



# CITY OF WALHALLA PLANNING COMMISSION

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William Tatum, Chair  
Robert Kelley

Alan Nicholson

Kelvin Bryant, Vice-Chair  
Rachel Pace

**Monday, July 14, 2025**

Planning Commission Meeting

5:30 PM

105 W South Broad Street  
Walhalla, South Carolina 29691

## AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
  - a. June 26, 2025
4. Public Hearings
  - a. Rezoning Request: Request to rezone +/- 3 acres from Light Industrial to Single-Family Residential, TMS #500-24-01-002
5. Old Business
6. New Business
  - a. Chapter 330 Revision, Jeff Guilbaut, ACOG
7. Public Comments, Non-Agenda Items
8. Other Business
9. Adjournment

**City of Walhalla  
Planning Commission Staff Report  
July 2025**

Applicant:	Barry Culbertson
Current Owners:	Robert Pierson
Property Addresses:	Corner of Kenneth Street and Hillsdale Drive
TMS #(s):	500-24-01-001
Acreage:	+/- 3 acres)
Current Zoning:	LI (Light Industrial)
Requested Zoning:	R-25 (Single Family Residential, with a minimum lot size of 25,000 sq ft)
Surrounding Zoning:	North: GR (General Residential) and LI (Light Industrial) South: Unzone (Outside City Limits) East: LI (Light Industrial) West: GR (General Residential)
Surrounding Land Use:	North: Residential and Government Agency South: Residential East: Vacant and Church West: Residential
Evaluation:	<p>This request is to rezone a +/- 3 acre parcel of property described above from LI (Light Industrial) to R-25 (Single Family Residential). The reasoning is to allow the construction of single-family residential homes.</p> <p>The purpose of the LI Zoning District is to provide areas on lots or parcels not less than 40,000 square feet in area for light industrial purposes which are not significantly objectionable to surrounding properties in terms of noise, odor, fumes, etc. The regulations which apply within this district are designed to encourage the formation and continuation of a compatible environment for uses generally classified to be limited in nature; to reserve undeveloped areas in the City of Walhalla which are suitable for such industries; and to discourage encroachment by those residential, commercial or other uses capable of adversely affecting the basic industrial character of the district.</p> <p>The purpose of the R-25 Zoning District is to provide for low-density single-family residential purposes on lots not small than</p>

25,000 square feet and discourage any encroachment by commercial, industrial or other use capable of adversely affecting the residential character of the district.

Residential uses and zoning surround the west of subject parcels and community facilities to the east and north. The Housing Chapter in the City's Comprehensive Plan (2015) identifies the goals of (1) Continued blend of renovation, rehabilitation and new housing constructions; (2) Encouragement of Planned Unit Developments in large undeveloped tracts to promote mixed housing; (3) Provision a mixture of housing choices for all income levels; and a policy to tailor its land use objectives to ensure a proper amount of affordable housing.

Staff Recommendation:

Due to its compatibility with adjacent land uses of the area and the Housing and Future Land Use chapter of the 2015 Comprehensive Plan, staff recommends approval of this request.

# ZONING MAP



**Rezoning Request - Light Industrial (LI) to Single Family Resident (R-25)**

**Property at the corner of Kenneth Street and Hillsdale Drive**

**TMS 500-24-01-002**

# AERIAL MAP



**Rezoning Request - Light Industrial (LI) to Single Family Residential (R-25)**

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# AERIAL MAP



**Rezoning Request - Light Industrial (LI) to Single Family Residential (R-25)**

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