CITY OF WALHALLA
BOARD OF ZONING APPEALS

Teara Barnwell, Chair Frank Guldner, Vice-Chair
Kenny Johns Dustin Raines Amy Welch

Monday, October 16, 2023
Regularly Scheduled Board of Zoning Appeals Meeting
5:30 PM
206 North Church Street
Walhalla, South Carolina 29691

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes – July 24, 2023
4. Public Hearings
    a. Variance: Request for variance from minimum width at setback line on N Church Street (TMS 500-07-03-041)
    b. Variance: Request for variance from maximum size of sign within the Downtown Design Guidelines
5. Old Business
6. Public Comments, non-agenda items
7. Other Business
8. Adjournment

City of Walhalla Board of Zoning Appeals
Thursday, July 24, 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.

Members Present: Teara Barnwell, Josh Holliday and Kenny Johns

Members Absent: Frank Guldner

Staff Present: Celia Myers

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

Approval of Agenda: Mr. Johns moved to approve the agenda with Mr. Holliday seconding. The motion to approve the agenda was unanimous.

Approval of Minutes: Mr. Holliday moved to approve the minutes of the April 6, 2023 meeting; and Mr. Johns seconded. The vote was 3-0.

Public Hearing:

Special Exception: Request to place a manufactured home on Chris Court (TMS 500-14-13-003)

Mrs. Celia Myers presented the request by Ms. Jane Finkenstadt to place a manufactured home at Chris Court, near Coffee Road. Manufactured homes are allowed in General Residential (GR) zoning, with a special exception approval by the Board of Zoning Appeals. Additional conditions are placed on the approval, including porch size, masonry foundation, multiple sections, etc. Chairwoman Barnwell opened the public hearing. Ms. Fikenstadt was presented and shared that manufactured homes had been present on the site for years, but had been removed some time ago. She was requesting approval in order to allow a tenant to place a home on the property. Hearing no other comments, the public hearing was closed. Mr. Holliday moved to approve the special exception with the conditions stated in the Walhalla Municipal Code; Mr. Johns seconded. The vote was 2-1, with Mrs. Barnwell opposing.

Special Exception: Request to place a manufactured home on West Ervin Street (TMS 500-22-01-002)

Mrs. Myers presented the request by Mr. Benito Zapata to place a manufactured home on West Ervin Street. She added that a home had been located on this parcel, but it had been recently demolished due to its dilapidated state. Manufactured homes are allowed in General Residential (GR) zoning, with a special exception approval by the Board of Zoning Appeals. Additional conditions are placed on the approval, including porch size, masonry foundation, multiple sections, etc. Chairwoman Barnwell opened the public hearing. Hearing no comments, the public hearing was closed. Mr. Johns moved to approve the special exception with the conditions stated in the Walhalla Municipal Code; Mr. Holliday seconded. The vote was 2-1, with Mrs. Barnwell opposing.

Variance: Request for variance from minimum setbacks on West Main Street (TMS 500-14-02-005)

Mrs. Myers presented the request by Mr. Eugene Smith to reduce the minimum side setback in order to allow for the placement of a carport. The placement of the home and driveway, prior to the current zoning code, presented the hardship. Chairwoman Barnwell opened the public hearing. Hearing no comments, the public hearing was closed. Mr. Holliday moved to approve the request for a reduction of side setback, in order to allow a carport; Mr. Johns seconded. The motion to approve the variance request was unanimous.

Variance: Request for variance from minimum width at setback line on North Church Street (TMS 500-07-03-041)

Mrs. Myers presented the request by Ms. Glory Hotko on behalf of Mr. Gerardo Carillo. The applicant wishes to subdivide the +/-1.8 acre parcel into three lots. Due to the triangular shape of the parcel, the applicant states a hardship in meeting the minimum width at setback line and requests the allowance of a shared driveway, as recommended by SCDOT. Ms. Hotko was present. Before Chairwoman Barnwell could open the public hearing, Mr. Johns stated that he lived next door to this parcel and felt he should recuse himself due to a conflict of interest. With Mr. Johns recusal, there was no longer a quorum to consider this item. Therefore Mr. Holliday moved to table the item until the next meeting when more members may be presented. Mrs. Barnwell seconded; and the motion was approved unanimously.

Old Business

Tabled Appeal: Status of Family Fence LLC's use of 135 Kelly Drive as a permitted non-conforming use.

Chairwoman Barnwell asked for a motion to remove the item from the table. Mr. Holliday moved to do so; Mr. Johns seconded. The motion to remove the item from the table was unanimous. The Board was presented with videos supplied by the Stoudemires and Reitanos. The Board questioned staff on whether they found any evidence on the videos supplied by the Reitanos of manufacturing. None was found. The members of the Board added that they saw no evidence on the video supplied by the applicant. Mr. Johns proposed that no machines be run before 8 am or after 5 pm. Mrs. Cindy Reitano stated that they usually did not; however, it was possible that a truck arrived earlier or later with supplies to be unloaded. She added that if the Board would not allow the use of 135 Kelly Drive, she could move the operation entirely to 328 North Pine, as it was a permitted non-conforming use and not under question. Mr. Holliday moved to uphold previous zoning administrator's Daniel Fletcher's decision and allow the continue use of 135 Kelly Drive for Family Fence's storage needs. Mr. Johns seconded. The motion was approved 3-0.

Public Comments, non-agenda items: None were presented.

Other Business: Chairwoman Barnwell called for any other business. None was presented.

Hearing no further business, Chairwoman Barnwell adjourned the meeting at 5:57 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Community Development Director

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

Board of Zoning Appeals Application

Date Filed: _____ Permit Application No. 2023-89 Appeal No. 2023-05

INSTRUCTIONS

This application and its corresponding form must be completed for a hearing on **appeal** (corresponding form on page 2) from action of a zoning official, application for a **variance** (corresponding form on page 3), or application for **special exception** (corresponding form on page 4). This application shall be accompanied by a $ 100.00 check made payable to the CITY OF WALHALLA, to help defray the cost of processing. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: ☐ for action of zoning official ☒ for a variance ☐ for a special exception

Applicant(s)
Name: Glory Hotko, Keowee Construction Services LLC
Address: 538 Riverstone Drive, Salem, SC 29676
Telephone: _____ Mobile: 864-557-6940 Email: keoweecs@gmail.com

Owner(s) *(If other than the applicant)*
Name: Gerardo Carrillo
Address: 415 Pitchford Street, Walhalla, SC 29691
Telephone: _____ Mobile: 864-280-1202 Email: g-c-87@live.com

Designation of Agent *(Complete, if the owner is not applicant)*
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.
Owner's Signature: Gerardo Carrillo Date: 06.29.23

Interest
Applicant holds the following interest: ☒ Owner ☐ Adjacent Owner ☐ Other, please explain _____

Property Description
Property Address: ### N. Church St., Walhalla (Not Addressed yet, between 444 and 518)
TMS #: 500 - 07 - 03 - 041 Zoning District: R-25 Acreage: 1.788 acres
Lot: NA Block: NA Subdivision: NA Lot Dimensions: 288'x553'x673'
Plat Book: A-952 Page #: 1

I (we) certify that the information in this application and the attached is correct.

Applicant's Signature: Gerardo Carrillo Date: 06-29-23

Request for Variance Application

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described on page 1 of this application of the following provisions of Zoning Ordinance: _____
   330-1.14 E.(2) Minimum width in feet at setback line
   so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Minimum width at setback line is less than 100', but equal to or greater than the minimum required 25' at the right-of-way line for each proposed lot
   for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited sections(s) of the Zoning Ordinance.
2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.

   *****NOTE: All of the standards set forth in a, b, c and d below must be met before the Board of Appeals can grant a variance. *****

   a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: the lot is an odd shape & created before standards were in place
   b. These conditions do not generally apply to the property in the vicinity as shown by: _____
      lots in the vicinity do not have an odd shape
   c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: _____
      prohibit access to the rear lot
   d. The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting the variance for the following reasons: the proposed lots will meet all other requirements as outlined in section E for District R-25, the local road can accommodate the additional traffic, SCDOT has been consulted
3. The following documents are submitted in support of this application: ***(A plot plan must be submitted.)***
   Proposed Preliminary Plat (plot plan), Property Deed, SCDOT communication

Applicant's Signature: Gerardo Carrillo Date: 06-29-23

For Official Use

Date of Hearing: 7/24/2023 Board of Zoning Appeals' Decision: _____

Reason: _____

Board of Zoning Appeals Chair: _____ Date: _____

Photographs







Applicant: Glory Hotko
Location: North Church Street (Across from Holloway Street)

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

A. Intent of district. It is the intent of this section that the R-25 Zoning District be developed and reserved for low-density single-family residential purposes. No use or activity shall be permitted that would disturb or impair the natural character of the district. Areas impaired during construction shall be corrected, so as not to disturb the character of the district. The regulations which apply within this district are designed to encourage the formation and continuation of a stable, healthy environment with single-family dwelling units situated on lots of 25,000 square feet or more, and to discourage any encroachment by commercial, industrial or other use capable of adversely affecting the residential character of the district.

B. Permitted uses. The following buildings and uses shall be permitted in any R-25 Zoning District:

(1) Single-family dwellings, detached (other than mobile homes);

(2) Cultivation of land and general gardening, horticulture or growing agricultural crops, and plant nursery and sales;

(3) Accessory buildings and structures in conjunction with permitted uses as prescribed in § 330-1.46.

C. Conditional uses. The following uses shall be permitted in any R-25 Zoning District, subject to the conditions of this Part 1:

(1) Temporary use in compliance with the provisions of § 330-1.45.

(2) Lots containing one acre or more which is suitable for agriculture purposes, and which are in the R-25 Zoning District, may have horses and cattle at one animal per acre of pasturage, unless the County Extension Services Officer certifies that the land uses will support additional animals, grandfathered for one year and ceases to exist. This subsection is not to exclude Subsection B(3) or uses therein.

(3) A single parcel or lot which is two acres or greater may have one horse or head of cattle for each two acres unless the County Extension Service Officer certifies that the land uses will support additional animals. Such certificate shall be presented to the Zoning Administrator. Any such conditional use is subject to an annual review. This subsection is not to exclude Subsection B(3) or uses therein.

(4) Home occupations pursuant to § 330-1.43.

(5) Bed-and-breakfast facilities shall be allowed but must meet the following requirements:

(a) The building shall be occupied by an owner or tenant at any time that a room is leased.

(b) One sign shall be allowed on the property, no larger than six feet tall and eight feet long.

(c) A maximum of six bedrooms shall be allowed, with no more than two adults in each room.

(d) All occupants shall sleep in bedrooms only.

(e) Parking shall conform to Article VI of this Part 1.

(f) Rooms shall be rented to tenants for a maximum of 14 consecutive days.

(g) Cooking shall be allowed in the kitchen area only, with the exception of outdoor grills.

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D. Special exception uses. Certain uses within an R-25 Zoning District are to be special exception uses pursuant to the requirements and procedures of § 330-1.47 and all subsections and all conditions stipulated herein:

(1) Antennas, towers, masts and similar structures measuring over 17 feet above the top of the highest peak of the roofline.

E. Other requirements. Uses permitted or conditionally permitted in R-25 Zoning Districts shall be required to conform to the specific dimensional requirements unless otherwise specified. All other relevant portions of this Part 1 shall apply.

(1) Minimum lot requirements: 25,000 square feet.

(2) Minimum width in feet: 100 feet measured at the front setback line; but in no case is the lot to be less than 25 feet at the right-of-way line.

(3) Minimum setback requirements:

(a) Front: 30 feet.

(b) Side: 10 feet.

(c) Rear: 15 feet.

(4) Maximum height of building: 2.5 stories or 35 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

(5) Maximum structure surface coverage of lot: 35%.

Downloaded from https://ecode360.com/WA4233 on 2023-07-21

§ 330-2.27. Lots.

A. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.

B. Where easements for public utilities and sewers are contemplated, the lot lines shall be located in such manner as to facilitate the construction and maintenance of such improvements.

C. Lot areas shall not be less than minimum zoning requirements in the area in which the property is located.

D. All side lines of lots shall be at right angles or radial to street lines, except where a variation will provide a better street and lot layout.

E. Double-frontage lots shall be avoided wherever possible.

F. Corner lots for residential use shall have additional width sufficient to provide equal setback from front and side streets.

G. Every lot shall abut on a street. In no case shall an alley serve as the only access to a lot.

H. The depth of a lot shall not be less than 100 feet, and excessive depth in relation to width shall be avoided.

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2023-236 CARRILLO

Barcode ID: 2350430 Type: DEE
Recorded: 06/27/2023 at 04:06:00 PM
Fee Amt: $200.00
Tax: $185.00
Oconee, South Carolina, Register Of Deeds
Anna Davison - Register Of Deeds
Page 1 of 2

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS
2023 JUN 27 PM 4:06

15th BLC 016441

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TITLE TO REAL E BK2956 PG228-229

KNOW ALL MEN BY THESE PRESENTS THAT, **CESAR SOSA AND ALEJANDRO SOSA,** herein referred to as Grantor, for and in consideration of the sum of **FIFTY THOUSAND AND 00/100 DOLLARS ($50,000.00)** to me paid by **GERARDO CARRILLO AND ALISHA GENIS VILLALBA,** as joint tenants, with the right of survivorship and not as tenants in common, hereinafter referred to as Grantees, in the state aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantees, **GERARDO CARRILLO AND ALISHA GENIS VILLALBA, as joint tenants, with the right of survivorship and not as tenants in common,** their heirs, successors and assigns forever.

ALL that certain piece, parcel or lot of land with any improvement thereto, situate, lying and being in the State of South Carolina, County of Oconee, containingh 1.788 acres, more or less, as shown and designated and more fully described on Plat prepared by James G Hart, RLS #6674 dated June 23, 2003 and recorded on July 21, 2003 in Plat Book A952, at Page 1, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description thereof.

TMS# 500-07-03-041

This being the same property conveyed unto Cesar Sosa and Alejandro Sosa from Ronald A Mattox and Sandra E Mattox by deed dated August 9, 2018 and recorded on August 13, 2018 in Deed Book 2387 at Page 3, records of Oconee County, South Carolina.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises.

Grantee's Address: 415 PITCHFORD ST
WALHALLA SC 29691

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto said Grantees, Gerardo Carrillo and Alisha Genis Villalba, as joint tenants, with the right of survivorship and not as tenants in common, their heirs, successors and assigns forever.

AND GRANTOR, Cesar Sosa and Alejandro Sosa, does hereby bind Grantor, and Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantees, Gerardo Carrillo and Alisha Genis Villalba, as joint tenants, with the right of survivorship and not as tenants in common, their heirs, successors and assigns, against Grantor and Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 500 SUB 07 BLK 03 PARC 041
ON OCONEE COUNTY TAX MAPS

OCONEE COUNTY ASSESSOR

JUN 28 2023

Auditor, Oconee County S.C.

OCONEE COUNTY
STATE TAX 130.00
COUNTY TAX 55.00
EXEMPT

WITNESS our hand and seal this 23rd day of June 2023.

Signed, Sealed and Delivered in the Presence of:

Witness

Witness

Cesar Sosa

Alejandro Sosa

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF OCONEE)

I, a Notary Public, within and for the state and county aforesaid, do hereby certify that the foregoing instrument of writing was this day produced to me in the above state and county by Grantor and was executed and acknowledged to be the free act and voluntary deed of Grantor.

WITNESS my signature this 23rd day of June, 2023.

Notary Public for South Carolina
My Commission Expires: 11-14-27

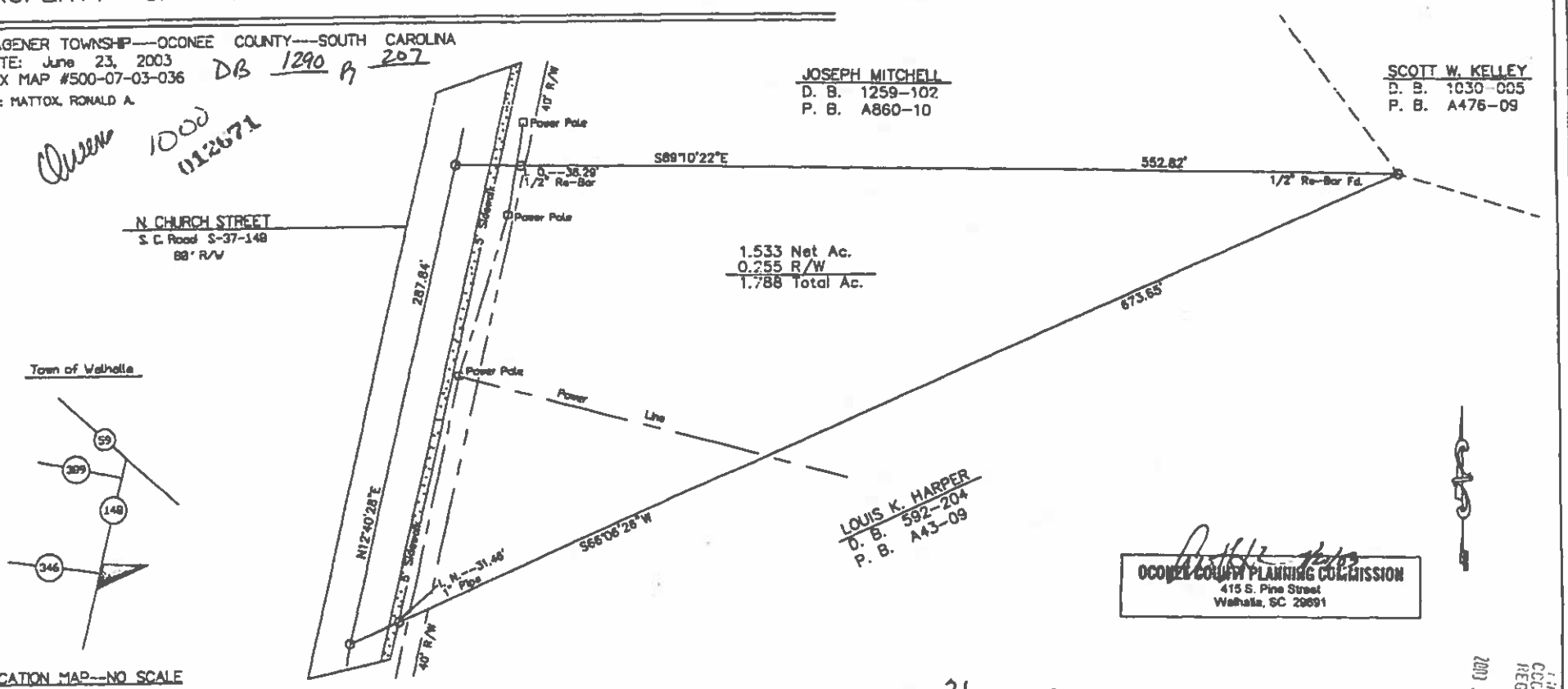
Prepared by Bagwell & Corley Law Firm, PC

Louis K Harper Atty & Richard A Harper Atty & Louis K Harper Atty

PROPERTY OF RONALD A. MATTOX AND SANDRA E. MATTOX

WAGENER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA
DATE: June 23, 2003
TAX MAP #500-07-03-036 DB 1290 Pg 207
File: MATTOX, RONALD A.

Queen 1000 01:2671



OCONEE COUNTY PLANNING COMMISSION
415 S. Pine Street
Walhalla, SC 29691

I CERTIFY THAT THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN AND THAT THE BUILDING LOCATION DOES NOT LIE WITHIN A DESIGNATED FLOOD AREA.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIRMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES B. HART
REG. L.S. # 6574
255 FRIENDSHIP VALLEY ROAD
SENECA, SC 29678
TELEPHONE (864) 882-5288

Scale : 1" = 60'

Record this 21 day of July 2003
Vol. A952 Pg. 1 and Certified
Register of Deeds, Oconee County

OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2003 JUL 21 P 2:50

333

SCDOT recommendation

From: Dean, Barbara
To: keoweecs@gmail.com
Subject: RE: Property ID#500-07-03-041
Date: Friday, June 2, 2023 2:35:42 PM

Glory –hope you are doing well. We would recommend that all lots come off of the flagged lot access point. As for sight distance concerns that would need to be checked through my office. If the storm drains onto the property that is the way it would has always drained as the drain is at the lowest point on the property.

Thank you

From: keoweecs@gmail.com <keoweecs@gmail.com>
Sent: Thursday, June 1, 2023 3:18 PM
To: Dean, Barbara <DeanBS@scdot.org>
Subject: Property ID#500-07-03-041

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Hi Barbara,

Attached is a draft Preliminary Plat for the proposed subdivision of the subject property. My client wishes to build three, small single-family homes over time for his family. I will be applying for a variance on his behalf with the City of Walhalla because the flag lot does not meet the minimum required road frontage of 100 feet. Before we go through that exercise, can you review and provide feedback as to whether or not the driveway encroachment for each lot would be approved, or if anything needs to be addressed?

The Preliminary Plat shows a proposed location for each driveway, but those are flexible, except for the flag lot. The driveways would be a minimum of 10 feet wide. The existing drainage pattern dictates a culvert would be necessary under each driveway. There is a low point at the SW corner of the lot that I am a bit concerned about. It appears that the storm drain system in N Church Street discharges onto the property here, can you verify? Is there a drainage easement on the property for this purpose; would I need to include that on the Plat? Because of this, I would suggest moving the driveway north (towards the flag lot driveway) as much as allowable. Let me know your thoughts.

I've also attached the existing Plat, county topo, and a few pictures for your reference.

N Church St: S-37-148, est. AADT for 2022 was 1150. The speed limit is 35MPH. There are no site distance concerns related to topography, sharp turns, or hazards.

That's all the information I have to share at this time. Let me know if you have any questions. Thanks so much for your assistance.

GERARDO CARRILLO
PRELIMINARY PLAT

EXISTING STRUCTURE

ID# 500-07-03-040
MEREDITH SIMPSON
518 N CHURCH ST

N CHURCH ST
80 R/W

HOLLOWAY ST
50' R/W

SD1

261.75'

177.50'

30' FRONT SETBACK

10' SIDE SETBACK

15' SIDE SETBACK

40.00'

90.25'

25,038 SF

203.50'

119.50'

FLOW

25'

291.25'

215.00'

50.00'

27,837 SF

20.00'

254.00'

336.75'

51.50'

FLOW

SHARED DRIVEWAY ACCESS

193.25'

35.50'

27.75'

130.00'

25,010 SF

88.00'

FLOW

230.00'

254.00'

119.50'

LOW AREA

SD2

FLOW

SIDEWALK

ID# 500-07-03-036
LESLIE SCHAUM
444 N CHURCH ST

EXISTING STRUCTURE

N

TRUE

PLAN NOTES

1. EXISTING PLAT BY JAMES HART RECORDED JUNE 23, 2003 IN PLAT BOOK A-952 PAGE 1
2. THE LOTS FRONT N CHURCH STREET (S-37-148), AN 80 FT ROW. THE SPEED LIMIT IS 35 MPH. ON THE EAST SIDE THERE IS A SIDEWALK WITH CURB AND GUTTER, AS WELL AS A STORM DRAIN SYSTEM THAT COLLECTS ON THE SOUTH SIDE OF THE PROPERTY. THE LOCATION SHOWN IS SCHEMATIC IN NATURE AND WILL BE SURVEYED FOR PLATTING.
2. EXISTING LOT IS 1.788 ACRES (77,885 SF). THE PROPOSED SUBDIVISION WILL CREATE THREE LOTS, MEETING THE REQUIREMENTS OF 330-1.14 R-25 SINGLE- FAMILY RESIDENTIAL DISTRICT, WITH THE EXCEPTION OF E.(2). LOT DIMENSIONS SUBJECT TO CHANGE ONCE SURVEYED; MINIMUM LOT AREA SHALL BE MAINTAINED.
3. OVERHEAD POWER RUNS THE LENGTH OF THE ROAD FRONTAGE, AS WELL AS BISECTS THE PROPERTY. THE LOCATION SHOWN IS SCHEMATIC IN NATURE AND WILL BE SURVEYED FOR PLATTING.

PLAN NOTES

- EXISTING POWER POLE
- EXISTING OVERHEAD POWER
- SD# EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN LINE
- PROPOSED 18" CULVERT
- ASPHALT
- CONCRETE
- GRAVEL

SCALE 1"=50'

0 10 50 100

KCS

KEOWEE CONSTRUCTION SERVICES

ADDRESS
538 RIVERSTONE DR
SALEM, SC 29676

E-MAIL
keoweecs@gmail.com

PHONE
864-723-9239

PROJECT NAME
GERARDO CARRILLO

ADDRESS
TBD N. CHURCH STREET
WALHALLA, SC 29691

SUBDIVISION AND LOT
NA

PROPERTY ID
ID# 500-07-03-041

PROJECT NO.
014

SHEET NO.
1

DESIGN BY
GRH

DATE
6/29/2023

REV
-

Keowee Construction Services LLC\014 Gerardo Carrillo\Drawings

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

Board of Zoning Appeals Application

Date Filed: 9/11/23 Permit Application No. 2023-115 Appeal No. 2023-06

INSTRUCTIONS

This application and its corresponding form must be completed for a hearing on **appeal** (corresponding form on page 2) from action of a zoning official, application for a **variance** (corresponding form on page 3), or application for **special exception** (corresponding form on page 4). This application shall be accompanied by a $ 100.00 check made payable to the CITY OF WALHALLA, to help defray the cost of processing. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: ☐ for action of zoning official ☐ for a variance ☐ for a special exception

Applicant(s)
Name: Kendall Robinson (Prince Signs)
Address: 6432 Cunningham Rd
Telephone: 281-345-4488 Mobile: _____ Email: Kendall@princesigns.com

Owner(s) *(If other than the applicant)*
Name: Kent Properties Carolina, LLC
Address: PO Box 908001 Midland TX 79708
Telephone: 432-520-4000 Mobile: _____ Email: _____

Designation of Agent *(Complete, if the owner is not applicant)*
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.
Owner's Signature: Adam Sturdivant Date: 9/11/2023

Interest
Applicant holds the following interest: ☐ Owner ☐ Adjacent Owner ☐ Other, please explain _____

Property Description
Property Address: 235 E. Main St.
TMS #: 500 - 16 - 09 - 005 Zoning District: CC Acreage: .78
Lot: _____ Block: _____ Subdivision: _____ Lot Dimensions: _____
Plat Book: _____ Page #: _____

I (we) certify that the information in this application and the attached is correct.

Applicant's Signature: [signature] Date: 9/11/23

Request for Variance Application

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described on page 1 of this application of the following provisions of Zoning Ordinance: 330-1.25 non illuminated signage so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: internally illuminated signage

   for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited sections(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.

   *****NOTE: All of the standards set forth in a, b, c and d below must be met before the Board of Appeals can grant a variance. *****

   a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: small property in busy area, easily missed

   b. These conditions do not generally apply to the property in the vicinity as shown by: all surrounding gas stations + our own.

   c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: it will restrict visibility of sign for vehicles passing by.

   d. The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting the variance for the following reasons: there is no negative impact on the area due to having the price digits illuminated ; sign

3. The following documents are submitted in support of this application: ***(A plot plan must be submitted.)***

Applicant's Signature: _____ Date: 9/11/23

For Official Use

Date of Hearing: 10-16-2023 Board of Zoning Appeals' Decision: _____

Reason: _____

Board of Zoning Appeals Chair: _____ Date: _____

PRINCE SIGNS

DESIGN | FABRICATION | INSTALLATION

Bountyland Quick Stop



HOME OF THE WORLD'S BEST CUSTOMER

by KENT KWIK

BOUNTYLAND 702

235 E MAIN STREET , WALHALLA, SC 29691

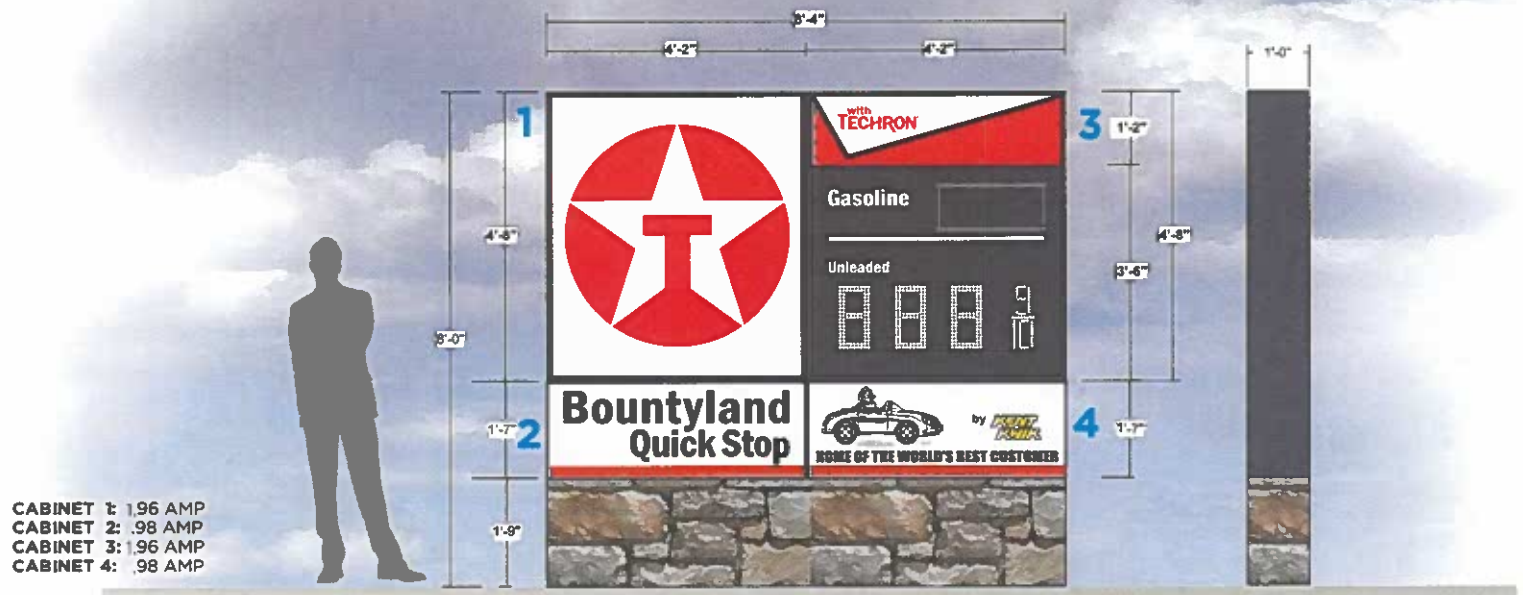
SPECIFICATIONS:

REMOVE & DISPOSE OF EXISTING SIGN

MFG & INSTALL (1) D/F MONUMENT SIGN
(1) 50" W X 56" H - TEXACO LOGO CABINET
(1) 50" W X 56" H - (1P) 12" DIGIT PRICERS
- (1) "TECHRON" FACE
(2) 50" W X 14" H - TENANT CABINET

BASE - STONE T.B.D. - TO MATCH BLDG.

Tx45 - MONUMENT



CABINET 1: 1.96 AMP
CABINET 2: .98 AMP
CABINET 3: 1.96 AMP
CABINET 4: .98 AMP

A TEXACO MONUMENT SIGN
SCALE: 1/2" = 1'-0"

PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION
6432 Cunningham Rd Houston, TX 77041
info@princesigns.com 281-345-4488

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PROJECT INFORMATION

PROJECT NAME
BOUNTYLAND 702 - SC

PROJECT # 3049 DATE 12/30/22

ADDRESS
235 E Main Street
Walhalla, SC 29691

PROJECT MGR TRACY S.
DESIGNER A.Cody

ELECTRIC SIGNS

MATERIALS

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

REVISIONS

4/19/23	R1	UPDATED	KJ
4/28/23	R2	REVISION	AC
6/27/23	R3	ADDED MONUMENT	KJ
9/8/23	R4	BRAND REFRESH	JM

SHEET DETAILS

A

SCALE: AS NOTED

RUNNING SHEET NUMBER

1

SPECIFICATIONS:

EXISTING SIGNAGE TO BE REMOVED AND DISPOSED OF.

TO INSTALL NEW VENDOR SUPPLIED INTERNALLY ILLUMINATED FRONT LIT CAPSULE TO EXISTING CANOPY

Image Level 1



CANOPY ELEVATION FRONT
SCALE: 1/8" = 1'-0"

CANOPY SIDE 1

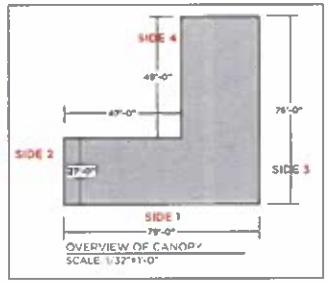
CANOPY TO HAVE A TOTAL OF:

(2) "TEXACO" WORD-MARK
(1) "STAR T" CIRCLE LOGO

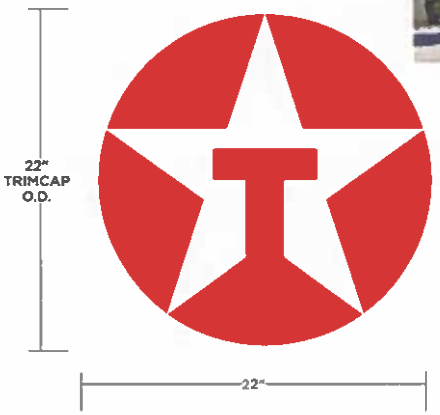
TTL PUMPS IN STATION
3 GAS - 1 per island





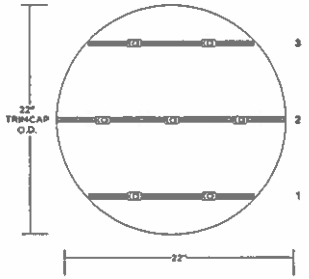


OVERVIEW OF CANOPY
SCALE: 1/32"=1'-0"



SIGN SQ FT: 3.36 sq ft

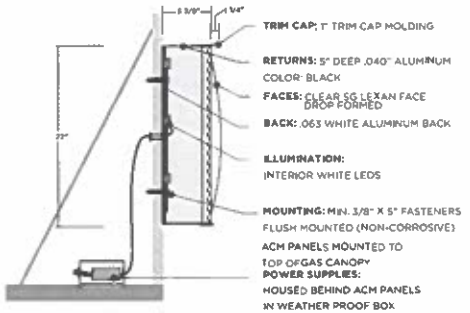
B FRONT LIT CHANNEL CAPSULE
SCALE: 1 1/2"=1'-0"



Cabinet Details

Width	22.0 in	Module Spacing	22.0 in
Height	22.0 in	Module Count	3
Depth	5.00 in	Module Color	White
Orientation	Horizontal	Module Watts	9.31 watts
Sides	Single	Module Voltage	24v
Area	2.64 sq ft	Watts per Module	2.66 watts
Perimeter	5.76 feet	Total Lumens	1008
Row Spacing	7.3 in	Average Lumens per Watt	108
Power Supply Location	Self-contained	Total Module Length	4.5 feet
Power Supply Count	1	Horizontal Clearance	11.0 in
Power Supply Mode	Optimal by Run	Vertical Clearance	3.7 in
Amp Draw	0.960	Ordering Length	4.5 feet

(2) **Patriot XL Stik 18 SS** (1) **Patriot XL Stik 24 SS**



TRIM CAP: 1" TRIM CAP MOLDING
RETURNS: 5" DEEP .040" ALUMINUM COLOR: BLACK
FACES: CLEAR SG LEXAN FACE DROP FORMED
BACK: .063 WHITE ALUMINUM BACK
ILLUMINATION: INTERIOR WHITE LEDS
MOUNTING: MIN. 3/8" X 5" FASTENERS FLUSH MOUNTED (NON-CORROSIVE) ACM PANELS MOUNTED TO TOP OF GAS CANOPY
POWER SUPPLIES: HOUSED BEHIND ACM PANELS IN WEATHER PROOF BOX

FACE LIT CHANNEL LETTERS - TYPICAL DETAIL

PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION
6432 Cunningham Rd Houston, TX 77041
info@princesigns.com 281-345-4488

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PROJECT INFORMATION

PROJECT NAME
BOUNTYLAND 702 - SC

PROJECT # 3049 DATE 12/30/22

ADDRESS
235 E Main Street
Walhalla, SC 29691

PROJECT MGR TRACY S.
DESIGNER A.Cody

ELECTRICAL REQUIREMENTS
DEDICATED 120VAC
15 AMP
CIRCUIT BREAKER

ELECTRIC SIGNS

MATERIALS

REVISIONS

4/19/23	R1	UPDATED	KJ
4/28/23	R2	REVISION	AC
6/27/23	R3	ADDED MONUMENT	KJ
9/8/23	R4	BRAND REFRESH	JM

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SHEET DETAILS

B

SCALE: AS NOTED

RUNNING SHEET NUMBER

2

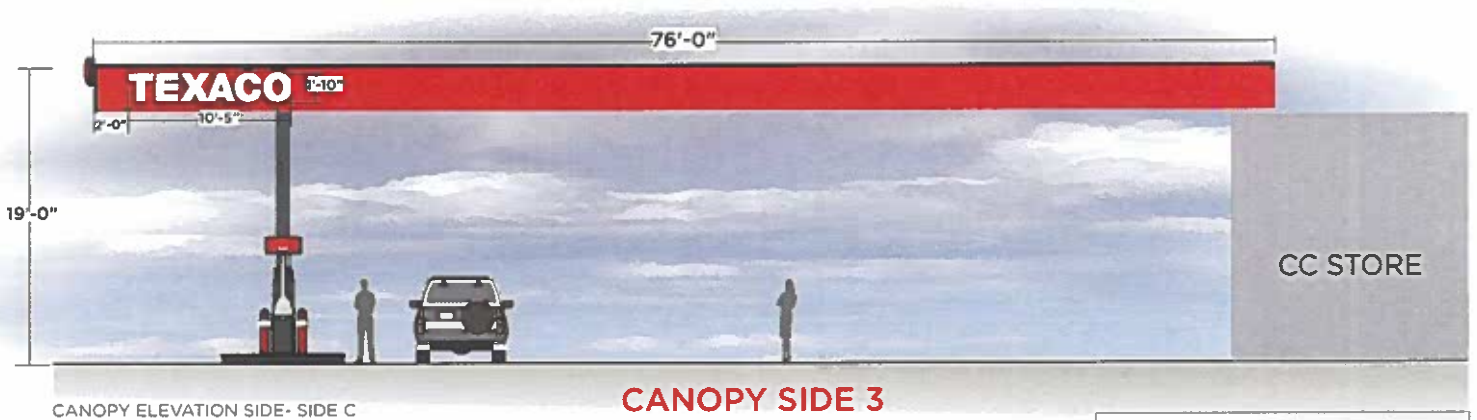
SPECIFICATIONS:

EXISTING SIGNAGE TO BE REMOVED AND DISPOSED OF.

TO INSTALL NEW VENDOR SUPPLIED INTERNALLY ILLUMINATED CHANNEL LETTERS TO EXISTING CANOPY

CANOPY TO HAVE A TOTAL OF:

(2) "TEXACO" WORD-MARK
(1) "STAR T" CIRCLE LOGO

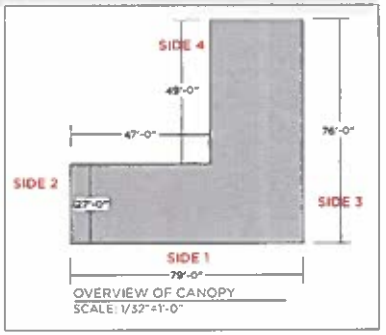


CANOPY ELEVATION SIDE- SIDE C
SCALE: 1/8" = 1'-0"

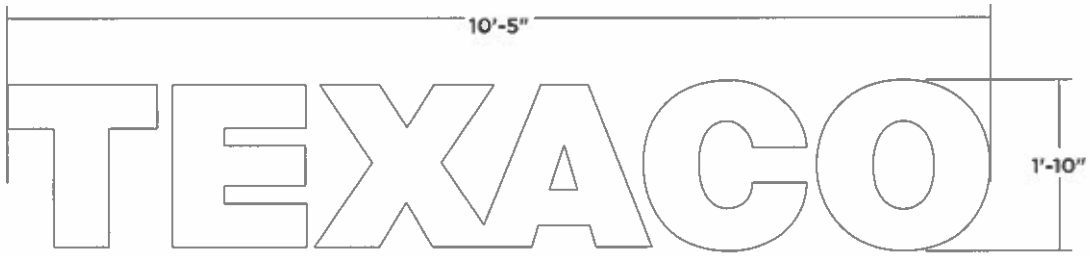
CANOPY SIDE 3





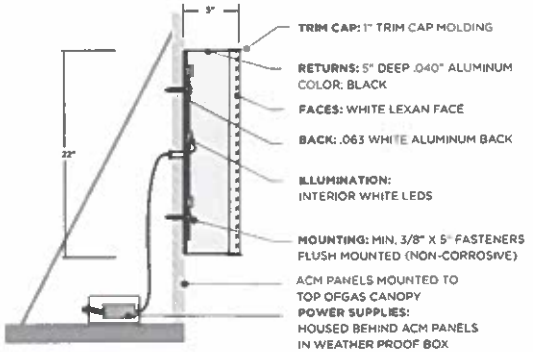


OVERVIEW OF CANOPY
SCALE: 1/32"=1'-0"



SIGN SQ FT: 19.10 sq ft
26.40 watts

C FRONT LIT CHANNEL LETTERS
SCALE: 3/4"=1'-0"



TRIM CAP: 1" TRIM CAP MOLDING

RETURNS: 5" DEEP .040" ALUMINUM
COLOR: BLACK

FACES: WHITE LEXAN FACE

BACK: .063 WHITE ALUMINUM BACK

ILLUMINATION:
INTERIOR WHITE LEDS

MOUNTING: MIN. 3/8" X 5" FASTENERS
FLUSH MOUNTED (NON-CORROSIVE)

ACM PANELS MOUNTED TO
TOP OFGAS CANOPY
POWER SUPPLIES:
HOUSED BEHIND ACM PANELS
IN WEATHER PROOF BOX

PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION
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info@princesigns.com 281-345-4488

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BOUNTYLAND 702 - SC

PROJECT # 3049 **DATE** 12/30/22

ADDRESS
235 E Main Street
Walhalla, SC 29691

PROJECT MGR TRACY S.
DESIGNER A.Cody

ELECTRIC SIGNS

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6/27/23	R3	ADDED MONUMENT	KJ
9/8/23	R4	BRAND REFRESH	JM

SHEET DETAILS
C
SCALE: AS NOTED

RUNNING SHEET NUMBER
3

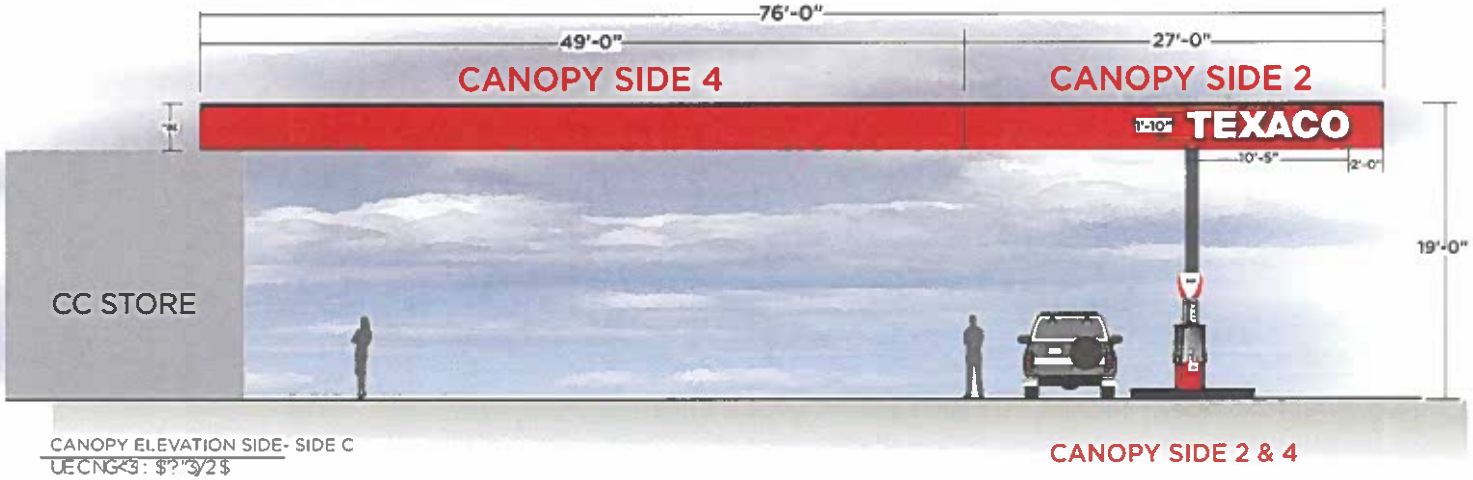
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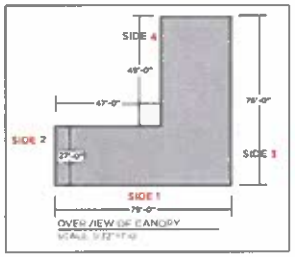


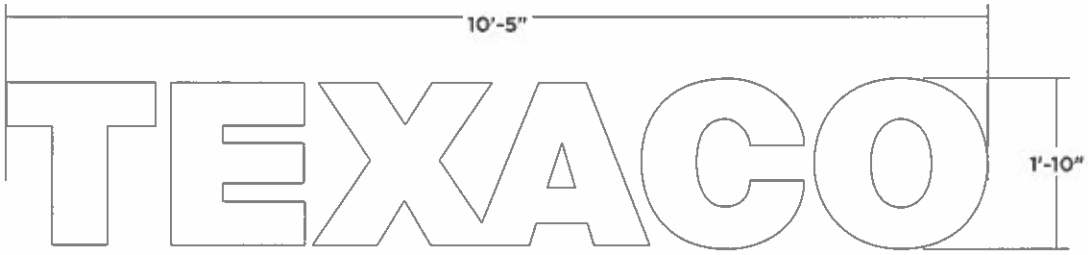
CANOPY ELEVATION SIDE- SIDE C

CANOPY SIDE 2 & 4





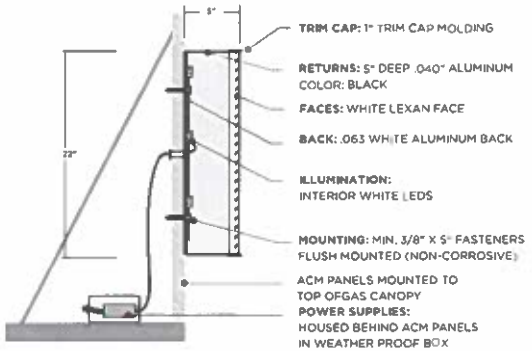




D FRONT LIT CHANNEL LETTERS
SCALE: 3/4"=1'-0"

SIGN SQ FT: 19.10 sq ft

26.40 watts



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PROJECT # 3049 DATE 12/30/22

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235 E Main Street
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PROJECT MGR TRACY S.
DESIGNER A.Cody

ELECTRIC SIGNS

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6/27/23	R3	ADDED MONUMENT	KJ
9/8/23	R4	BRAND REFRESH	JM

SHEET DETAILS

D

SCALE: AS NOTED

RUNNING SHEET NUMBER

4

UNDER CANOPY REFRESH

Image Level 4

Fueling:

1 Non-Illuminated valance
2 Pumpskirt/Dispenser Decals (retrofit)
3 Combo Trash Valet
4 P.O.P. Display
*5 Columns painted Silver
6 Dispenser ID Flags
7. Bollard Decals

* NO IMAGE DISPLAYED

EXISTING PUMP PANELS TO BE REFACED OR REPLACED



TOPPERS



BOTTOM PANEL

3 TRASH CAN



4 P.O.P.



6 PUMP NUMBERS



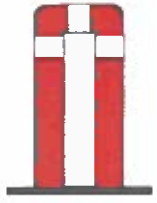
ACTUAL NUMBERS, SIZE AND QTY FORTHCOMING

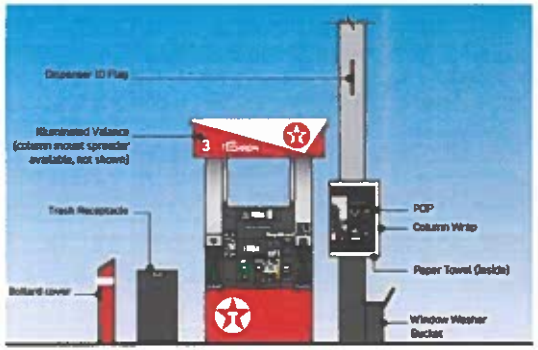
SIGN LAYOUT
SCALE: 3/4"=1'-0"

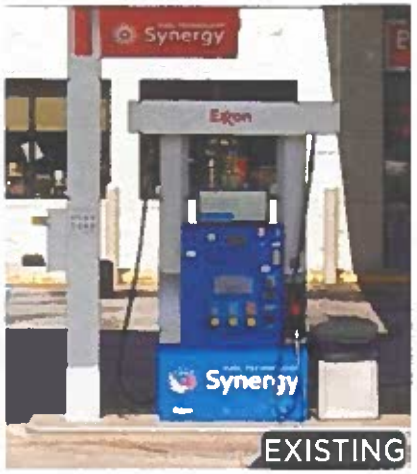
7a VINYL WRAP FOR SINGLE BOLLARD



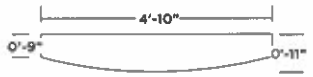
7a VINYL WRAP FOR U-SHAPED BOLLARD







EXISTING PUMP PANELS TO BE REFACED OR REPLACED



TOPPERS



BOTTOM PANEL

1 NON-ILLUMINATED VALANCE

2 PUMPSKIRT DISPENSER DECALS





Image Level 4 NON-ILLUMINATED VALENCE

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BOUNTYLAND 702 - SC

PROJECT # 3049 DATE 12/30/22

ADDRESS
235 E Main Street
Walhalla, SC 29691

PROJECT MGR TRACY S.
DESIGNER A.Cody

ELECTRICAL REQUIREMENTS
120VOLT/20AMP
11 AMP

ELECTRIC SIGNS

MATERIALS

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6/27/23	R3	ADDED MONUMENT	KJ
9/8/23	R4	BRAND REFRESH	JM

SHEET DETAILS

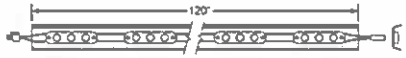
SCALE: AS NOTED

RUNNING SHEET NUMBER
5

CANOPY LED EDGE LIGHTING

Part List

LED ASY 120, RED LED W.NO REFL, PN 412810 (31.2 W, 26 MODs 4.6" O.C.)



LED ASY 60, RED LED W.NO REFL, PN 412809 (15.6 W, 13 MODs 4.6" O.C.)



HEX WASHER HD TEK SELF-DRILLING SCREW, STEEL ZINC, #12 X 3/4" (FOR MOUNTING ANGLES)

HEX WASHER HD TEK SELF-DRILLING SCREW, STEEL ZINC, #10X1/2" GASKETED SCREW

K-LATHE SELF-DRILLING SCREW #8 X1/2" FOR ACM, WHITE, BLACK OR RED PAINTED

(RIGHT TOP AND BOTTOM) LED POWER SUPPLY KIT, 60W W/ 5 FT CENTER CABLE. PN 654568



AL ANG MTG WHT BTM FASCIA, 1/16" X 1.5" X 4.5" X 144", PN 329011

AL ANG MTG WHT BTM RETURN, 1/16" X 1" X 5" X 120", PN 329010

AL ANG MILL, 1/8" X 1" X 1" X 110", PN 99142



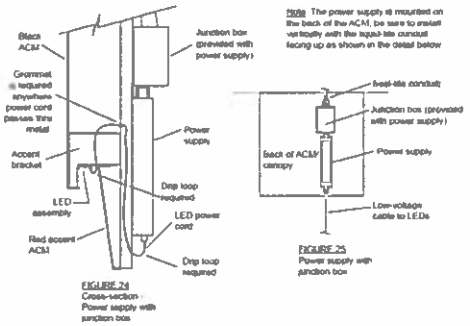
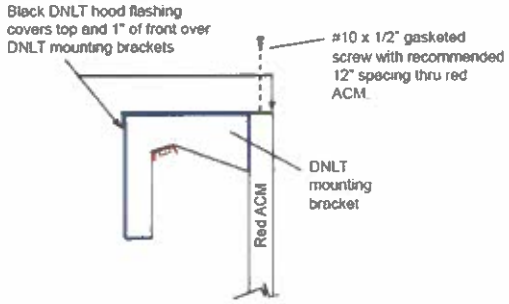
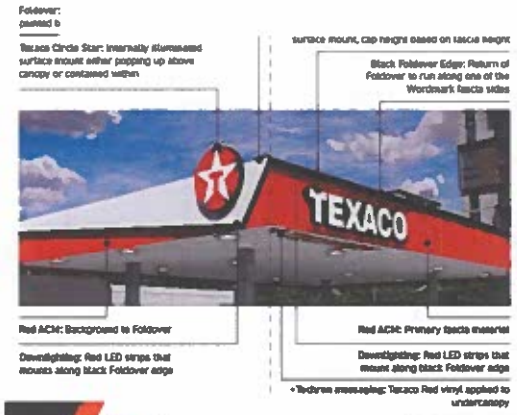
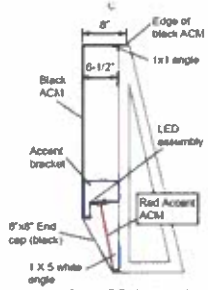


FIGURE 24
Cross-section - Power supply with junction box

FIGURE 25
Power supply with junction box

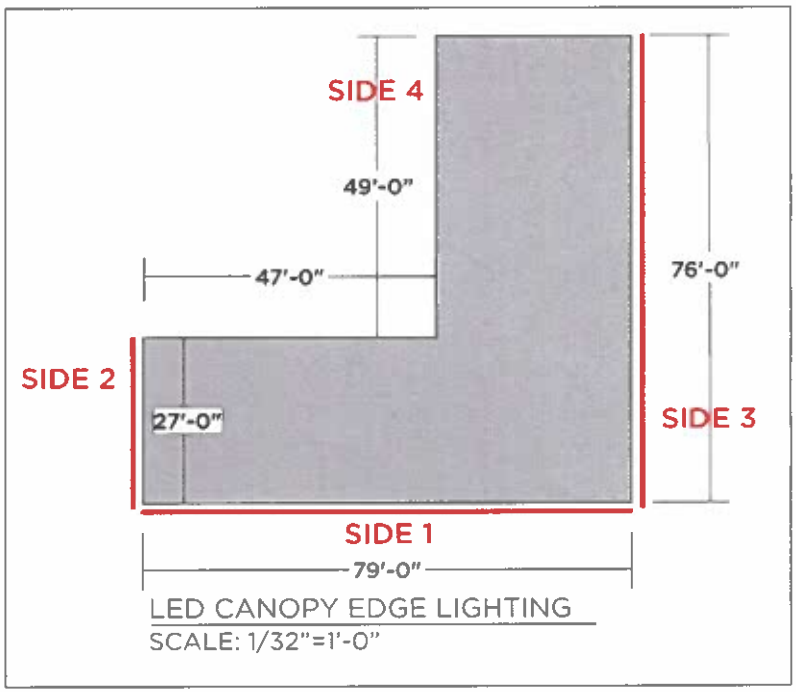






Section B-B - Illuminated Downlight Panel

DOWN LIGHTING TRACK - SECT A-A



LED CANOPY EDGE LIGHTING
SCALE: 1/32"=1'-0"

PRINCE SIGNS
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BOUNTYLAND 702 - SC

PROJECT # 3049 DATE 12/30/22

ADDRESS
235 E Main Street
Walhalla, SC 29691

PROJECT MGR TRACY S.
DESIGNER A.Cody

ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT
120VOL 1/20AMP
TOTAL NUMBER
1 AMP
TOTAL LENGTH
SCALE 1:60VS

ELECTRIC SIGNS

MATERIALS

REVISIONS

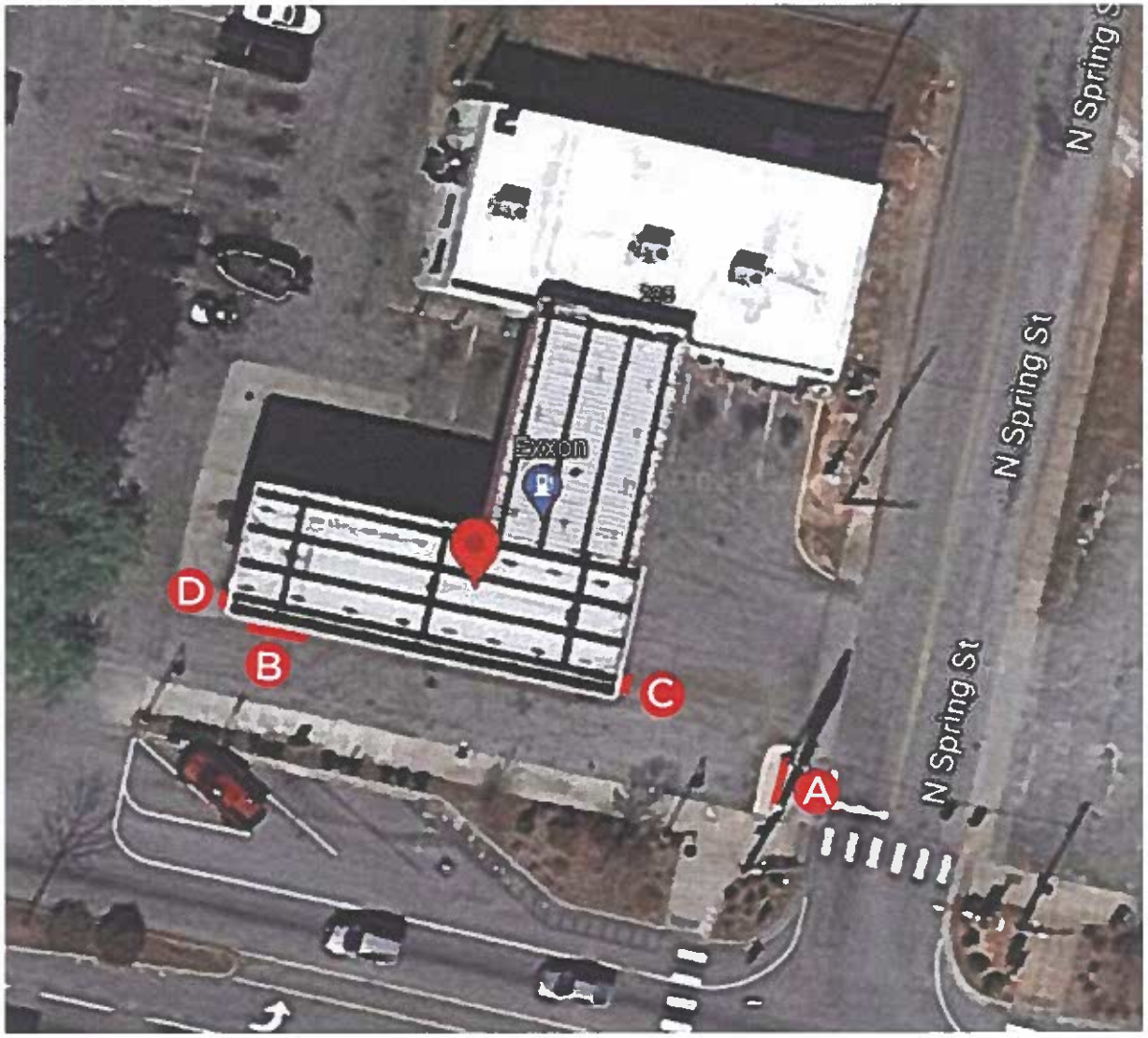
4/19/23	R1	UPDATED	KJ
4/28/23	R2	REVISION	AC
6/27/23	R3	ADDED MONUMENT	KJ
9/8/23	R4	BRAND REFRESH	JM

SHEET DETAILS

SCALE: AS NOTED

RUNNING SHEET NUMBER
6

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© Prince Signs LLC 2023

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PROJECT MGR TRACY S.
DESIGNER A.Cody

ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT
120VOL 1/20AMP
TOTAL AMP DRAW
1.1 AMP
1SCL4-18GX5

ELECTRIC SIGNS

MATERIALS

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

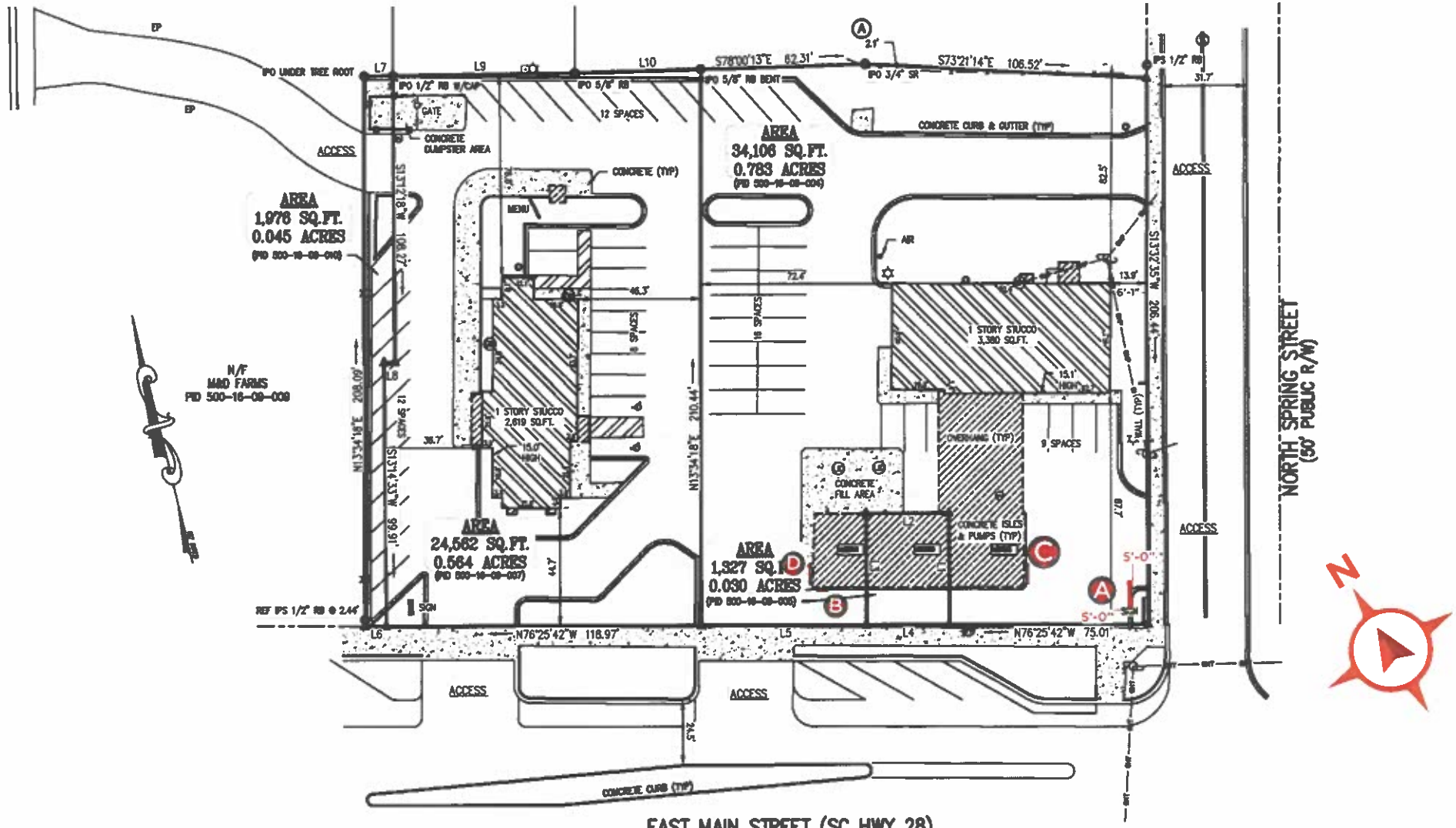
REVISIONS

4/19/23	R1	UPDATED	KJ
4/28/23	R2	REVISION	AC
6/27/23	R3	ADDED MONUMENT	KJ
9/8/23	R4	BRAND REFRESH	JM

SHEET DETAILS

SCALE: AS NOTED

RUNNING SHEET NUMBER
7



PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION
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PROJECT INFORMATION

PROJECT NAME
BOUNTYLAND 702 - SC

PROJECT # 3049 **DATE** 12/30/22

ADDRESS
235 E Main Street
Walhalla, SC 29691

PROJECT MGR TRACY S.
DESIGNER A.Cody

ELECTRICAL REQUIREMENTS
120VOLT, 1.20AMP
15 AMP
ELECTRIC SIGNS

MATERIALS

REVISIONS

4/19/23	R1	UPDATED	KJ
4/28/23	R2	REVISION	AC
6/27/23	R3	ADDED MONUMENT	KJ
9/8/23	R4	BRAND REFRESH	JM

SHEET DETAILS

SCALE: AS NOTED

RUNNING SHEET NUMBER
8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

Chapter 330. Zoning and Subdivision

Part 1. Zoning

Article V. Sign Regulations

§ 330-1.25. General regulations.

A. Definitions. As used in this article, the following terms shall have the meanings indicated:

ABANDONED SIGN

A sign structure that has ceased to be used, and the owner intends no longer to have used, for the display of sign copy, or as otherwise defined by state law.

ANIMATED SIGN

A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this code, include the following types:

(1) Electrically activated: Animated signs producing the illusion of movement by means of electronic, electrical or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted in Subsections (a) and (b) as follows:

(a) Flashing: Animated signs or animated portions of signs where the illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of nonillumination. For the purposes of this article, "flashing" will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds four seconds.

(b) Patterned illusionary movement: Animated signs or animated portions of signs where the illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

(2) Environmentally activated: Animated signs or devices motivated by wind, thermal changes or other natural environmental input. Includes spinners, pinwheels, pennant strings and/or other devices or displays that respond to naturally occurring external motivation.

(3) Mechanically activated: Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

ARCHITECTURAL PROJECTION

Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also "awning"; "backlit awning"; and "canopy, attached and freestanding."

AWNING

An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or nonrigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally illuminated by fluorescent or other light sources.

AWNING SIGN

A sign displayed on or attached flat against the surface or surfaces of an awning. See also "wall or fascia sign."

BACKLIT AWNING

An awning with a translucent covering material and a source of illumination contained within its framework.

BANNER

A sign, with or without characters, letters, illustrations or ornamentation, applied to cloth, paper, plastic or natural or synthetic fabric of any kind, with only such material for a backing. For purposes of this article, a banner is defined only as a temporary sign when used outdoors.

BANNER SIGN

A sign utilizing a banner as its display surface.

BILLBOARD

See "off-premises sign" and "outdoor advertising sign."

BUILDING ELEVATION

The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

CANOPY (ATTACHED)

A multisided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. See also "marquee."

CANOPY (FREESTANDING)

A multisided overhead structure supported by columns, but not enclosed by walls. The surface(s) and/or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

CANOPY SIGN

A sign affixed to the visible surface(s) of an attached or freestanding canopy.

CHANGEABLE SIGN

A sign with the capability of content change by means of manual or remote input, including signs which are:

(1) Electrically activated: changeable sign where the message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also "electronic message sign or center."

COMBINATION SIGN

A sign that is supported partly by a pole and partly by a building structure.[1]

DEVELOPMENT COMPLEX SIGN

A freestanding sign identifying a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord.

DIRECTIONAL SIGN
Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

DOUBLE-FACED SIGN
A sign with two faces, back to back.

ELECTRIC SIGN
Any sign activated or illuminated by means of electrical energy.

ELECTRONIC MESSAGE SIGN OR CENTER
An electrically activated changeable sign where the variable message capability can be electronically programmed.

EXTERIOR SIGN
Any sign placed outside a building.

FASCIA SIGN
See "wall or fascia sign."

FLASHING SIGN
See "animated sign, electrically activated."

FREESTANDING SIGN
A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground.

FRONTAGE (BUILDING)
The length of an exterior building wall or structure of a single premises orientated to the public way or other properties that it faces.

FRONTAGE (PROPERTY)
The length of the property line(s) of any single premises along either a public way or other properties on which it borders.

GROUND SIGN
See "freestanding sign."

ILLUMINATED SIGN
A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated) or reflecting off its surface(s) (externally illuminated).

INTERIOR SIGN
Any sign placed within a building, but not including window signs as defined by this article. Interior signs, with the exception of window signs as defined, are not regulated by this chapter.

MANSARD
An inclined decorative rooflike projection that is attached to an exterior building facade.

MARQUEE
See "canopy (attached)."

MARQUEE SIGN
See "canopy sign."

MENU BOARD

A freestanding sign orientated to the drive-through lane for a restaurant that advertises the menu items available from the drive-through window, and which has not more than 20% of the total area for such a sign utilized for business identification.

MONUMENT SIGN

A ground-mounted sign in which the area between the bottom edge of the sign and the ground is substantially filled with a solid architectural material. Solid architectural materials include wood, brick, stone, masonry or hard-coat stucco, but do not include aluminum or similar materials.

MULTIPLE-FACED SIGN

A sign containing three or more faces.

OFF-PREMISES SIGN

See "outdoor advertising sign."

ON-PREMISES SIGN

A sign erected, maintained or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on or the sale or lease of the property on which it is displayed.

OUTDOOR ADVERTISING SIGN

A permanent sign erected, maintained or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on or the sale or lease of the property on which it is displayed.

PARAPET

The extension of a building facade above the line of the structural roof.

POLE SIGN

See "freestanding sign."

POLITICAL SIGN

A temporary sign intended to advance a political statement, cause or candidate for office. A legally permitted outdoor advertising sign shall not be considered to be a political sign.

PORTABLE SIGN

Any sign not permanently attached to the ground or to a building or building surface.

PROJECTION SIGN

A sign other than a wall sign that is attached to or projects more than 18 inches (457 mm) from a building face or wall or from a structure where the primary purpose is other than the support of a sign.

REAL ESTATE SIGN

A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.

REVOLVING SIGN

A sign that revolves 360° (6.28 rad) about an axis. See also "animated sign, mechanically activated."

ROOFLINE

The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

ROOF SIGN

A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves and architectural projections, such as canopies or marquees, shall not be considered to be roof signs.

SANDWICH BOARD SIGN

A freestanding temporary sign, with no moving parts or lights, which is displayed outside a business during business hours to advertise the business, hours of operation, an event or a promotion. It is not intended as a permanent business sign.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

SIGN

Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. Noncommercial flags or any flags displayed from flagpoles or staffs will not be considered to be signs.

SIGN AREA

The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprises the sign face. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as 50% of the sum of the area of all faces of the sign.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

SIGN COPY

Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.

SIGN FACE

The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border.

(1) In the case of panel or cabinet-type signs, the sign face shall include the entire area of the sign panel, cabinet or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.

(2) In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border or a contrasting surface or color.

(3) In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.

(4) In the case of sign copy enclosed within a painted or illuminated border, or displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.

SIGN STRUCTURE

Any structure supporting a sign.

TEMPORARY SIGN

(1) A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not intended to be permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

(2) Types of temporary signs.

(a) **GRAND OPENING SIGN**
A sign that displays the words "Grand Opening" to announce the opening of a new business.

(b) **INTERIM SIGN**
A sign intended to provide signage while the permanent sign is being fabricated, repaired or prepared for installation.

(c) **TEMPORARY PROMOTIONAL SIGN**
A sign intended to attract attention to a use or activity for a limited number of events.

(d) **TEMPORARY SPECIAL EVENT SIGN**
A sign for special community activities or seasonal events.

UNDER-CANOPY SIGN or UNDER-MARQUEE SIGN
A sign attached to the underside of a canopy or marquee.

V SIGN
A sign containing two faces of approximately equal size, erected upon common or separate structures, positioned in a "V" shape with an interior angle between faces of not more than 90° (1.57 rad), with the distance between the sign faces not exceeding five feet (1524 mm) at their closest point.

WALL OR FASCIA SIGN
A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches (457 mm) from the building or structure wall, including signs affixed to architectural projections from a building, provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed.

WINDOW SIGN
A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property.

[1] *Editor's Note: The definition of "copy," which immediately followed this definition, was repealed at time of adoption of Code (see Ch. **1**, General Provisions, Art. **II**).*

B. Exempt signs. The following signs are exempt from the provisions of this article and require no permit:

(1) Traffic, directional, warning or information signs authorized by any public agency.

(2) Official notices authorized by any court, public agency or official.

(3) Institutional signs, not to exceed 20 square feet, for any public, charitable, educational, medical or religious institution.

(4) Building nameplates with related inscription, memorial plaques and cornerstones, when made an integral part of a building or structure.

(5) Flags and flagpoles.

(6) On-site directional signs, not to exceed six square feet in area.

(7) One-time auction signs, not to exceed six square feet in area.

(8) Private property postings related to trespassing or public safety.

(9) Religious symbols and seasonal decorations within the appropriate public holiday season.

(10) "Open house" signs, not to exceed four square feet in area.

(11) Temporary unlighted real estate (for sale, rent, lease) signs for residential, not to exceed four square feet in area, or for commercial, not to exceed 32 square feet in area, per property, and not to exceed eight feet in height, are allowed, provided the proper permit or business license has been obtained. The signs shall be removed not later than five days after the execution of a lease agreement or closing of the sale. Banner-type signs are not permitted.

(12) Political signs, subject to the following limitations:

(a) Such signs shall not exceed a height of eight feet or a total area of 32 square feet.

(b) Such signs for election candidates or ballot propositions shall be displayed on public rights-of-way only for a period of 15 days preceding the election and shall be removed within 10 days after the election, provided that signs promoting successful candidates or ballot propositions in a primary election or unopposed primary candidates and certified petition candidates may remain displayed until not more than 10 days after the general election. Political signs may not be displayed in the medians or rights-of-way on Main Street from Ann Street to Tugaloo Street.
[Amended 4-20-2021 by Ord. No. 2021-4]

(c) The maximum number of political signs per street frontage will be one every 25 feet.

C. Prohibited signs. The following signs are prohibited:

(1) Strobe or neon lights, and signs containing strobe, LED or flashing lights which are visible beyond the property line. This does not include a storefront stationary lit, open/closed sign.

(2) Any sign attached to, or placed on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:

(a) The primary purpose of such a vehicle or trailer is not the display of signs.

(b) The signs are magnetic, decals or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.

(c) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used or available for use in the daily function of the business to which such signs relate.

(3) Abandoned signs.

(4) Rooftop signs.

(5) Off-premises signs.

(6) Contractor's signs.

(7) A sign or sign structure which obstructs free and clear vision at intersections, or by its position, shape or color may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal or device.

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

(1) Permanent freestanding business identification signs.

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

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

(c) Location. No freestanding sign shall:

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

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

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

(d) Height: not higher than eight feet above finished grade of the ground at the sign base, except a maximum height of 30 feet from the ground (pavement) is permitted in Highway Commercial or Light Industrial Districts only.

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

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

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

(2) Permanent signs attached to buildings.

(a) Allowable area. The total area of signs on the exterior front surface of a building shall not exceed 25% of the front surface area of the building. The same will be required of signage on the sides and rear surfaces of the buildings.

(b) Window coverage.

[1] In the Downtown Development Overlay District, window or door signs may occupy up to 25% of the storefront glass, and are only allowed on the first floor of the building. All window and door signage in excess of the allowable 25% of the storefront glass should be counted against the overall allowed sign area for that side of the building. Windows are not permitted to be covered on the interior or exterior by plastic, tarps, paper or similar materials unless undergoing active renovations or repairs. Coverage is limited to 90 days. Extension may be permitted where required with written request to the Zoning Administrator.

[2] Outside of the Downtown Development Overlay District, signage in or on windows, inside or outside, shall not exceed 50% of any front-facing window.

(c) No part of any sign attached to a building, in any manner, shall extend above the uppermost point of each building.

(d) Signs shall be limited to the use, business or profession conducted on the premises; except that a sign from a previous business, within that structure, that is otherwise

significant or of historical value may be displayed, provided it is properly maintained by the present owner.

(e) Letters, decorations and facings of signs shall be constructed of durable materials approved by the Building Official.

(f) Restaurants shall be permitted to display one menu (in an enclosed case) or menu board, provided that such shall not exceed nine square feet.

(3) Awnings/Canopies.

(a) Awnings/Canopies shall be no closer than 18 inches to a vertical plane at the street curbline and have a minimum height of 8.5 feet above the sidewalk.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(b) Awning/Canopy signs shall consist of the name of the business and numerical address only, with copy area not to exceed an area equal to 25% of the background area of the awning/canopy.

(4) Temporary signs. Temporary signs are permitted to be erected no more than 30 days prior to such sale or grand opening; provided such exhibits are removed within seven day after the event; and further provided that not more than one extension of 30 days may be granted upon request, and no exhibit shall be re-permitted within six months of the time it, or a similar display, is removed from the premises. In the Downtown Development Overlay District, a maximum of two temporary signs are permitted per property. Maximum sign area is 18 square feet per sign.

(5) Sandwich board signs.

(a) Sandwich board signs will be limited to a maximum area of nine square feet in area per side and cannot exceed 42 inches in height. They shall not be placed more than five feet from the front of the primary entrance of the business and be displayed only during business hours of the business utilizing the sandwich board. Only one sandwich board sign per business is allowed; and sandwich board signs shall not be allowed within a roadway or public right-of-way, except in cases where the Zoning Administrator may approve a permit for it to be located within a public sidewalk directly adjacent to a business. In such cases it shall not be placed so as to cause the width of the sidewalk to be reduced below four feet in width, nor shall it prevent free ingress to or egress from any door, or window or fire escape.

(b) Signs must be stored inside when the business is closed.

Downtown Walhalla Design Guidelines

Design for a Livable Downtown

Spring 2017



alta
PLANNING + DESIGN

Project Participants

The City would like to acknowledge and thank those who contributed to the Downtown Walhalla Design Guidelines. In addition to those listed below, numerous individuals provided insight, expertise, and other contributions that informed this project.

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Tjay Bagwell – Council Member
Lamar Bailes – Council Member
Josh Holliday – Council Member
David Underwood – Council Member
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Chapter 1: Introduction and Purpose of Design Guidelines

Introduction and Purpose of Design Guidelines

Walhalla is a unique community with a rich diversity of cultures and traditions. The Walhalla Downtown Master Plan, adopted in 2015, was the first step in developing a vision for Downtown Walhalla based on the community's history, connection to the Blue Ridge Mountains, and the many cultural amenities that exist within the walkable downtown area.

Some of the key implementation recommendations from the Downtown Master Plan include the following:

1. Initiate a Downtown Development Committee to monitor and promote the Downtown.
2. Develop design guidelines for private improvements and development.
3. Develop a streetscape plan for public improvements.
4. Implement a facade program with City implemented grants.
5. Develop and implement a vehicular and pedestrian wayfinding signage program.

These actions are all interrelated in the effort to create a cohesive downtown combining public and private improvements. They also reinforce a partnership between the City and private business and property owners.

Purpose of Design Guidelines

The purpose of the guidelines is to create site and building designs consistent with the City's principles, goals, and policies. The document is organized by design guideline topics with each section containing guidelines dealing with specific topics.

The Downtown Design Guidelines set parameters for design, but also allow design flexibility and creative design solutions. Proposed development in the Downtown Development Area is expected to respond to the design guidelines and standards in a manner that complements the historic character of the City of Walhalla.

The City may permit a deviation from a specific standard if it is determined that public benefit may be achieved by an alternative proposal. The alternative proposal must be consistent with the intent of the guidelines and with the City's overall goals and policies. The applicant must demonstrate that the proposed deviation will result in increased pedestrian activity and visual interest along the street. As an integral part of the City of Walhalla's improvement strategy, these guidelines provide a proactive means of encouraging development that is consistent with the Downtown Master Plan.

1. Developers and property owners can use the guidelines to better understand the potential for development consistent with the City's vision for downtown prior to implementing new buildings or renovation projects.
2. The City's Planning and Building Inspection Department and Planning Commission can use the guidelines as a consistent framework for reviewing new projects.

Downtown Design Guidelines Goals

- Build a desirable place to live with a variety of **housing choices, convenient services, and a diversity of entertainment opportunities**;
- Support a **pedestrian-oriented environment** that connects to surrounding neighborhoods;
- Create a **memorable downtown experience** that is attractive, safe, and inviting;
- Construct a **visually attractive and economically vibrant urban center**;
- Assure new development relates to the **character of downtown** and is compatible with surrounding neighborhoods;
- Ensure public and private outdoor spaces are **enjoyable and accessible**; and
- Encourage **sustainable building and land management** best practices.

Design Review Application Process

No new design review process or commission is proposed as a part of the design guidelines. The current appeals process will remain in place.

All development within the Downtown Development Area (see maps at the end of this section) is required to meet the requirements of downtown design review. Downtown Design Review is conducted by the Zoning Administrator. The scope of work associated with an individual project will determine the extent to which design guidelines will be applied. Proposals that will not modify a building exterior or the site are exempt from Downtown Design Review; however, fire safety, zoning, and other codes may still need review and approval prior to construction or occupancy. Existing uses that are not in conformance with the guidelines would be allowed to remain until there is a change in use, or building remodeling/renovation is undertaken.

Before preparing development plans in the Downtown Area, applicants should review the guidelines in their entirety. City staff will discuss guidelines and standards with the applicant either during a pre-application meeting or informal pre-development design meeting in order to assist the applicant with final design approval.

For details on the application and review process, see the Walhalla Code of Ordinances; if you have questions, City staff are available to assist you.

Design Principles

No zoning code or design guideline can cover all possible development scenarios. These design principles should guide decision- making regarding appropriate development.

1. Establish and maintain a unified, improved identity for Downtown Walhalla.
The Master Plan suggests projects and goals for stabilizing and improving the image and economic prospects for Downtown Walhalla. The Downtown Design Guidelines will establish a suggested image identity to support these goals. Future public and private projects should strive to build on and strengthen that identity based on the strengths of its history, architecture, location, and residents. This improved image will be established through early priority projects defined in the plan and in opportunities yet to come, and by focused events and publicity on positive actions and developments.

2. Respect and build on the historic character of Downtown Walhalla.
There are many historic and contributing buildings in the Downtown Development Overlay District. A mechanism should be created to evaluate these buildings in order to decide which should be protected and to plan for adaptive reuse and/or restoration. If the buildings have historic or architectural significance, individual listing of the buildings at the state or federal level should be considered, especially because of the potential tax benefits of doing so. If state or federal listing is not possible, a local registry could be created.

3. Strive to establish traditional "Downtown" elements of design throughout Downtown Walhalla.
In the Downtown District, a sense of architectural enclosure, seating areas, areas of shade and sun, attractive streetscapes, cafes, and a richness of experience in the public environment should be the goal. Attractive and significant architecture in a refined landscaped setting should be combined with carefully maintained parks and gathering spaces and shaded walks and streetscapes. The character of a community is also expressed through such thoughtful elements as pedestrian connection of buildings to the street, landscaping and screening of parking areas, abundant street trees, and enclosure of the street through similar building heights and setbacks along with landscaping.

4. Encourage mixed uses downtown with appropriate architecture and urban design.
Research shows that the success of a downtown is dependent on a synergistic mix of uses including office, retail, restaurant, civic, and residential. Mixed uses help ensure activity and security at all times of the day and evening and support commercial uses by extending the cycle of activity. This mix of uses is part of the vision of the Downtown Master Plan. The City, developers, and partners should ensure a lively mix of uses, and public improvements should be aimed at making the area more attractive and inviting both day and night.

5. Avoid suburban or rural land-use patterns in the downtown.
"Strip"-type development, continuous driveways along the edges of properties, parking in front of buildings, lack of screening, and lack of pedestrian amenities discourage people from exploring the downtown on foot, and discourage pedestrian-oriented development from locating in Downtown Walhalla.

6. Unify Downtown Walhalla with common design elements while allowing individual identity.
Public streetscape and green spaces should employ common design elements, such as paving materials, lighting, street furniture and building materials in order to create a unified character for Downtown Walhalla. Likewise, architecture should have elements that are repetitive or common in order to unify the whole. Within this unifying structure, however, there should still be ample room for individual expression. In the same way, buildings of a certain type (office, commercial, residential) should be similar, but not repetitive.

7. Enhance gateways and view corridors.
The public and private design of areas that serve as gateways into the downtown, or that terminate views down important streets should be given special consideration. Gateway points into the downtown are identified in the Downtown Master Plan. These areas provide the opportunity to welcome visitors and residents into the downtown, and to establish or reinforce the unique identity of the area. In addition, gateways and sites at the termination of important streets or view corridors require architecture that enhances the importance of these areas through the use of special features such as buildings that incorporate special corner treatments, and enhanced entry elements and design.

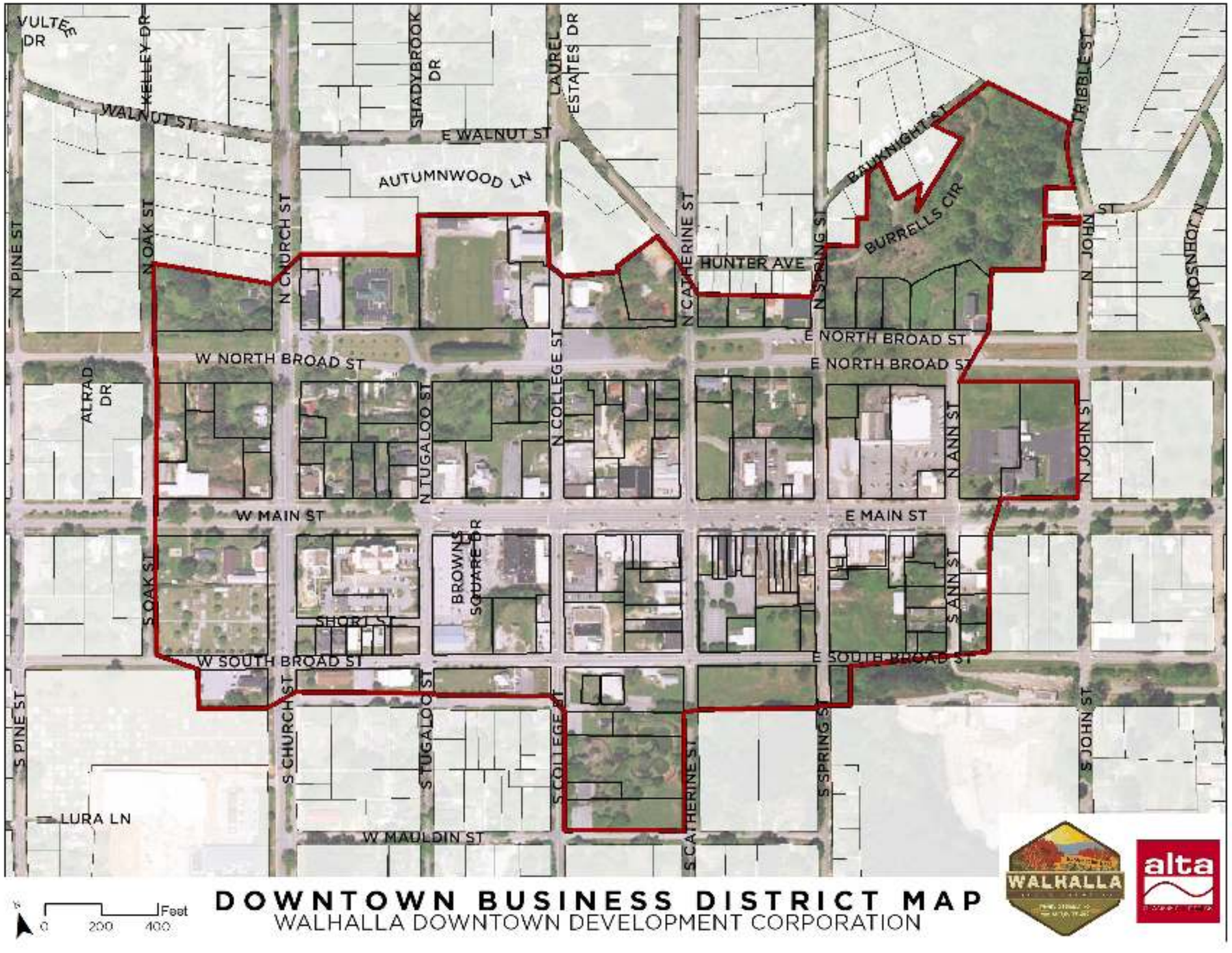
8. Create a coordinated system of City and/or Downtown signage.
Public vehicular signage is needed to lead motorists to and through Downtown Walhalla and to their destinations and nearby parking areas. Once motorists have parked and left their vehicles, coordinated pedestrian-level signage helps orient visitors to the downtown and informs them about attractions. Coordinated and attractive vehicular and pedestrian signage helps to present a quality image of the community, welcomes people, and helps extend visits by providing information on activities and destinations.

9. Give priority to pedestrians.
The goal of all elements in the plan and guidelines should be to create an attractive and walkable environment that responds primarily to the needs of people rather than automobiles. Creating a pedestrian-friendly environment includes the following elements:

- Barrier-free design both on the street and into and around buildings
- Separation between pedestrians, bikes and vehicles
- Creation of an interconnected pedestrian system within the entire downtown including sidewalks, street crosswalks (with crossing lights where necessary), and enhanced connections between parking and the street
- A comprehensive system of public signage to orient and inform visitors to Downtown Walhalla
- Mid-block pedestrian connections on long blocks, and/or public passageways through central sections of large buildings to connect parking areas and the street
- Design of streets to include the incorporation of bicycle and pedestrian facilities

10. Create pedestrian spaces in retail and commercial areas that add to the life of Downtown Walhalla.
In retail and commercial areas, the emphasis should be on enjoying the area on foot. This translates into the need for connections, wayfinding signage, interesting architecture, sun and shade, safe and attractive sidewalks, streets, parks and plazas, and planned activities, entertainment, and events. Private enterprise should also be encouraged to add to the success of the downtown through the provision of such amenities as sidewalk cafes and restaurants, seating areas, screening and landscaping. This can be encouraged through a sense of civic pride or by more direct means such as grants, loans, or the granting of desired variances.


WALHALLA, SC
DOWNTOWN MASTER PLAN
0 50 100 200 300
alta
PLANNING + DESIGN
Garden of the Oconee
WALHALLA
MAIN STREET TO THE MOUNTAINS



DOWNTOWN BUSINESS DISTRICT MAP
WALHALLA DOWNTOWN DEVELOPMENT CORPORATION

Chapter 2: Design Guidelines for Site Design and Public Streetscape

Design Guidelines for Site Design, the Public Streetscape, and Buildings

The City of Walhalla has an active downtown where pedestrians share streets with automobiles and bicycles. This mix of traffic can provide a sense of excitement and enhance the pedestrian experience if all the elements are kept in balance. A unified streetscape design for the Downtown Development Area will help maintain a sense of visual continuity while expressing the unique qualities. The following guidelines are applicable to new development and changes to existing non-contributing buildings in historic Downtown Walhalla.

Building and Site Lighting

The primary function of lighting is for safety and security. Lighting is also used to accent building character and for advertising and sales promotion. The primary goal for lighting in Walhalla is that it should not be detrimental to the adjacent surroundings or the overall environment, but should still maintain a safe environment. Lighting the sidewalk sufficiently is a goal within Downtown. This does not imply high levels of illumination; minimum illumination levels are more appropriate for various nighttime functions.

The character and level of lighting that is used on a building is of special concern. Traditionally, exterior lights were simple in character and were used to highlight signs, entrances and front door details. Most fixtures had incandescent lamps that cast a color similar to daylight, were relatively low in intensity and were shielded with simple shade devices. Although new lamp types may be considered, the overall effect of modest, focused building light should be continued.

Exterior lighting should accent, not dominate, a building facade.

- Primary building entrances should be the main source of illumination.
- Secondary accents may illuminate secondary entrances, architectural details, and signs.
- The use of strobe lighting is inappropriate.
- Seasonal string lighting is appropriate.
- Secondary accents that may illuminate other areas of public and functional importance, such as side or rear entrances, steps, and walks located along the side of the building, may be appropriate.
- The use of recessed down lighting in canopies is appropriate.

Minimize the visual impacts of site and architectural lighting.

- Use exterior light sources with a low level of luminescence.
- Use white lights that cast a similar color to daylight.
- Do not wash an entire building facade in light.
- Use lighting fixtures that are compatible with and complimentary to the building and its surroundings in terms of style, scale, and intensity of illumination.
- Blinking and flashing lights used to illuminate building facades or to outline buildings are inappropriate.
- Interior lights to illuminate signs or canopies are inappropriate.



Lighting attached to facade illuminating canopy

Use shielded and focused light sources to prevent glare.

- Provide shielded and focused light sources that direct light downward.
- Do not use high intensity light sources or cast light directly upward.
- Shield lighting associated with service areas, parking lots and parking structures.

Minimize impacts from service and parking area lighting.

- Security and service area lighting should be discriminatingly utilized to illuminate the area for surveillance as required, yet it should be prevented from creating a hot spot of light calling attention to it from the surrounding areas.
- Keep parking area lighting at a human scale.
- All parking light fixtures should be similar in design and should be spaced throughout the parking area to avoid regimented placement.

Street lighting fixtures should be consistent throughout the district.

- Unique and consistent street lighting fixtures help to unify the streetscape of the downtown and to mark the boundaries of the historic district.

Extensive canopy, awning, and porch lighting is inappropriate.

- Lighting on the underside of a canopy is appropriate when it does not dominate the streetscape.
- Attach light fixtures to the building facade rather the underside of a canopy or awning.



Example of string lighting



Example of string lighting

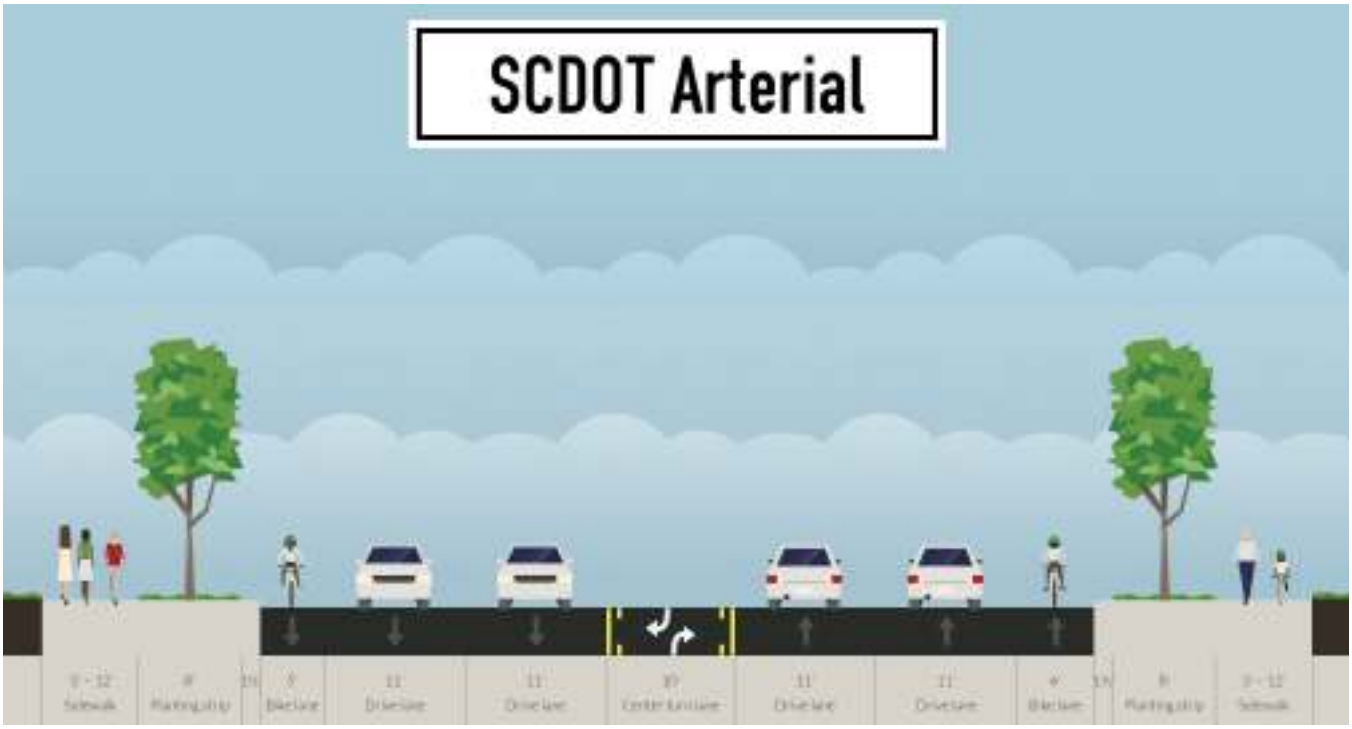
Streets



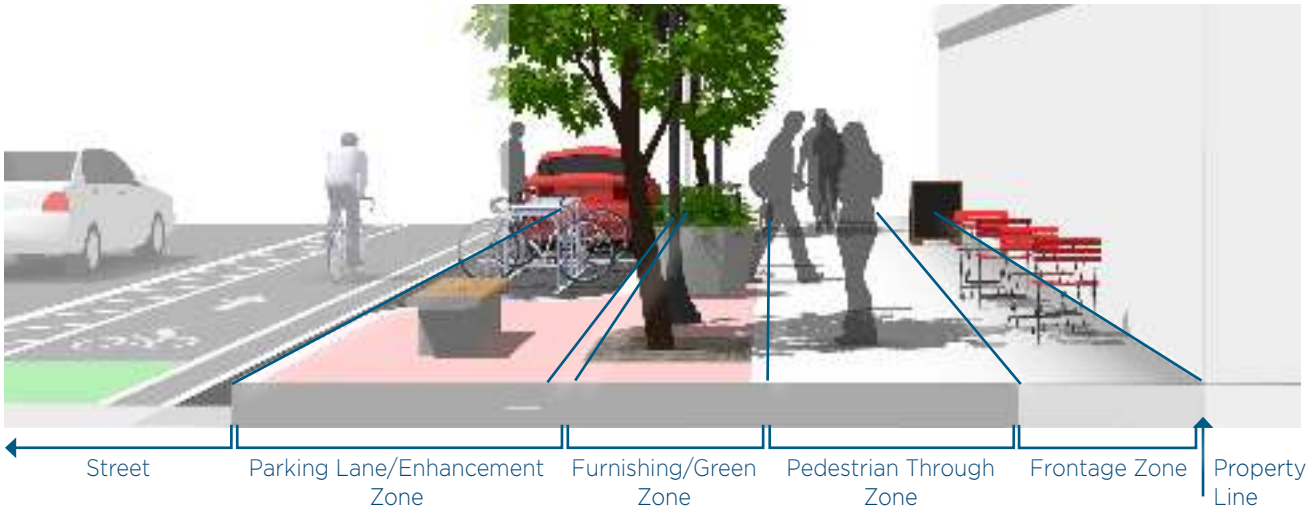
Conceptual section of City-owned street



Conceptual section of South Carolina Department of Transportation collector street



Conceptual section of South Carolina Department of Transportation arterial street



Section of sidewalk elements

Sidewalks

Early photographs of Downtown Walhalla show simple concrete sidewalks which provide a visual unity to the area. This tradition should be continued.

A clear and safe pedestrian travel lane should be kept clear of all merchandise.

Sidewalk design should reflect the character of its historic context.

- Sidewalk designs should be modest in character
- Sidewalks should be attached to the curb or separated with a minimum 3 foot landscape verge.

The main sidewalk paving should be a simple concrete finish.

- Broom-finished, grey concrete is preferred for the predominant material.
- Decorative paving may be used to denote special functional areas such as key intersections, public plazas, and courtyards.
- The finish texture should comply with current accessibility requirements.

Decorative and accent paving is appropriate for key crosswalks.

- Decorative paving at key intersections can help unify the streetscape and aid in wayfinding throughout the district.
- Although decorative paving is appropriate for accents at intersections, the goal for the rest of the sidewalk treatments in the district should read as a cohesive system.

Merchandise displayed on the sidewalk should be kept clear of the public right-of-way.

- Merchandise such as hanging racks and display tables that occur outside of the building are not in character with the district and should be set back three feet from the storefront entrance.
- Sidewalk dining should be encouraged, where appropriate and where an accessible pedestrian route can be maintained.
- Dining tables and chairs may be located on sidewalks, provided a minimum of 4 feet of clearance between furniture and sidewalk curb.



Example of decorative paving



Example of decorative intersection paving



Example of decorative intersection paving



Example of decorative intersection paving



Sidewalk merchandising allowing for pedestrian through travel



Sidewalk merchandising allowing for pedestrian through travel



Sidewalk temporary signage in sidewalk



Sidewalk dining seating allowing for pedestrian through travel



Sidewalk dining seating allowing for pedestrian through travel

Street Furnishings

Several areas of Downtown Walhalla already have amenities in place that enhance the pedestrian experience. New furnishings should continue to enhance the area while working with existing features. Where feasible, benches, planters, lighting, mail boxes, newspaper racks, and trash receptacles should be located in a furnishings zone which maintains a clearly defined pedestrian travel lane.

All street furniture in the public right-of-way should have similar materials and finishes.

- Draw upon local character and materials for street furniture design.

Street furnishings should be simple in character.

- Avoid highly ornate designs which could misrepresent the history of the area.

Temporary street furnishings should be approved by the City and removed daily.

- Chains should not be used as part of any temporary assembly or installation.



Example bicycle rack



Example of bench; to be defined by City of Walhalla



Example tash receptacle

Pedestrian Interest

The Downtown District should continue to develop as a pedestrian oriented environment of ground floor storefronts. Buildings should relate to pedestrians by using materials and a human scale compatible with local historic patterns. The ground floor should also provide year-round interest, not solely in the peak season.

Develop the ground floor level of a project to encourage pedestrian activity.

- Provide a storefront along a primary pedestrian way when feasible.
- Provide a protective canopy over the sidewalk similar to surrounding buildings.
- Provide architectural detailing that is pedestrian scaled on first floor facades.

Avoid blank walls or the appearance of a vacant lot.

- Design all building facades that can be seen by pedestrians to be visually interesting.
- Provide repetitive elements, such as windows and belt courses, to create a rhythm of shadows along a facade. This helps establish a sense of scale and interest for pedestrians.
- Use architectural detailing and material articulation to create a visually pleasing facade.



Pedestrian-scale storefront for pedestrian interest



Pedestrian-scale storefront for pedestrian interest

Building Placement and Orientation

With the exception of small gaps in the building wall that occur for pedestrian or vehicular alleyways, most structures in the historic district are built to the full width of the parcel and to the front lot line. The resulting street wall pattern should be maintained in new development.

- Maintain the alignment of buildings at the sidewalk edge. Locate the front street wall at the sidewalk line when feasible.
- If the building has a modern interpretation of a storefront, it should maintain the feel of the street wall through use of architectural elements and features at the street edge.

Street facades should span lot widths.

- Spaces between buildings should be kept to a minimum to maintain the street wall and sense of enclosure at the sidewalk.
- Exceptions are for access ways to side or rear entrances.

Lots that have multiple street fronts should be built to address each street facade.

- Buildings on corner lots should be built to the sidewalk on both streets to the extent possible without interfering with public safety.
- Buildings on lots which face multiple streets should be double fronted and built to the sidewalk at both street fronts.
- Storefronts are appropriate along all street level facades of the buildings.



Streetwall at sidewalk



Adapted modern storefront



Streetwall at sidewalk

Building Mass, Scale, and Height

Patterns of building occur along the street by the repetition of similarly sized building elements. For example, uniform facade widths, evenly spaced, create a rhythm that contributes to the visual continuity. At a smaller size, the repetition of upper-story windows across most building fronts also creates a unifying effect. These features and similar patterns are some of the most important characteristics of the Downtown Development Area and should be respected in all new construction.

Traditional spacing patterns created by the repetition of uniform buildings widths along streets should be maintained.

- In most cases, a facade should not exceed established widths without a clear expression of the historic pattern.
- Where a building must exceed this width, use a change in design features to suggest the traditional building widths. Changes in facade material, window design, facade height or decorative details are examples of techniques that may be considered. These variations should be expressed through the structure such that the composition appears to be a collection of smaller masses.

A new building should incorporate a base, middle, and a cap.

- Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.
- This also applies to existing, non-contributing structures.

A new building should maintain the alignment of horizontal elements along the block.

- Align the height of window sills, moldings, and mid-belt cornices with adjacent and nearby buildings.
- Where sloped streets occur, a building facade should step along the street

Floor-to-floor heights should appear to be similar to those seen historically.

- First floor heights should be equal to those of the surrounding buildings.
- Design windows in new construction to appear similar in height, location, and scale to those seen historically.

Maintain the visual building scale of two to four stories in height.

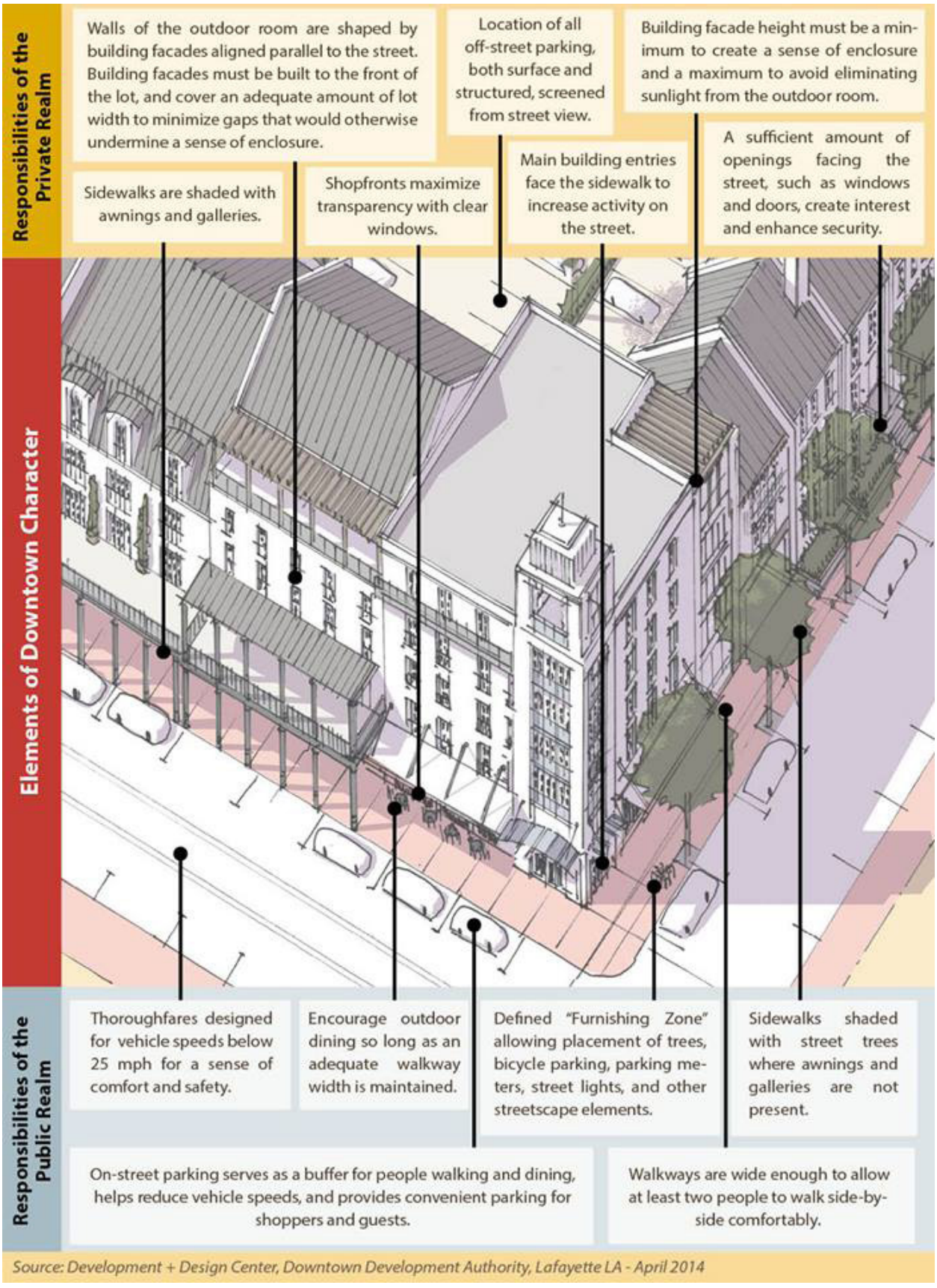
- Develop a primary facade that is in scale and alignment with surrounding historic buildings.
- Design the lower levels to express the alignment of elements seen traditionally in the block; where additional height is allowed, it should be set back to maintain the visual appearance of scale from the street level.



Uniformity of facade widths



Uniformity of facade widths



Placement and orientation diagram, https://www.strongtowns.org/journal/2014/5/7/elements-of-downtown-character.html

Building Materials

Brick masonry and wood frame were the primary construction methods used in the Downtown Development Area. These methods should continue in new construction. More modern materials may also be considered when they are compatible with those used historically.

New materials should convey a sense of scale similar to that seen in historic materials.

- Appropriately scaled materials contribute to a visually interesting building facade.
- Large uninterrupted expanses of featureless materials are inappropriate.
- Metal framing can often be similar to that of wood frame methods and portray a similar scale while also reflecting modern construction methods.
- Lap siding should be similar in depth and profile to historic materials.

Building materials should have similar characteristics as materials used historically.

- Unfinished or reflective materials should not be used.
- Polished stone and mirrored glass should be avoided as primary materials.
- Material color schemes should reflect historic patterns of one muted background color, with one or two other colors used as accents.

All materials used should be durable and appropriate for the climate.

- Any new, alternative material should have a demonstrated durability in the region and should be approved by the Planning Department.



Masonry material example



Wood lap siding material example

Architectural Character

While it is important that new buildings and alterations be compatible with the historic context, they should not imitate older building styles because this confuses the authenticity of the district. Visual compatibility results when the design variables in a new building are arranged to be similar to historic patterns in the area yet in ways that convey their own time. New construction should be stylistically distinguishable from historic buildings while maintaining a similar scale and character-defining features to historic buildings.

New interpretations of traditional building styles are appropriate. Infill construction should:

- Be a balance of new and old design.
- Draw upon the fundamental similarities among older buildings in the area without copying them. This will allow it to reflect its own time and yet be compatible with its historic neighbors.
- Avoid literal imitation of older historic styles.

A new building should be compatible with architectural and scale giving elements traditionally found in the district.

- Similar architectural massing as well as window and door patterns are examples of scale-giving elements.

Modern interpretations of architectural features historically used are appropriate in new construction.

- New construction should include architectural features used historically in the district such as storefronts and canopies at the street level, but these should not be direct copies of those seen historically.



Example of compatible modern construction



Example of compatible modern construction

Facade Elements

Storefronts

Storefronts are important character-defining features of the historic district and should be included on new buildings in the historic district.

The scale and proportions of a new storefront should be similar to those seen historically.

- First floors should be taller than upper floors.

Window patterns in storefronts should be similar to those seen historically.

- The area of transparent material should be roughly equal to what is seen historically.

Alternative designs that are contemporary interpretations of traditional storefronts may be considered.

- Modern designs that use traditional elements are appropriate.
- The new design should continue to convey the character of typical storefronts, including the transparent character of the display window.



Modern storefront



Modern storefront with traditional elements

Canopies

Canopies are noteworthy features of the historic district and have a strong history of use. Their inclusion in the design of new construction is required by the land use code.

Building canopies are encouraged where appropriate.

- Canopies help unify the streetscape as well as provide refuge from inclement weather.

Mount canopies to accentuate character-defining features and window openings.

- Canopies should be mounted to highlight moldings that may be found above the storefront or within the storefront.
- The scale of canopies and their support systems should be in proportion to the building and not dominate the facade.

Use colors and materials that are compatible with the overall design of the building.

- Canopy materials should reflect the style and character of the building.
- Use colors that are compatible with the overall color scheme of the facade. Solid colors or simple, muted stripe patterns are appropriate.

Canopies should step down to maintain a consistent height over the sidewalk.

- Canopies should not be angled across the building facade.
- Some slope is appropriate to allow for run-off of precipitation.
- Articulation in awnings and canopies is appropriate to designate the main building entry.

Projecting horizontal canopies are most appropriate.

- The canopy should fit the opening of the building.
- Odd shapes, bullnose awnings, and bubble awnings are inappropriate on most structures.
- Internal illumination is inappropriate.
- Simple shed shapes may be considered in some cases.



Canopy articulating main entry



Simple canopy



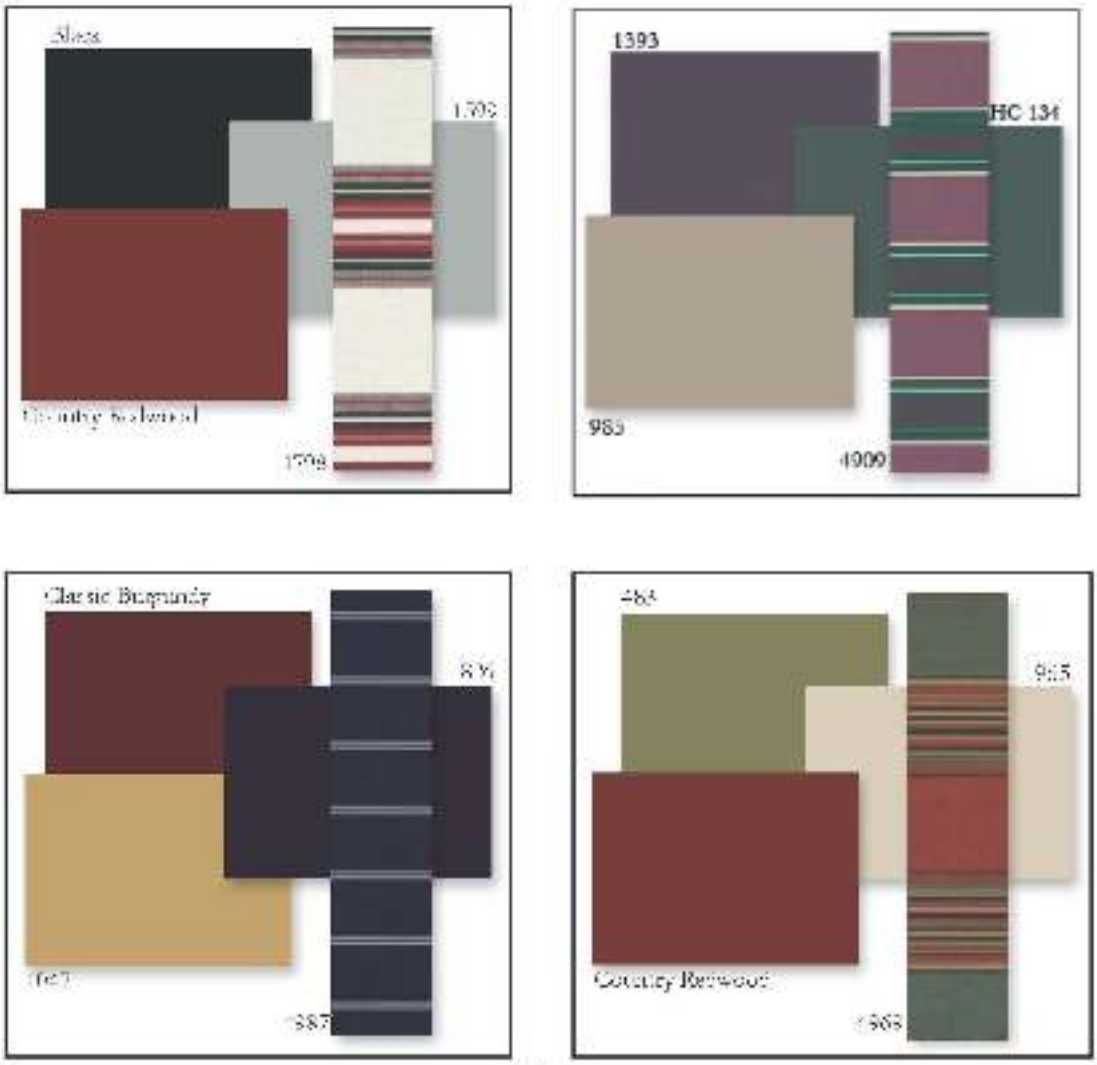
Simple canopy with signage

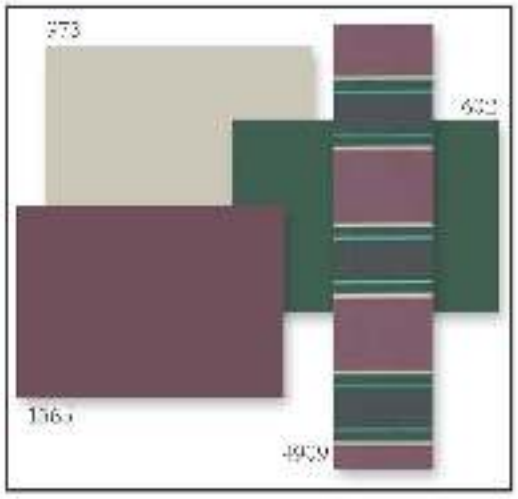
General Notes for Paint and Awning Palettes

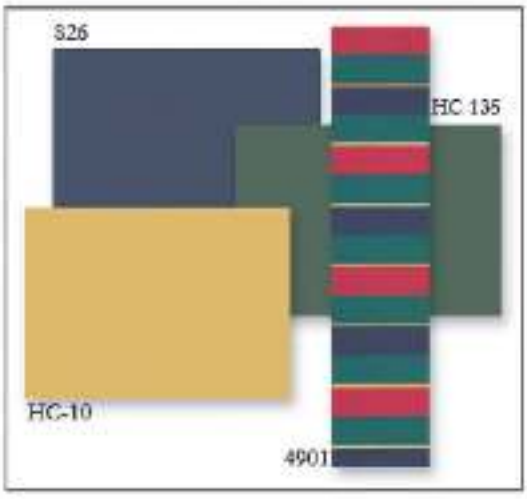
These paint palettes are arranged in suggested color combinations, including coordinating awning fabrics. The schemes are intended to show various alternatives and a variety of options that can be used. While three colors are shown in each scheme, it is not necessary to use all three at once. These schemes are not all-inclusive but rather serve as representative examples.

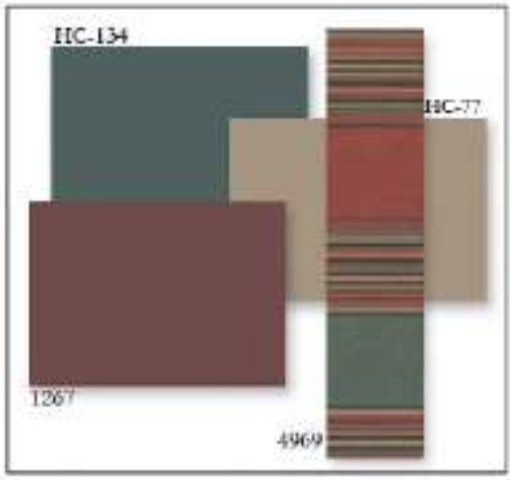
Benjamin Moore brand paint and Sunbrella awning fabrics are shown for reference. Use these colors as a guide in selecting paint available from local suppliers and dealers.

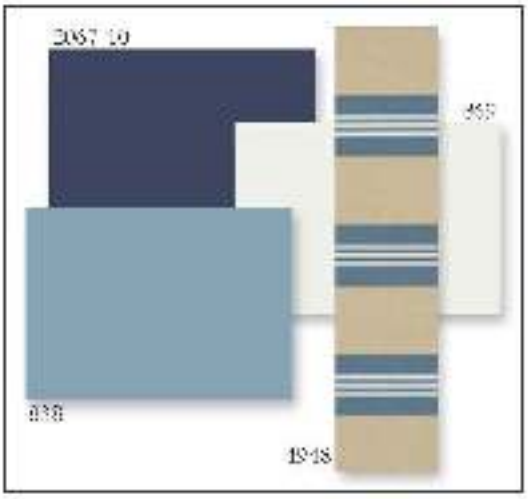
If darker, solid-colore awnings are selected and they feature a scalloped valance, it is recommended that they be trimmed in Style #4604-Natural.

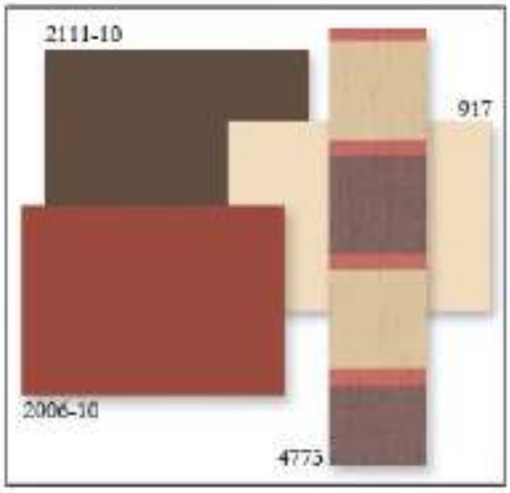


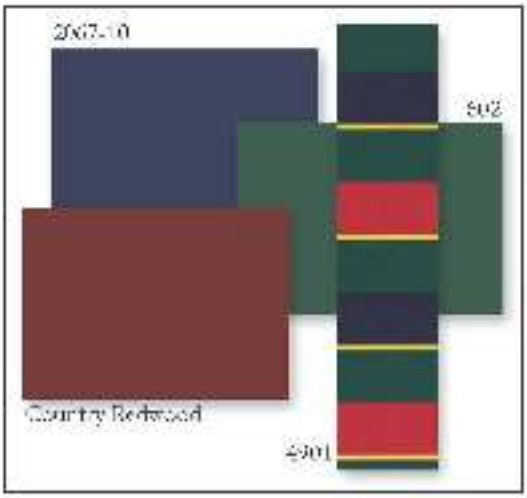

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3

Windows

A pattern exists along the streets with the repetition of evenly-spaced, similarly-sized windows. These windows help to give buildings a sense of human scale. Using window sizes and proportions that are familiar to the pedestrian helps them to relate to the overall size of a building. The alignment and similar scale of windows reflect a common historic pattern that should be continued in new development.

Upper-story windows with a vertical emphasis are required.

- A typical upper-story window is approximately twice as tall as it is wide. Upper-story windows in new construction should relate to the window proportions seen historically.

Windows should align with others in a block.

- Windows, lintels, and their trim elements should align with traditional buildings on the block.

Materials used in and around windows should be similar in scale and proportion to those used historically.

- Heavily tinted or reflective glass is inappropriate.



Example of proportion of upper-story windows

Entries

The repetition of recessed building entries occurring along the street in the downtown district provides a rhythm of shadows along the street, which helps establish a sense of scale and invites pedestrians to enter buildings. This trend should be continued in new construction.

A building entrance should appear similar to those used historically.

- Clearly define the primary entrance.
- Recess the building entrance.
- Choose a design similar in scale and overall character to those seen historically for a contemporary interpretation of a traditional building entry.
- Place the primary building entrance at street level.
- Design entries to have a high degree of transparency.
- Temporary window treatments, including banners and signs, should not obscure windows or entries.



Example of primary entrance

Site Development: Cut and Fill

Site development may require cutting into relatively steep slopes. While basic engineering concerns are major issues, the visual impacts of these cuts can be significant. To the greatest extent possible, cutting-and-filling of sloping areas should be avoided but, where it must occur, the visual impacts should be minimized.

- Minimize cut-and-fill excavation that would alter the perceived natural topography.
- Use earth berms or retaining walls to minimize visual impacts of cuts.
- Hedges and fences may also be appropriate in some locations.
- Simple rock walls may be considered. Exposed gabions, large, continuous surfaces of smooth raw concrete and similar structures should be avoided.



Example of planted retaining walls



Example of hedges



Example of sloped area with plantings

Site Retaining Walls

Simple retaining walls are used in some areas where steep slopes occur. New retaining walls should use natural materials.

- Architectural block, with special texturing or color may be considered where it can be demonstrated that the result will appear to be in character with the area.

Minimize the perceived scale and mass of a new retaining wall.

- A wall that is less than four feet is appropriate and encouraged.
- Where the overall retaining height must be greater than four feet, use a series of terraces with short walls to maintain the traditional sense of a hillside where feasible.
- Consider varying the setback of individual walls to minimize the perceived overall width of a long wall.
- Consider varying masonry patterns to provide variety in large walls where applicable.



Example of cinder block wall with patterning



Example of terraced retaining wall



Example of gabion wall



Example of stone wall



Example of split-faced masonry wall

Mechanical Equipment and Service Utilities

Utility service boxes, external fire connections, telecommunication devices, cables, conduits, trash and recycling storage, satellite dishes, and fans may affect the character of an area. These devices should be screened from public view to avoid negative effects on historic resources.

Minimize the visual and noise impacts of mechanical equipment on the public way and surrounding neighborhood.

- Screen equipment from view.
- Do not locate window equipment on a primary facade.
- Use low-profile or recessed mechanical units on rooftops.
- Locate satellite dishes out of view from public rights-of-way.
- Locate equipment away from adjacent residential properties and/or provide a vertical landscape or privacy buffer. Additional noise attenuation measures should be taken if the equipment noise exceeds acceptable standards as determined by the Zoning Administrator.

Minimize the visual impacts of utility connections and service boxes.

- Locate utility connections and service boxes on secondary walls when feasible.



Example of utility connection

Minimize the visual impacts of trash storage and service areas.

- Locate service areas away from major pedestrian routes; locate them at the rear of a building, off an alley, when possible.
- Screen dumpsters from view from the public rights-of-way.



Utility connection screened with plantings



Example of mechanical enclosure



Example of trash storage area

Chapter 3: Design Guidelines for Parking Facilities

Design Guidelines for Parking Facilities

Utilizing alternative modes of transportation is encouraged in Downtown Walhalla; however, parking is still necessary. When accommodating parking in the downtown the primary goal is to minimize visual impacts.

Surface Parking

Surface parking should be located in the interior of a block whenever possible.

- Do not place surface lots on corner properties as they are generally more visible than interior lots and provide a sense of enclosure for intersections.
- Place the parking to the rear of a building to preserve the architectural continuity of the street.

Provide a visual buffer where surface lots abut sidewalks.

- Consider the use of a compatible wall as a screen near the edge of the lot.
- Use a combination of trees and shrubs to create a landscape buffer.

Security and Pedestrian Circulation in Parking Facilities

Design parking facilities to be accessible to pedestrians.

- Clearly define walkways with wayfinding signage, lighting or landscaping.
- Provide a direct connection between parking structures and supporting businesses.
- Plan interior and exterior lighting to assure user safety.

There are no minimum parking requirements for commercial or office uses in Downtown Walhalla.



Planted buffer at parking lot



Planted buffer and fencing at parking lot

Chapter 4: Design Guidelines for Signage

Design Guidelines for Signage

A sign typically serves two functions: to attract attention and to convey information. All signs should be consistent with the building's architecture. All new signs should be developed with the overall context of the building and of the area in mind. Signs should be constructed in a manner that does not damage the historic fabric of the building.

Appropriate Sign Types

Sign types vary widely in the Downtown District. The important principle is that signs do not overwhelm the architecture of the building. The placement, location and type of a sign are perhaps the most critical factors in maintaining the order and integrity of the district. Consistent placement of signs according to building type, size, location and even building materials creates a sense of visual continuity. The use of roof-top signs of any kind are prohibited. The following sign types are acceptable in the Downtown Development Area. Please refer to the Zoning Ordinance for detailed regulations regarding signage types, sizes, and locations.

Canopy Signs

A canopy sign is a sign attached or applied to the horizontal face of a canopy. Canopy signs should not extend below the bottom of the horizontal face or more than one foot above the horizontal face of the canopy.
A sign located on a canopy face may be appropriate:

- In areas with high pedestrian use.
- When other signs would obscure architectural details of the structure.

Under Canopy Hanging Signs

An under canopy hanging sign is a sign that hangs from the underside of a canopy or building projection, and does not employ ground support in any matter. One under canopy hanging sign is allowed per tenant per street facade. A sign of this type should be designed and located in a similar fashion to other under canopy hanging signs on the same building, and should:

- Incorporate sign brackets as a decorative or complementary element of the sign and building detail.
- Be located near the business entrance, just above the door or to the side of it.

Facade Mounted Signs

A facade mounted sign is a sign that is attached to the wall or surface of a building, which is parallel to the supporting surface. When designing and locating a sign of this type:

- Place the sign flush with the building facade and align it with others signs on the building.
- Place the sign within, rather than forward of, the fascia or other architectural details of the building. Decorative moldings and architectural details of the building should be used to define a sign, by locating the sign within a panel formed by moldings or transom panels.
- Place the sign in a manner that does not obstruct character-defining features of the building.

Window or Doors Signs

A window or door sign is a sign that is painted on, adhered to and/or displayed through a window or door with the intent to be viewed from the outside. When using this type of signage the following criteria should apply:

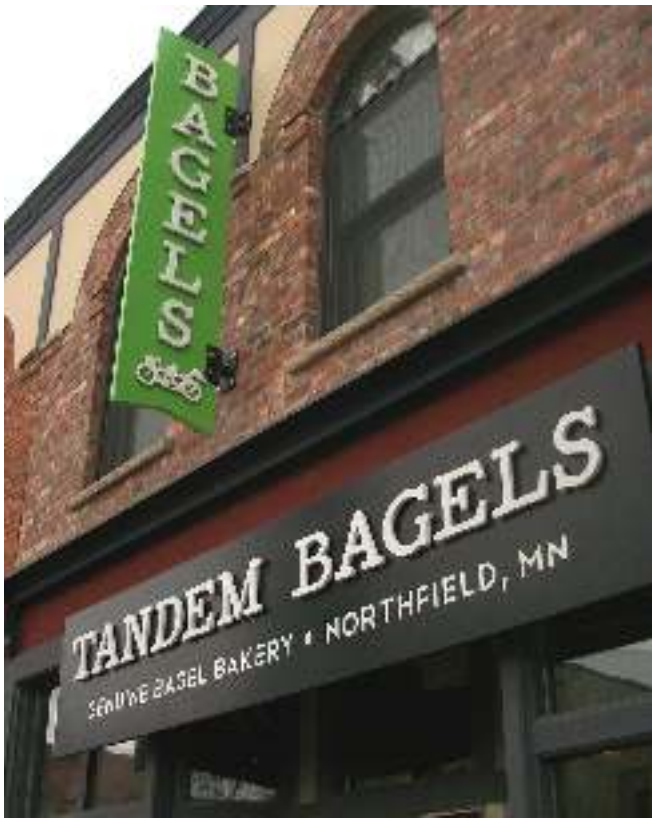
- Window or door signs may occupy 10% of the storefront glass and are only allowed on the first floor of a building. All window and door signage in excess of the allowable 10% of the storefront glass should be counted against the overall allowed sign area for that side of the building.



Hanging signs



Hanging sign with temporary sidewalk signage



Hanging sign with facade-mounted

Sign Composition

The composition of a sign in contrast to a building's architectural detail and design are important to preserving the significance or integrity of an existing building. When designing and installing a sign the following should apply:

- Signs should be subordinate to the overall building composition.
- Scale signs to fit with the facade of the building.
- Locate a sign to emphasize design elements of the facade itself.
- Mount signage to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen on the building.
- Calculate the sign area by using simple geometric shapes that define the sign.
- Rooftop signs are inappropriate. This includes stand-alone or painted on signs.

A corporate logo or color scheme maybe incorporated into signage as long as signs of this nature do not alter or destroy existing architectural features or details.

- The Zoning Administrator should determine the portion of the building that will be recognized as part of a corporate design, and therefore a sign.

Sign Character

When designing a sign that will be erected in the Downtown District, consideration should be given to the proposed materials, colors and details of the sign and the building on which the sign is to be installed.

Signs should be designed in a manner that doesn't damage the historic fabric of the building.

- Any sign that visually overpowers the building or obscures significant views or architectural features is inappropriate.

A simple sign design is preferred.

- Typefaces that are in keeping with those seen in historic photos or that are traditionally used are encouraged. Modern typefaces are inappropriate.
- Avoid hard-to-read or overly intricate typeface styles.
- Consider letter and painted signs on blank walls as they were used historically.

Sign Materials

A sign's material should reflect the style of the building to which it is attached and its period of significance.

- Use signage materials that are compatible with the building facade.
- Signs should be wood, sign-grade foam, or metal.
- Other materials may be used as long as the material is durable and does not have a plastic appearance.
- Signs should be painted and should have a matte surface finish. The use of vinyl covers or stickers are inappropriate, except in the instance of window and door signs.
- Highly reflective materials should not be used.

Sign Lighting

The sign illumination source should be shielded to minimize glare. Light intensity should not overpower the building or street edge. Small and discreet modern light fittings may provide an unobtrusive alternative to traditionally styled lamp units.

Use indirect lighting on signage.

- Direct the lighting at signage from an external, shielded lamp.
- Warm lighting, similar to daylight, is appropriate.
- Strobe lighting is inappropriate.
- Internal illumination is inappropriate.
- Halo illumination is inappropriate.

Sign Installation

The installation of a sign is an integral aspect in the retention of key architectural features and in minimizing damage to the building.

Avoid damaging or obscuring architectural details or features when installing signs.

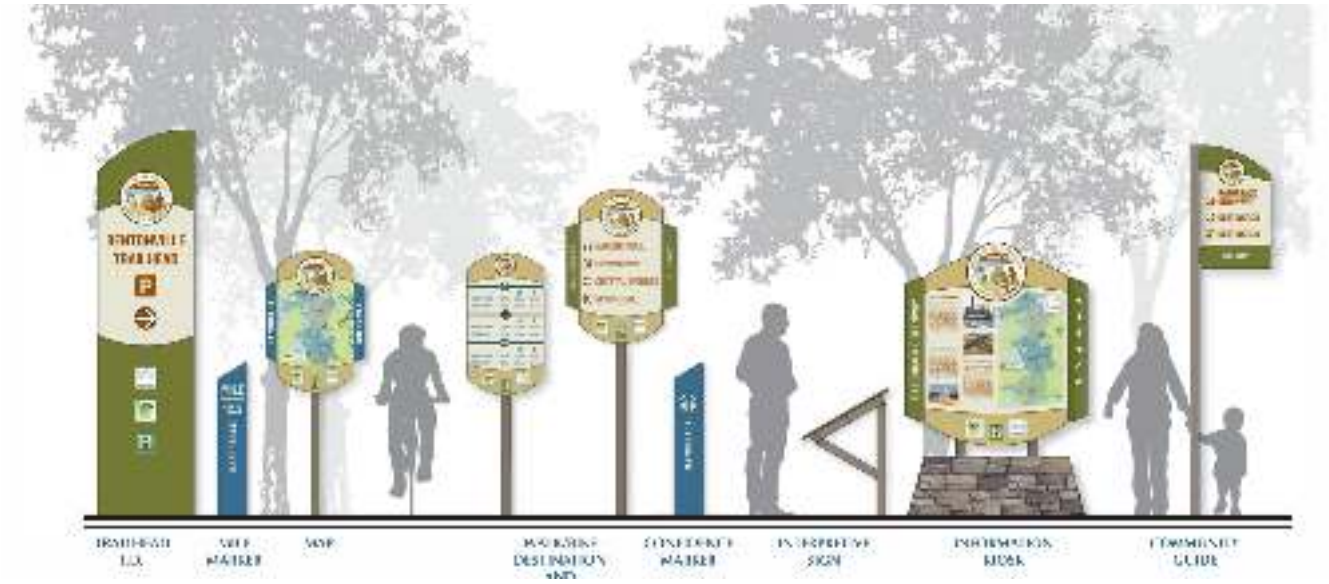
- Minimize the number of anchor points when feasible.
- Install signs in a manner that does not create a public safety hazard.

Sign Color

The use of color in sign design should be assessed in the context of the building, as well as the area, scale and form of the sign. Strong primary colors should be used sparingly and primarily for accent purposes. Sign panels should avoid areas of white or cream, which visually detach the sign from the building. Color should be used to accentuate the sign design and message, and to integrate the sign with the building.

Use colors for the sign that are generally compatible with those of the building front.

- In general, no more than three main colors should be used, although small amounts of additional accent colors may be appropriate.
- Use colors and materials that are compatible with the overall color scheme of the facade
- Select colors that offer contrast and legibility.



Example wayfinding and directional signage family



Kiosk signage



Facade-mounted wayfinding signage map



Banner signage

General Notes for Signage

In Walhalla, as in many American towns, the visual distinction between the traditional downtown business district and outlying general commercial strips has become blurred. Sign manufacturers and designers have encouraged businesses downtown to install the type of large-scale signs used along commercial highways, where signs need to be larger to attract the attention of motorists passing at high speeds. Pedestrian-oriented commercial areas, such as much of downtown Walhalla, were designed to accommodate shoppers strolling along sidewalks and motorists driving at slower speeds. While creativity is strongly encouraged, signs in the central business district should be designed in a manner sympathetic to the architectural character of downtown Walhalla.





Projecting Signs



Panel/Painted Signs



Artistic Signs



Window Signs



Figurative & Neon Signs

General Notes for Fonts

Typography is one of the critical elements of sign design, along with color and iconography. In the context of sign design, it must complement the sign while remaining readable. It is difficult to prescribe specific fonts for utilization due to the wide range of business sign uses. For example, what is appropriate for a children's clothing store will likely prove inappropriate for an attorney's office. Therefore, the fonts featured herein are offered as suggestions that must be considered within the context of each business and take into account building use, sign size, purpose (e.g., pedestrian or automotive traveler), mounting location, and design motif. Please consult the previous section on signage to see firsthand the broad range of fonts that can be appropriate.



Trajan Pro Regular

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
ABCDEFGHIJKLM
NOPQRSTUVWXYZ
1234567890

Imprint MT Shadow Regular

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
abcdefghijklm
nopqrstuvwxyz
1234567890

Engravers MT Regular

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
ABCDEFGHIJKLM
NOPQRSTUVWXYZ
1234567890

SignPainter HouseScript

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
abcdefghijklm
nopqrstuvwxyz
1234567890

Century Gothic Regular

ABCDEFGHIJKLM
NOPQRSTUVWXYZ
abcdefghijklm
nopqrstuvwxyz
1234567890



Current Bail Bonds building

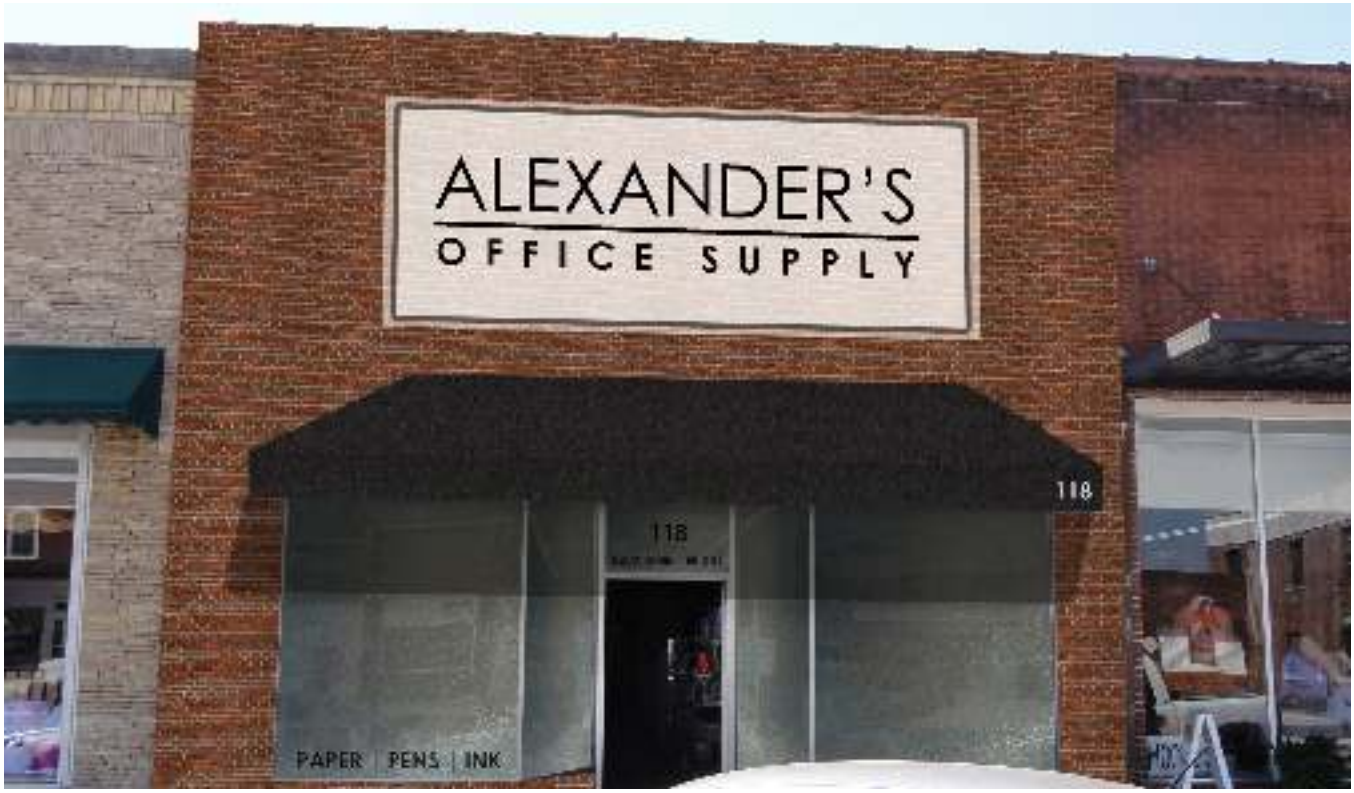


Conceptual image of Bail Bonds building after application of design guidelines

Example Application of Design Guidelines



Current Alexanders Office Supply building



Conceptual image of Alexanders Office Supply building after application of design guidelines



Current La Estrella building



Conceptual image of La Estrella building after application of design guidelines

Appendix A: Photographic Inventory of the Downtown Development Area
































































































WORKS


































































































































A D BAIL BONDING














































Arby's
Arby's






Uptown Roots
HAIR SALON




TOTAL
FITNESS


NAPA
AUTO PARTS
















STEAK
HOUSE
CAFETERIA










YETI




Blossman












Knives
And Supplies






















The Sewing Peacock












Alexander's
OFFICE SUPPLY


MENSWEAR
BIG TALL


KEN'S THRIFTEE
PHARMACY





















Appendix B: Recommended Landscape Palette

Acceptable Tree Species

Tree planting should comply with the following list of acceptable tree species. The administrator or his/her designee reserves the right to accept additional species that are not listed below.

Acceptable Shade Tree Species

Native species are preferred because they are best for our soils and climate, attract a variety of wildlife, provide food and shelter for many species, require less care and watering, thrive with less fertilizer and disease control.

- Ash, Green* - Fraxinus pennsylvanica
- Ash, Green Georgia Gem* - Fraxinus pennsylvanica 'Oconee'
- Ash, Green Patmore* - Fraxinus pennsylvanica 'Patmore'
- Ash, Green Urbanite* - Fraxinus pennsylvanica 'Urbanite'
- Ash, White* - Fraxinus americana
- Blackgum* - Nyssa sylvatica
- Chinese Pistache - Pistacia chinensis
- Elm, Allee - Ulmus parvifolia 'Emer II'
- Elm, Athena - Ulmus parvifolia 'Emer I'
- Elm, Bosque - Ulmus parvifolia 'UPMTF'
- Elm, Drake - Ulmus parvifolia 'Drake Chinese Elm'
- Elm, Lacebark - Ulmus parvifolia 'Chinese Lacebark Elm'
- Elm, Princeton* - Ulmus americana 'Princeton'
- Elm, Slippery * - Ulmus rubra
- Elm, Winged - Ulmus alata
- Fort McNair Red Horse Chestnut - Aesculus x carnea 'Fort McNair'
- Ginkgo, Male Only - Ginkgo biloba
- Hackberry* - Celtis occidentalis
- Kentucky Coffeetree - Gymnocladus dioicus
- Linden, Littleleaf Greenspire - Tilia cordata
- Maple, Autumn Blaze - Acer x freemanii 'Jeffers Red'
- Maple, Red Autumn Flame* - Acer rubrum Autumn Flame
- Maple, Red October Glory* - Acer rubrum October Glory
- Maple, Red Sunset * - Acer ruburm 'Franksred'
- Maple, Sugar - Acer saccharum 'Northern Sugar Maple'
- Maple, Sugar Green Mountain - Acer saccharum 'Green Mountain'
- Maple, Sugar Legacy - Acer saccharum 'Legacy'
- Oak, Swamp White - Quercus bicolor
- Oak, Darlington Laurel - Quercus hemisphaerica 'Darlington'
- Oak, Live* - Quercus virginiana
- Oak, Northern Red* - Quercus rubra
- Oak, Nuttall - Quercus nuttalli
- Oak, Overcup* - Quercus lyrata
- Oak, Pin - Quercus palustris
- Oak, Sawtooth - Quercus acutissima
- Oak, Scarlett * - Quercus coccinea
- Oak, Shumard * - Quercus shumardii
- Oak, White* - Quercus alba
- Oak, Willow * - Quercus phellos
- Oak, Willow Hightower* - Quercus phellos 'QPSTA'
- Oak, Willow Wynstar* - Quercus phellos 'QPMTF'
- Pistachio, Chinese - Pistachia chinensis
- Planetree, London Bloodgood - Platanus x acerifolia 'Bloodgood'
- Plantetree, London Yarwood - Platanus x acerifolia 'Yarwood'
- River Birch* - Betula Nigra
- Sycamore* - Platanus occidentalis
- Sourwood* - Oxydendrum arboreum
- Tulip Poplar* - Liriodendron tulipifera
- Yellowwood - Cladrastis kentukea
- Zelkova, Green Vase - Zelkova serrata 'Green Vase'
- Zelkova, Myrimar - Zelkova serrata 'ZSFKF'
- Zelkova, Village Green - Zelkova serrata 'Village Green'

* Denotes Native Species

Acceptable Onamental Or Understory Street Tree Species

The administrator reserves the right to accept additional species that are not listed below. To be accepted as an ornamental or understory tree the tree the plant must be properly pruned and maintained in a tree like form.

Native species are preferred because they are best for our soils and climate, attract a variety of wildlife, provide food and shelter for many species, require less care and watering, thrive with less fertilizer and disease control.

- American Hornbeam * - Carpinus caroliniana
- Cherry, Dreamcatcher - Prunus 'Dream Catcher'
- Cherry, Okame - Prunus x 'Okame'
- Cherry, Pink Autumn – Prunus subhirtella 'Autumnalis Rosea'

- Crape Myrtle - Lagerstroemia indica
- Dogwood, Flowering* - Cornus florida
- Dogwood, Kousa - Cornus kousa
- Dogwood, Pink Flowering* - Cornus florida rubra
- Fringetree* - Chionanthus virginicus
- Fringetree, Chinese - Chionanthus retusus
- Fosters Holly - Ilex x attenuata 'Fosteri'
- Burford Holly - Ilex cornuta 'Burfordii'
- Holly, Emily Bruner, 'Tree Form' - Ilex x'Emily Bruner'
- Holly, East Palatka, 'Tree Form' - Ilex x attenuate 'East Palatka'
- Holly, Foster No. 2, 'Tree Form' - Illex x attenuata 'Foster No. 2'
- Yaupon Holly* - Ilex vomitoria
- Magnolia, Saucer - Magnolia x soulangiana
- Magnolia, Star - Magnolia stellata
- Sweetbay Magnolia - Magnolia virginiana
- Maple, Trident - Acer buergeranum
- Plum, Purpleleaf - Prunus cerasifera
- Plum, Thundercloud - Prunus cerasifera 'Thundercloud'
- Redbud, Eastern* - Cercis canadiensis
- Redbud, Eastern White * - Cercis canadiensis var. alba
- Redbud, 'Forest Pansy' * - Cercis canadiensis 'Forest Pansy'
- Redbud, Mexican - Cercis mexicana
- Redbud, Oklahoma - Cercis reniformis 'Oklahoma'
- Redbud, Texas White - Cercis reniformis 'Texas White'
- Smoketree - Cotinus coggygria
- Snowbell, Japanese - Styrax japonica
- Witch Hazel* - Hamamelis virginiana

* Denotes Native Species

Acceptable Evergreen Screen/Buffer Tree Species

The administrator reserves the right to accept additional species that are not listed below.

Native species are preferred because they are best for our soils and climate, attract a variety of wildlife, provide food and shelter for many species, require less care and watering, thrive with less fertilizer and disease control.

- Deodar Cedar - Cedrus deodara
- Italian Cypress - Cupressus sempervirens
- Eastern Redcedar* - Juniperus Virginiana
- American Holly (cultivar)* - Ilex Opaca 'Varied Cultivars"
- Southern Magnolia* - Magnolia grandifolia
- Loblolly Pine* - Pinus Taeda
- Virginia Pine* - Pinus Virginiana
- Canadian Hemlock - Tsuga Canadensis
- Japanese-Cedar - Cryptomeria japonica
- American Arborvitae - Thuja occidentalis
- Fosters Holly - Ilex x attenuata 'Fosteri'
- Burford Holly - Ilex cornuta 'Burfordii'
- Nellie R. Stevens Holly - Ilex x 'Nellie R. Stevens'
- Yaupon Holly* - Ilex vomitoria
- Hollywood Juniper - Junipers chinesis
- Waxy Leaf Ligustrum - Ligustrum japonicum
- Chinese Fringe Flower - Loropetalum chinense
- Magnolia, 'Little Gem'* - Magnolia grandfloria
- Star Magnolia - Magnolia stellata
- Sweetbay Magnolia - Magnolia virginiana
- Wax Myrtle* - Myrica cerifera
- Chinese Evergreen Oak - Quercus myrsinifolia
- Spruce Pine* - Pinus glabra
- Carolina Cherry Laurel* - Prunus caroliniana
- Tea Olive - Osmanthus fragrans
- White Pine - Pinus Stobus

* Denotes Native Species