mean any and all real property that is rented or leased by one group or person from any other group or person for the purpose of living space, commercial, or industrial use. ALL rental properties inside the City Limits MUST be inspected by the Fire Department prior to obtaining services.

Section 118. Residence – Any dwelling unit, home, mobile home, apartment, camper, etc. used as living space, whether permanent or temporary.

Section 119. Services - shall mean the delivery of potable water through an authorized and approved Water Connection, account record keeping, billing, and all work associated therewith.

Section 120. Single Family Dwelling Unit - shall mean any building, house or apartment unit, occupied for living purposes by a single family and owned or leased by the occupant

on a continuing basis for thirty (30) days or more per year. Only one unit per meter allowed.

Section 121. Townhouse - shall mean one or more buildings containing two (2) or more Single Family Units owned individually and provided with, or adjacent to, public streets or roads and having one (1) water connection for each unit.

Section 125 Sewer Connection shall mean all materials including valves, pipe, fittings, cleanouts to convey sewer waste from the customer.

Section 126 Sewer System - shall mean all property, equipment, pumps, piping, storage tanks, connections, records, structures, and any other associated appurtenances necessary to provide sewer service owned and operated by the City of Walhalla.

Section 122. Water Connection - shall mean all materials including valves, pipe, fittings, meter, and meter box necessary to convey water from the most convenient property line of the customer.

Section 123. Waterworks System - shall mean all property, well equipment, pumps, piping, water storage tanks, water connections, records, structures, and any other associated appurtenances necessary to provide water service owned and operated by the City of Walhalla.

Article II

GENERAL

Section 201. Each utility customer shall make application to the City for service by completing the standard contract of the City. In addition, proof of ownership (deed), or a copy of a rental agreement, and a photo ID will be required to establish service. Contracts may be completed in person, by email, or through the City's website. Contracts for new service taken after 3:00 PM will be processed the next business day. Requests for same day service made after 3:00 PM will be charged as shown in Appendix A of the current budget document. Rental units inside City limits must pass an inspection prior to establishing service. Connection fees and service charges are as shown in Appendix A of the current approved budget document.

Section 202. To perform a home inspection that requires utility service, service will be furnished for a one-time inspection fee, as shown in Appendix A of the current budget document.

The customer will be required to fill out a contract at City Hall prior to a work order being processed. The meter will be unlocked and turned on by 3:30 PM, and will remain on until 3:30 PM the following day. This service may only be requested Monday through Thursday. The individual requesting water service will be responsible for coordinating with their inspector.

Section 203. It shall be unlawful and a violation of this Ordinance for any person, or persons to damage, deface, alter, change, or tamper with any part of the Waterworks or Sewage System in any way. This includes damage to the water meter or curb stop owned by the City. Upon conviction, said person or persons shall be guilty of a misdemeanor and fined in accordance with the penalty for a misdemeanor. The minimum tampering/damage charge shall be \$250. Charges for meters damaged by the customer's negligence shall be the current market rate for the meter and associated installation costs.

Section 204. The City reserves the right to discontinue Service immediately, and the utility connection removed or severed, if it is found that any provision of this Ordinance has been violated.

Section 205. It shall be unlawful and a violation to this Ordinance for any person to make any connection to the Waterworks or Sewer Systems, or to reconnect service when it has been discontinued for violation of this Ordinance, or any other reason except where specifically approved in writing by the City with said approval being contingent upon satisfaction of all Articles of this Ordinance; and upon conviction, said person or persons shall be found guilty of a misdemeanor and fined in accordance with the penalty for a misdemeanor.

Section 206. When Service has been discontinued for violation of this Ordinance, including non-payment of bill, all charges for services to date become immediately due and payable. Service will not be reinstated until payment in full, of all charges, including: bills, cost of repairs, service charges, non-payment fees, and penalties.

Section 207. All metered accounts will be read monthly and billed monthly to the customer from the date service is established, regardless of the number of days of service. Account holders will have 25 days from the date on the bill to pay their bill. If the bill is not paid on the 26th day, then a 10% late penalty will be added. A bill with a balance of \$75.00 or greater after 30 days will be put the customer in non-payment status and will result in being placed on the cut off list. A \$35.00 non-payment fee will be added to the account when the cut-off list is generated. The non-payment fee must be paid before the service will be restored. For customers in good standing, the first non-payment fee will be waived.

Section 208. For each new utility connection and in addition to conformance with Article II, Section 201, the person applying for water service shall pay a tap fee for new meter installation according to the schedule of Appendix A of the current budget document. Payment is to be made before the water connection is provided by the City.

Section 209. No utility service shall be furnished to any residence or property from an existing

service at another residence. Unauthorized connection will result in termination of utility service at the residence with the active account.

Section 210. No claims or demand that the customer may have against the City shall be considered as an offset against the payments for service as provided under this Ordinance.

Section 211. Utility service, as provided by this Ordinance, is rendered to the customer for the use of the customer in the operation of his residence, rentals, services, business, commercial, or institution. Said service shall not be subleased, assigned, transferred, sold, or disposed of to others, in whole or any part thereof.

Section 212. Each utility connection shall require the connection fee as required by Section 201. All accounts will be billed monthly, regardless of usage or days of service. The applicant shall be responsible to all Articles of this Ordinance regardless of ownership of the property being served by that water connection.

Section 213. No utility service shall be furnished or rendered free of charge to any person.

Section 214. To discontinue service with the City, the customer must make a request, in writing, to have the service discontinued. The City has forms available at City Hall, which can be completed in person, by mail, or online. Service will not be discontinued until the completed form is received.

Section 215. Customers with a critical medical need for utility service shall provide a letter stating the medical necessity for water service on their physician's letterhead. If the customer's account is unpaid after the 20th, a written disconnect notice will be given, and service discontinued 48 hours later if balance remains unpaid. All penalties, late fees, and non-payment fees will apply.

ARTICLE III

SERVICE

Section 301. The City shall provide personnel to operate the system in number and of skill as required by the rules and regulations of the South Carolina State Department of Health and Environmental Control. The City agrees to use reasonable diligence in providing a regular and uninterrupted supply of water service. In case the supply of water shall be interrupted, or fail by accident, or any cause whatsoever, except negligence on the part of the City, the City shall not be liable for any damages sustained by the customer by reason thereof.

(A) WATER METER OWNERSHIP

The City of Walhalla shall exclusively own all water meters, and appurtenances, as a part of its water system. The user of utility service shall pay the City of Walhalla the appropriate tap fee to provide such service. Customer is liable for ANY damages or tampering to the meter, box, valve, connections, etc. The City is NOT responsible for any portion of a service line beyond the discharge meter coupling.

(B) WATER METER REMOVAL FOR NONPAYMENT, TAMPERING, OR

DAMAGE: If an individual, corporation, partnership, or other entity does not pay a bill for utility service prior to the 20th of the month, and service shall be disconnected, and the water meter shall be locked. The lock shall be removed only when the bill is paid in full, including delinquent charges. If the lock is removed, cut, bypassed and/or tampered with, or the meter is tampered with or damaged, the following will occur:

The water meter shall be removed, and service discontinued. The minimum charge for removal and reinstallation shall be \$250.00, or the cost of actual repairs, whichever is greatest, plus payment of any delinquent bill.

Section 302. All services will be metered. Where water meters fail to register, bills shall be arrived at by comparison with the same month of the previous year. When at the request of the customer, water meters have been tested by the City or any other party approved by the City and found to be more than 3% fast, previous bills reflecting such inaccuracy will be adjusted accordingly, but in no case will the adjustment exceed three months prior billing. If a meter is tested at the customer's request more than once in any six-month period, the customer shall pay a service charge, as listed in Appendix A of the current budget document, for such service but in the event the meter is found to be more than 3% fast, the customer will have his bill adjusted as stated above and no service charge will be applied. For remote read meters, the reading on the meter register shall be the reading used for billing purposes in the event of a transmitter failure.

Section 303. The City shall have the right to enter the Customer's premises without notice for the purpose of making emergency repairs, disconnection or reconnection of service, necessary installations, or reading of meters. The City shall further have the right to enter the Customer's premises for inspection and any other reason for administering reasonable service provided that the customer is notified in advance.

Section 306. All applications for utility service are also subject to the Oconee Joint Regional Sewer Authority policies in effect at the time of application.

Section 307. All water connections installed for sprinkler systems, or similar business or commercial fire protection devices, must be equipped with at least a testable double check valve or a reduced pressure backflow preventer on the customer's side of the connection. The cost of the installation and annual testing shall be paid by the customer. The device must be certified once per year by a certified backflow tester at the customer's expense, and all tests must be submitted in the iBackflow system. Testing notices will be sent by iBackflow several weeks before the test is due. If a customer fails to have the device tested, the City will have the device tested by a contract tester, and bill the customer \$75 on their water bill.

Section 308. The City will allow each customer two free convenience cutoffs and cut-ons each year. Thereafter, the customer will be billed for this service according to Appendix A of the current budget document. Convenience cut-offs, as a protective device during periods of absence from the premises, do not relieve the customer of any obligation to pay the minimum

charges as set forth in the rate schedule of Appendix A of the current budget document.

Section 309. All building plumbing shall conform to the National Plumbing Code, latest revision, and shall be accomplished only by a regular, licensed plumber authorized by the City. It shall become the responsibility of each person requesting a water connection to notify the City and arrange for final inspection of the plumbing while visible and accessible to the inspecting agent of the City before permission to connect is granted.

Section 310. The City shall make inspections of existing building plumbing and if any condition is found which, in the opinion of the City, constitutes a health hazard or a potential health hazard to the water supply or operation of the Utility System. The City shall require immediate action to be taken by that customer or sever the water connection until remedial measures are instituted, and the hazard eliminated to the complete satisfaction of the City.

Section 311. Under no circumstance shall any part of the Waterworks System be connected in any way with any other water source, including well systems. Any hazardous connection between the Waterworks System and any source of contamination is expressly prohibited.

Section 312. During any and all improvements, expansions, extensions, repairs, or fire calls, the City shall exercise all reasonable precautions to protect the quality of the water supply including, but not limited to, flushing of mains and chlorination.

Section 313. Where no public sewer exists, or where connection is technically impractical, the owner of such property may apply for a permit to construct and operate a septic tank system as approved by the Health Department, and further provided that the septic tank system is properly maintained to eliminate any hazard to the public health.

Section 314. The City shall own, operate and maintain sewer service laterals to either the edge of the City's permanent sewer easement, typically 12' from center of main line, or the portion of the service line located within the public road right-of-way. The customer shall own, operate, maintain, and repair the lateral from the home to the City connection. For lateral lines that do not have a sewer cleanout at the connection point to the City lateral, at least 20' from the home, the customer shall be responsible for clean out installations

Section 315. In the interest of the public health and safety, the City shall be permitted to take such emergency action as may be deemed necessary in the operation of the Utility System. These rights, include but are not limited to, the right to close down any utility line or portion of the System for the purpose of making connections, alterations, or repairs. The City shall not be liable for any damages to any portion of the customer's service line, plumbing, etc.

Section 316. The City shall conduct periodic tests in a recognized and generally accepted manner to ensure a potable water supply to the customer. These tests are to be in accordance with the rules and regulations of the SCDHEC.

Section 317. During times of drought, the City reserves the right to discontinue water service for failure to abide by the water restrictions imposed. All irrigation equipment must be removed prior to re-installation of the meter.

Section 318. For new business or commercial water service, a walk thru will be required. The Fire Marshall, Zoning Administrator, and Utilities Director will provide guidance for the City's startup process. where renovations will be taking place, and water service will be needed, all permits must be obtained (Zoning, OJRSA if applicable, Building Permit) prior to application. After permits have been obtained, the Fire Marshall can be contacted for an inspection. After passing inspection, the Fire Marshall will clear the property for water service, and the occupant may then apply for water service. If the Fire Marshall, at any time during the renovation process, determines that the occupant is working outside of the permitted use or activities, or not following the permitted actions, the Marshall may request that water service be discontinued.

Section 319. Customers residing outside of City limits, who request City services, are required to complete a contract for provision of services to out of City customer. The contract requires that, as a condition of service, the customer must agree to complete an annexation petition presented at any future date. If the customer refuses to sign a valid annexation petition, the property will not be served by the City.

ARTICLE IV

RECORDS AND BILLING

Section 401. All metered accounts shall be billed and payable monthly.

Section 402. While the City will make every reasonable effort to see that each customer receives their bill. No responsibility will be assumed for non-delivery when same has been mailed at the post office.

Section 403. All charges for utility services are due and payable at the collecting office in the City Hall building of Walhalla.

Section 404. All bills paid after 5:00 PM shall be credited on the following business day.

Section 405. In no event will refunds for overcharges be made for a period covering more than three (3) months immediately preceding.

Section 406. Each account for utility service shall be classified for billing purposes at the discretion of the City according to the definitions contained herein. The customer shall have the right to redress to the City for purpose of reclassification through presentation of sufficient evidence to the City Council.

Section 407. The volume of flow used in computing sewer user charges and surcharges shall be based upon metered water, or by flow meter installed at no expense to the City. Consumption records of meter reading will be maintained by the City Utilities Department. For sewer customers, the City will allow for a Summer Sewer Bill for June, July, August, and September billings based upon 9 months usage, and excluding the usage from the months of June July, August. The charge for the special sewer rate will be \$25.00. As an

alternative, the City will install an irrigation only water tap. The tap may only be used for outdoor irrigation, filling of pools, car washing, etc., and may not be connected to any structure. If the City declares mandatory use restrictions due to drought, the service will be discontinued, and the summer sewer rate will be cancelled.

Section 408. Billing will be based upon minimum rates for each rate classification, and utility service, as shown in Appendix A of the current budget document. Any service discontinued for convenience under Section 307 shall be subject to payment of the minimum monthly rate for the period of absence. Sprinkler service provided to commercial, business or industries which are not metered shall be charged a monthly rate of \$0.10 in town and \$0.20 out of town per one hundred (100) square feet.

Section 409. Bulk water may be purchased by completing the Bulk Water Use form at City Hall. Bulk water will be dispensed ONLY at the Walhalla Fire Department, at 207 East North Broad St., Walhalla. All bulk water tanks must have an air gap for backflow prevention. Bulk water customers will be billed monthly, rates are listed in Appendix A of the current budget document.

Section 410. Services discontinued for non-payment shall only be re-instated after all past due charges, penalties, non-payment fees, and tampering fees have been paid in full. If the balance remains unpaid for 2 months and exceeds the connection fee amount, or, is unpaid for 3 months, the account will be closed and the connection fee applied to the balance. Outstanding balances on old accounts may be transferred to a customer's active account for payment. Discontinued water service cut on after normal hours of operation shall only be done with proof of payment of bill in full. Only a paid receipt or a cancelled check for the amount due will be accepted as proof.

Section 411. Each customer will be entitled to one adjustment every four years due to water leaks, upon showing proof of repair of the plumbing system. The customer will pay an estimated bill based upon the last six months of billing. The customer must have a minimum of six month's usage history to be eligible for an adjustment, and apply for the adjustment in person. If a customer has a leak, and is not eligible for a leak adjustment, the customer may be eligible for a payment plan. To qualify, there must be proof of the leak repair, and the customer's bill must be at least double their 6-month average usage. If qualified, the customer must request the payment plan prior to the 10th to avoid that month's penalties. The request must be made in person, by the account holder. The customer's high bill will be divided into 3 monthly payments that must be paid in addition to the normal monthly billing. If the payment is not made by the 10th, penalties will apply to the entire balance. If payment is not made by the 20th, the account will be subject to disconnection. If the customer's bill is greater than \$1,000, the payment period will be extended to 6 months, and all other conditions above will apply. For inactive accounts with an outstanding balance, customers may apply for the payment plan and for new service at the same time. They must agree to the appropriate plan terms (3 or 6 months) and conditions and agree to pay the plan payment and monthly bill or be subject to penalties and disconnection. The first payment of the plan will be due when the first bill is due.

Section 412. The City shall keep separate from other business the records of the Utility System.

Section 413. All records of business transactions, billings, and receipt of funds shall be maintained by the City clerk and treasured in accordance with the Bond Ordinances governing the system.

Section 414. The City Council shall prepare an annual budget for the Utility System based upon the audit and establish such changes as may be necessary to fund said budget in accordance with the Water and Sewer Use Ordinance.

Section 415. The City of Walhalla has the right, pursuant to the South Carolina Setoff Collection Act, to collect any sum due and owed by the applicant through offset of the applicant's state income tax refund. If the City of Walhalla chooses to pursue debts owed by the applicant through the Setoff Debt Collection Act, the applicant agrees to pay all fees and costs incurred through the setoff process, including fees charged by the Department of Revenue, the Municipal Association of South Carolina, and/or the City of Walhalla. If the City of Walhalla chooses to pursue debts in a manner other than setoff, the applicant agrees to pay the costs associated with the selected manor as well.

ARTICLE V

WATER TAPS

Section 501. No water connection shall be made until the tap fee as set forth below has been paid, and all necessary encroachment permits have been obtained.

Section 502. All taps and related water connections shall be accomplished by the City using standard equipment and materials.

Section 503. Tap fees for new connections shall be as shown in Appendix A of the current approved budget document.

Section 504. All tap fees for taps larger than one (1) inch in size, or requiring additional work beyond the normal tap, shall be the base one (1) inch tap cost, plus all materials, and appurtenances required for a complete installation. Each tap application will be reviewed, and a cost estimate provided to the customer, based upon actual site conditions. For new water taps that require additional materials (Additional pipe, concrete or asphalt work, special conditions, etc.), above and beyond that included in the tap fee listed, a quote for the additional cost will be prepared for the customer. The City reserves the right to postpone the installation of a service tap until all required permits are obtained, and all materials for the job have been delivered.

Section 505. All taps requiring flow for fire protection shall be required to have a detector check valve assembly for backflow prevention and to monitor usage. The fire line charge is for the tap fee and inspection only. For fire line taps outside City limits, or as part of a new construction project, all work, including tap, must be performed by a licensed contractor, and coordinated with City of Walhalla personnel. For retrofit fire sprinkler projects, within City

limits, the City will perform the fire line tap.

Section 506 Master Meters are allowed only by special permission of the City Council. Each billing/dwelling unit is required to have a separate meter. If any unit is removed from a master meter connection, the unit must have a separate meter installed before service can be restored. If the unit is re-connected to the master meter, the master meter is subject to disconnection for violation of this ordinance.

ARTICLE VI

PROHIBITED USE OF PUBLIC SEWERS

Section 601 No person shall discharge or cause to be discharged into any sanitary sewers any storm water, surface water, ground water, roof run-off, subsurface drainage, cooling water or unpolluted industrial or commercial process water.

Section 602 Storm water and surface drainage shall be admitted to only such sewers as are specifically designated as storm sewers or storm drains. Unpolluted process and cooling waters may, upon written application and approval by the Approving Authority, be discharged to storm sewers or storm drains.

Section 603 Except as hereinafter provided no person shall discharge or cause to be discharged any of the following described waters or waste into any public sanitary sewer.

- (A) Any clothing, rags, textile, remnants or wastes, cloth, scraps, etc., except fibers, scraps, etc., which will pass through a 1/4 inch mesh screen or its equivalent in screening ability.
- (B) Any liquid or vapor having a temperature higher than 160 degrees.
- (C) Any water or waste containing more than 100 parts per million by weight or fats, oils or grease.
- (D) Any liquids, solids, or gases which by reason of their nature or quality may cause fire or explosion, or be in any way injurious to persons, the sewerage system, the sewage treatment works or the operation of the sewage treatment works.
- (E) Any liquid waste in which the suspended solids exceed 250 parts per million by weight except as hereinafter provided for.
- (F) Any liquid wastes in which the suspended solids exceed 250 parts per million by weight except as hereinafter provided for.
- (G) Any water or wastes having a stabilized pH lower than 6.0 or higher than 8.5 or having other corrosive property capable of causing damage or hazard to structures, equipment, or personnel of the sewage works.

- (H) Any waters or waste containing a poisonous or toxic substance or any other materials in sufficient quantity to injure or interfere with any sewage treatment process, or constitute a hazard to humans or animals, or create any hazard in the receiving stream at the sewage treatment plant.
- (I) Any waters or waste containing suspended solids of such character and quantity that unusual attention or expense is required to handle such materials in the sewerage system.
- (J) Any noxious or malodorous gas or substance capable of creating a public nuisance.
- (K) Any garbage that has not been properly shredded.
- (L) Any ashes, cinders, sand, mud, straw, shavings, metal, glass, bones, feathers, tar, plastics, wood, paunch manure, butcher's offal or any other solid or viscous substances capable of causing obstruction to the flow in sewers or other interference with the proper operation of the sewerage system.
- (M) Any materials which form excessive amounts of scum that may interfere with the operation of the sewage treatment works or cause undue additional labor in connection with its operation..
- (N) Any waters or wastes containing dyes or other color which cannot be removed t biological processes and which require special chemical treatment.
- (O) Any waters or waste containing lint in such quantities as to be detrimental to sewer lines, sewage pumps or sewage treatment works.

Section 604 The Approving Authority, without limitation by other sections of this ordinance, may authorize any person to discharge industrial waste of unusual strength or character into the sewers of the City under approved conditions or pretreatment. The Approving Authority may prohibit entry of particular industrial waste into the sanitary sewer whenever such action is necessary to prevent damage to the system or to determine the effects of such wastes on the sewage system.

ARTICLE VII

PERMISSIVE USE OF PUBLIC SEWERS

Section 701. The City shall reserve the right to inspect and grant permission for all connections to the sewerage system and require the payment of a tap fee before permission to connect can be granted to any person. The tap fee shall be specified in Appendix A of the current budget document.

Section 702. Where necessary in the opinion of the Approving Authority and whenever the total volume of sewage discharged by any person in any one day shall exceed the limits set forth above, such person may be required, at no expense to the City, to construct holding or storage tanks in order to equalize the discharge over a 24 hour period. Such tanks shall be so equipped as to thoroughly mix the sewage so that its quality shall be uniform when discharged to the public sewers. The control of the volume of discharge of the sewage to the sewer shall be by a waterworks type rate controller or other approved device, the operation and setting of which shall be directed by the Approving Authority. Notice shall be given the Approving Authority when normal operations of the Person will be interrupted for 24 hours or longer and wastes will not be available for discharge.

Section 703. Plans, specifications and other pertinent information relating to proposed preliminary treatment or handling facilities shall be submitted for the approval of the Approving Authority and no construction of such facilities shall be commenced until such approval is obtained in writing.

Section 704. Where preliminary treatment, screening, debris removal, or holding facilities are provided for any purpose, they shall be maintained continuously in satisfactory and effective operation at no cost to the City.

Section 705. Any person who is now discharging any sewage into the City's public sewer may be required to make written application to the Approving Authority giving complete information as to the nature and characteristic sewage as determined by an analysis of a composite sample of the waste made by an independent laboratory.

Section 706. Any person having been granted approval by the Approving Authority to discharge sewage into the City's public sewers, and who shall change or cause to be changed the nature or quantity of such sewage, shall before making such change, receive the approval of the Approving Authority of such change and may be required to furnish the Approving Authority a complete analysis of a composite sample of the sewage as determined by an independent laboratory.

Section 707. Grease, oil and sand separators or traps shall be provided when in the opinion of the Approving Authority they are necessary for the proper handling and control of liquid wastes containing grease, oil or sand in excessive amounts. Such separators shall not be required for private living quarters or dwelling units, but may be required for certain industrial or commercial establishments, public eating place, hospitals, hotels, schools or other institutions. Such separators shall be readily accessible for inspection by the person at no expense to the City and in continuously efficient operation at all times.

Section 708. Any person discharging industrial wastes into the public sewers may be required to construct and maintain a suitable control or inspection manhole either downstream from any pre-treatment, storage or other approved works, or if pre-treatment is not required, at the point where the sewage enters the public sewers. Such manhole shall be located so as to be readily accessible and shall be constructed in such a manner as may

beapproved by the Approving Authority so as to facilitate such inspection or measuring as may be necessary for proper sampling and/or control of the waste discharged.

Section 709. In all cases, sewage discharge will meet the pre-treatment limits, as set forth in the Oconee Joint Regional Sewer Authority's Sewer Use Regulations, latest edition.

Article VIII

SEWER TAPS

Section 801. The surcharge covering the cost of treatment of said industrial wastes shall be determined by the Oconee County Sewer Commission.

Section 802. Connection fees to the sewer system shall be charged based upon size and at the rate as shown in Appendix A of the current budget document.

- (A) Apartments, duplexes, condominiums, townhomes, and mobile home parks on one connection shall be charged a tap fee based on size, as listed in Appendix A of the current budget document, for the first single family dwelling unit, plus \$100.00 for each additional unit served by the same connection.
- (B) Motels on one connection shall be charge as outlined in Section (A) plus \$35.00 per bedroom unit served by the same connection.
- (C) Business or industrial users on one connection shall be charged a connection fee in accordance with the connection size plus\$100.00 for each equivalent unit of flow to be discharged by the user.
- (D) No individual may tap the City's sewer system without prior written approval, and payment of the proper fees. All premade taps must be coordinated with the City prior to installation.
- (E) To obtain a new sewer tap, the Water and Sewer Tap Application and Sewer Service Accessibility Form must be filled out completely. The Sewer Service Accessibility Form is sent to the Oconee Joint Regional Sewer Authority (OJRSA) for review. Once the applicable sewer impact fees have been paid in full to the Oconee Joint Regional Sewer Authority (OJRSA), the sewer tap fee may be paid to the City.

Section 803. The City will allow for a Summer Sewer Bill for June, July, August, and September billings based upon 9 months usage, and excluding the usage from the months ofJune July, August. The charge for the special sewer rate will be \$25.00. As an alternative, the City will install an irrigation only water tap for a one-time fee of \$500. The tap may only be usedfor outdoor irrigation, filling of pools, car washing, etc., and may not be connected to any structure. If the City declares mandatory use restrictions due to drought, the service will be discontinued, and the summer sewer rate

will be cancelled.

ARTICLE IX

UTILITY SYSTEM EXTENSIONS

Section 901. New developments proposed to be constructed within the City Limits of Walhalla shall be provided access to adequate water service along public road rights of way which border the property to be developed. All proposed water main extensions within the development will be at the developer's cost, and built to meet the City's specifications. The developer's engineer will develop a preliminary plan to serve the development to include:

- Proposed use (residential, commercial, etc.)
- Number of units
- Anticipated water demand
- Preliminary layout of lots, water and sewer mains and sizes, proposed connection point(s) to public water and sewer systems, etc.
- Proposed timeline of project

Information provided during the initial design phase of the project will be used to determine the City's current ability to serve the project, and/or the need for existing system upgrades.

All required extensions of existing water mains, exceeding \$10,000, must be approved by City Council.

After the final development of plans, the project will follow the same process listed in Sections 903 – 911.

Section 902. Cost of design and construction of water lines in any new development, or line extension outside of the city limits, shall be the responsibility of the developer of such development.

Section 903. Water lines constructed within new developments may be conveyed to the City provided all lines are located within public rights of way or upon approval easements of adequate unobstructed widths to provide maintenance vehicle access.

Section 904. Any new development proposing to construct water distribution line or extensions to existing transmission mains to connect directly into the City's water system, shall conform it's plans and specs, shall be prepared by a registered engineer who is authorized by the laws of the state of South Carolina, and approved by any and all local, county and state authorities having jurisdiction.

Section 905. The following administrative procedures shall be followed:

- A. Submit preliminary construction plans to the approving authority in sufficient detail to indicate location, system layout, line sizes, service

- connections, flows, pressures and point of connection to the City's system.
- B. Receive preliminary approval from City and other jurisdictional agencies.
- C. Prepare construction drawings and documents for City approval.
- D. Secure all other agency approvals of construction drawings and contract documents.
- E. Upon receipt of all approvals, proceed with construction, notifying the approving authority of construction schedules.
- F. Provide the approving authority and its authorized representatives with permission for on-site inspection during construction.
- G. Furnish to the approving authority a certificate of completion, instrument of conveyance, warranty together with such other legal documents as may be required.

Section 906. Construction of the proposed water system shall be accomplished by a licensed utility contractor under the laws of the State of South Carolina who shall have paid all business licenses required by the City.

Section 907. Upon completion of construction, the engineer employed by the development shall inspect and furnish to the approving authority at no cost to the City, his certificate of completion indicating that the subject water system has been constructed in accordance with the approved plans and specs, and shall provide four copies of "As Built" drawings.

Section 908. The owner or his authorized agent shall submit a warranty which is a legal instrument in which the owner warrants the materials, equipment, and construction of the system for twelve months. The owner shall further warrant to the approving authority that all fees have been paid by him such that there is no outstanding indebtedness remaining and holding the City harmless in each instance.

Section 909. All water taps shall be made during construction from the main out to the property line. Location of all taps shall be recorded on the "AS Built" drawings.

Section 910. All water line extensions must be compatible with present and future plans and needs of the City.

Section 911. When all other requirements of this ordinance have been met and approved, the owner shall prepare and submit to the approving authority an Instrument of Conveyance, conveying the constructed system to the City, at no cost to the City and the system shall thereafter be owned, operated and maintained by the City, as provided for in this ordinance. The Instrument of Conveyance shall also include permanent easements and rights-of-way fully described and duly recorded at the appropriate authority.

Article X

VALIDITY

Section 1001. All ordinance or parts of ordinances or regulations or parts of regulations in conflict with this ordinance are hereby repealed.

Section 1002. This ordinance shall be forthwith codified in the Code of City Ordinances as required by Section 47-61.3 Code of Laws of South Carolina, 1962, and same shall be indexed under the general heading "Waterworks System of City of Walhalla".

Section 1003. The City of Walhalla, through its duly qualified officers, reserves the right to take such immediate action for emergencies not specifically covered herein, as they may deem necessary in the interest of public health and safety and further reserves the right to amend this ordinance, in part or in whole, whenever it may deem necessary, but such right will be exercised only in the manner established or prescribed for such matters, including but not limited to , Public Notice prior to final action.

Section 1004. The invalidity of any section, clause, sentence or provision in this ordinance shall not affect the validity of any other section clause, sentence or provision of this ordinance which can be given effect without such invalid part of part.

ARTICLE XI

EFFECTIVE DATE

Section 1101. This ordinance shall be in full force and effect from and after its passage.

DONE AND RATIFIED in Council duly assembled this _____ day of _____, 2023.

Danny Edwards, Mayor

ATTEST:

Brandon Burton, City Administrator

Introduced By: _____

First Reading: _____

Second Reading
and adoption: _____