



CITY OF WALHALLA PLANNING COMMISSION

William Tatum, Chair
Robert Kelley

Alan Nicholson

Kelvin Bryant
Rachel Pace

Thursday, June 26, 2025

Planning Commission Meeting

5:30 PM

105 W South Broad Street
Walhalla, South Carolina 29691

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
 - a. February 10, 2025
4. Welcome and Introduction to New Commissioners
5. Election of Vice-Chair
6. Public Hearings
7. Old Business
8. New Business
 - a. Chapter 330 Revision, Jeff Guilbaut, ACOG
 - b. Comprehensive Plan
 - c. Annexation Plan
9. Public Comments, Non-Agenda Items
10. Other Business
 - a. Meeting Date/Time
 - b. Trainings
 - c. Future Business
11. Adjournment

City of Walhalla Planning Commission
Monday, February 10, 2025 • 5:30 PM
105 W South Broad Street
Walhalla, South Carolina
Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.

Planning Commission Members Present: Kelvin Bryant, Jessie Bunning, Mary Duff and William Tatum

Members Absent: None

Staff Present: Celia Myers

Call to Order: Chairman Bryant called the meeting to order at 5:30 PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Chairman Bryant called for any changes to the agenda. Hearing none, Mr. Tatum moved to approve the agenda; Mrs. Bunning seconded. The agenda was unanimously approved.

Approval of Minutes: Chairman Bryant called for any changes to the January 13, 2025 minutes. Mr. Tatum moved to approve the minutes; Mrs. Bunning seconded. The minutes were approved unanimously.

Election of Officers: Chairman Bryant opened the floor for nominations for Chair. Mrs. Bunning nominated William Tatum; Ms. Duff seconded. Hearing no further nominations, Chairman Bryant called for a vote. Mr. Tatum was unanimously elected as Chairman. Chairman Tatum opened the floor for nominations for Vice-Chair. Mr. Bryant nominated Jessie Bunning; Ms. Duff seconded. Hearing no further nominations, Chairman Tatum called for a vote. Mrs. Bunning was unanimously elected as Vice-Chair.

Public Hearing:

Request for Text Amendment: Amendment to Ordinance #2021-17 prohibiting drive-throughs in Office Commercial, Core Commercial

Chairman Tatum opened the public hearing. Mr. Cliff Powell spoke in favor of the proposed ordinance. Hearing no other comments, the public hearing was closed. Mr. Tatum moved to approve the draft ordinance and recommend its adoption to City Council; Mrs. Bunning seconded. Ms. Duff shared concerns with the draft ordinance including a favor of franchises over small businesses. Mrs. Bunning shared she was in favor and liked the case-by-case by staff. The motion to approve the draft ordinance and recommend its adoption to City Council was passed 3-1, with Ms. Duff opposing.

New Business:

Ms. Duff asked if she could ask some questions of staff regarding the status of the chicken ordinance, code enforcement for the city and concerns of trees over power lines. Councilman Keehn requested that Dr. Hall (former Clemson University professor) be contacted and speak to the Commission regarding the chicken ordinance. Mayor Hall requested that Chris Tally (Clemson Extension) also be contacted to speak. Requests have been made to both parties, but staff had not heard back from Dr. Hall. MegAnn Bradley will soon begin

as the City's code enforcement officer. Duke Energy or Blue Ridge Electric are accountable for the clearance around power lines. Ms. Duff requested that city staff be responsible for noting locations, contacting the companies and ensuring it was completed or completing the trimming/removal of trees. The rest of the Commissioners stated that this was not a responsibility of city staff and that they would help contact Duke and/or Blue Ridge to report concerns.

Hearing no further comments, Chairman Tatum adjourned the meeting at 6:27 PM, with a motion by Mrs. Bunning and a second by Mr. Bryant.

Respectfully Submitted,

Celia Boyd Myers, AICP
City Administrator