

City of Walhalla

PLANNING COMMISSION MEETING

December 06, 2021

AGENDA

5:30 PM Walhalla City Hall

- 1. Call to Order**
- 2. Approval of Minutes for October 18 meeting.**
- 3. Public Comment.**
- 4. Set meeting dates for the year 2022.**
- 5. Discussion of an amendment for the color pallets on the downtown design guidelines.**
- 6. Public comment for proposed zoning change.**
- 7. Public Hearing on a proposed zoning map amendment for properties 500-14-1-001, 500-14-17-004, 500-14-17-005, 500-14-17-006 from R25 to R10.**
- 8. Adjournment**

2.

Approval of Minutes October 18th 2021

Members in attendance:

Chris Grant
Rosemary Bailes
Kelvin Bryant

Call to Order

Chris Grant motions to approve the minutes for the previous meeting,
Rosemary seconds,
all were in favor.

Chris Grant opened for public discussion.

There was none.

review for a rezoning application for S College Street from Office Commercial to Core Commercial which would allow for the property owners to open a hotel providing no rooms were on the ground floor

Rosemary Bailes asked about the structural integrity of the building and asked if they would be rebuilding the interior of the structure.

Elijah Hayes explained that it was the intention of the property owner to do so and that it would have to pass all code requirements. There would also be a restaurant on the ground floor.

Rosemary motions to approve
Chris Grant Seconds
All in favor.

Discussion of extending the design overlay.

Elijah Hayes explained the new dimensions of the proposed area of Broad to broad St and Maple to Johnson St. covering all lots touching Broad Streets.

Chris Grant Motions to approve,
Kelvin Seconds,
All were in favor.

Discussion of amending the Subdivision Guidelines

Chris Grant Explains his reasoning to expand the duties of the Zoning Administrator to expand his authority to approve subdivisions up to 5 lots.

Elijah Hayes Explains the amendments to the guidelines, one is the changing of the approval process mentioned, No service lines may cross property lines, and adding details and drawings.

Elijah explains if they are installing private utilities or building roads the planning commission still would have to approve that.

Chris grant motions to approve,
Rosemary seconds,
All were in favor.

Kelvin motions to adjourn,
Chris Grant seconds,
all in favor.

4.

Set Meeting Dates for the year 2022

5.

Discussion of an amendment for the color palettes on the downtown design guidelines.

Sherwin-Williams Historic Colors.



Colors Shown



BODY	TRIM	ACCENT	ACCENT 2
SW 0014	SW 2822	SW 2814	SW 2856
Sheraton Sage	Downing Sand	Rookwood Antique Gold	Fairfax Brown



Colors Shown



BODY	TRIM	ACCENT	ACCENT 2
SW 2827	SW 2829	SW 6258	SW 2802
Colonial Revival Stone	Classical White	Tricorn Black	Rookwood Red



Colors Shown



BODY	TRIM	ACCENT	ACCENT 2
SW 2804	SW 2805	SW 0023	SW 2838
Renwick Rose Beige	Renwick Beige	Pewter Tankard	Polished Mahogany



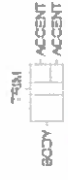
Colors Shown



BODY	TRIM	ACCENT	ACCENT 2
SW 2819	SW 2813	SW 2814	SW 2807
Downing Slate	Downing Straw	Rookwood Antique Gold	Rookwood Medium Brown



Colors Shown



BODY	TRIM	ACCENT	ACCENT 2
SW 0032	SW 0050	SW 2853	SW 0045
Needlepoint Navy	Classic Light Buff	New Colonial Yellow	Antiquarian Brown



Colors Shown



BODY	TRIM	ACCENT	ACCENT 2
SW 6119	SW 2842	SW 7012	SW 0048
Antique White	Roycroft Suede	Creamy	Bunglehouse Blue



Colors Shown



BODY:	TRIM:	ACCENT:	ACCENT 2:
SW 2821	SW 2851	SW 2846	SW 0050
Downing Stone	Sage Green Light	Roycroft Bronze Green	Classic Light Buff



Colors Shown



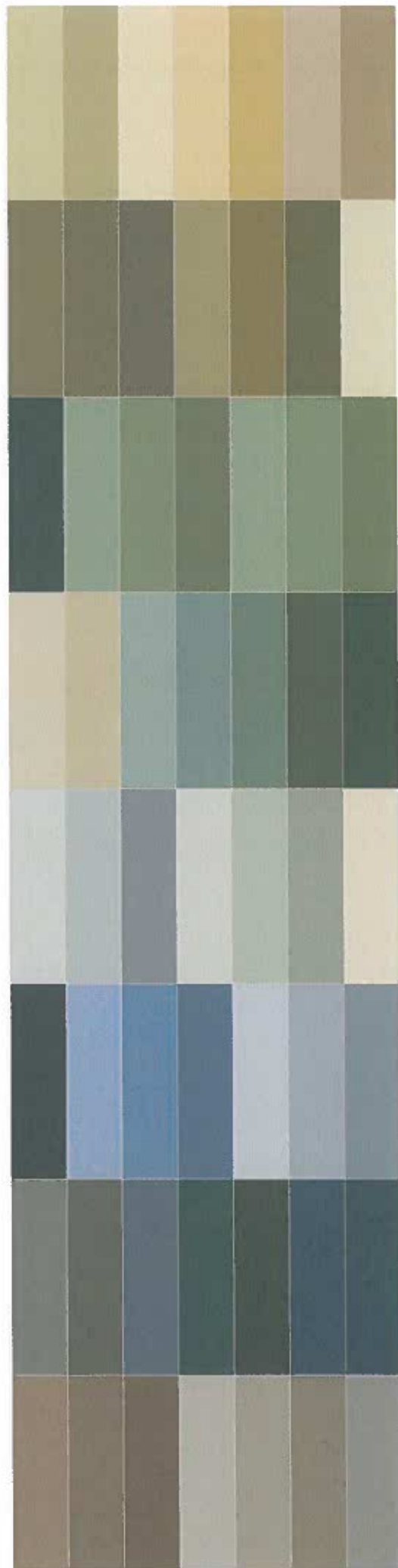
BODY	TRIM	ACCENT	ACCENT 2
SW 2835 Craftsman Brown	SW 2833 Roycroft Vellum	SW 2806 Rookwood Brown	SW 6244 Naval

Benjamin Moore Historic Colors









6.

Public comment for proposed zoning change.

7.

Public hearing on a proposed zoning map amendment.

Zoning Map Amendment (Rezoning) Application

Date filed: _____ Request No. _____

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission Zoning Administrator, or City/Town/County Council.

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 section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from R15 to R10

APPLICANT(S) [print]: Samuel R. Head

Address: 119A Professional Park Dr Seneca, SC 29678

Telephone: 864-925-2535 [work] same [home]

Interest: 100% Owner(s); _____ Agent of owner(s); Other _____

OWNER(S) [if other than Applicant(s)]: same/NA

Address: _____

Telephone: _____ [work] _____ [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS: W. South Broad St Walkalla, SC 29691

Lot — Block not listed, Subdivision none

Tax Map No. 500-14-17-001 Plat Book B521, Page 1

Lot Dimensions: 1.4 acres Area: _____

Zoning District: R15 Zoning Map Page: _____

DESIGNATION OF AGENT [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: 11/15/21



Owner signature(s)

I (we) certify that the information in this request is correct.

Date: 11/15/21



Applicant signature(s)

WALHALLA PLANNING COMMISSION
REZONING APPLICATION

Applicant name: Samuel R. Head
Mailing address: 119A Professional Park Dr
Phone (home) 864-985-8535 (work) same

Property
address: W. South Broad St. Walhalla, SC 29691

Tax Map # 500-14-17-001

Please provide the following information on separate sheets of paper:

1. A written description of the present and proposed future use of the affected lots;
2. A statement of the names and addresses of the owners of the affected lots;
3. A statement of the names and addresses of the owners of all lots within 150 feet of the lots which will be affected by the proposed amendment. You do not need to provide this information for neighboring lots located outside the Walhalla city limits.

Please submit a plot plan of the lot(s) to be rezoned.

I (we) certify that the submitted materials are correct.


Applicant Signature

4/15/21
Date

Zoning Map Amendment (Rezoning) Application

Date filed: _____ Request No. _____

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City/Town/County Council.

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 section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from R15 to R10

APPLICANT(S) [print]: Seasons Development, LLC
119A Professional Park Dr Seneca, SC 29678

Address: _____

Telephone: 864-985-2535 [work] same [home]

Interest: 100% Owner(s); _____ Agent of owner(s); Other _____

OWNER(S) [if other than Applicant(s)]: _____

Address: _____

Telephone: _____ [work] _____ [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS: W South Broad St Walhalla, SC 29691

Lot 1, Block not listed, Subdivision no sub

Tax Map No. 500-14-17-004 Plat Book B581, Page 1

Lot Dimensions: 345 Acres Area: _____

Zoning District: R15 Zoning Map Page: _____

DESIGNATION OF AGENT [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: 11/15/21 _____

Owner signature(s)

I (we) certify that the information in this request is correct.

Date: 11/15/21 _____

Applicant signature(s)

WALHALLA PLANNING COMMISSION
REZONING APPLICATION

Applicant name: Seasons Development, LLC
Mailing address: 119A Professional Park Dr Seneca, SC 29678
Phone (home) 864.985.8535 (work) same

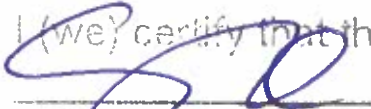
Property
address: W. South Broad St.
Walhalla, SC 29691
Tax Map # 500.14.17.004

Please provide the following information on separate sheets of paper:

1. A written description of the present and proposed future use of the affected lots;
2. A statement of the names and addresses of the owners of the affected lots;
3. A statement of the names and addresses of the owners of all lots within 150 feet of the lots which will be affected by the proposed amendment. You do not need to provide this information for neighboring lots located outside the Walhalla city limits.

Please submit a plot plan of the lot(s) to be rezoned.

I (we) certify that the submitted materials are correct.


Applicant Signature

4/15/21
Date

Zoning Map Amendment (Rezoning) Application

Date filed: _____ Request No. _____

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City/Town/County Council.

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 section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from R15 to R10

APPLICANT(S) [print]: Samuel R. Head

Address: 119A Professional Park Dr Seneca, SC 29678

Telephone: 864.925.2535 [work] same [home]

Interest: 100% Owner(s); _____ Agent of owner(s); Other _____

OWNER(S) [if other than Applicant(s)]: _____

Address: _____

Telephone: _____ [work] _____ [home]
[Use reverse side if more space is needed.]

PROPERTY ADDRESS: West South Broad St Walkalla, SC 29691

Lot 2, Block _____, Subdivision _____

Tax Map No. 500.14.17-005 Plat Book B581, Page 1

Lot Dimensions: .35 ACRES Area: _____

Zoning District: R15 Zoning Map Page: _____

DESIGNATION OF AGENT [complete only if owner is not applicant]:
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: 11/15/21



Owner signature(s)

I (we) certify that the information in this request is correct.

Date: 11/15/21



Applicant signature(s)

WALHALLA PLANNING COMMISSION
REZONING APPLICATION

Applicant name: Samuel R. Head
Mailing address: 119A Professional Park Dr Seneca, SC 29678
Phone (home) 864.985.8535 (work) same

Property
address: West South Broad St Walhalla, SC 29691

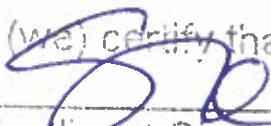
Tax Map # 500.14.17.005

Please provide the following information on separate sheets of paper:

1. A written description of the present and proposed future use of the affected lots;
2. A statement of the names and addresses of the owners of the affected lots;
3. A statement of the names and addresses of the owners of all lots within 150 feet of the lots which will be affected by the proposed amendment. You do not need to provide this information for neighboring lots located outside the Walhalla city limits.

Please submit a plot plan of the lot(s) to be rezoned.

I (we) certify that the submitted materials are correct.


Applicant Signature

11/15/21
Date

Zoning Map Amendment (Rezoning) Application

Date filed: _____ Request No. _____

Instructions

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City/Town/County Council.

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 section.

THE APPLICANT HEREBY REQUESTS that the property described below be rezoned from R15 to R1D.

APPLICANT(S) [print]: Samuel R. Head

Address: 119A Professional Park Dr Walkalla, SC 291672

Telephone: 864.985.8535 [work] same [home]

Interest: 100% Owner(s); _____ Agent of owner(s); Other _____

OWNER(S) [if other than Applicant(s)]: same

Address: _____

Telephone: _____ [work] _____ [home]

[Use reverse side if more space is needed.]

PROPERTY ADDRESS: West South Broad St Walkalla, SC 29691

Lot 3, Block ---, Subdivision no subdivision

Tax Map No. 500-14-17-006 Plat Book R581, Page 1

Lot Dimensions: .35 Acres Area: _____

Zoning District: R15 Zoning Map Page: _____

DESIGNATION OF AGENT [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request for rezoning.

Date: 11/11/21



Owner signature(s)

I (we) certify that the information in this request is correct.

Date: 11/10/21



Applicant signature(s)

WALHALLA PLANNING COMMISSION
REZONING APPLICATION

Applicant name: Samuel R. Head
Mailing address: 119A Professional Park Dr. Walhalla, SC 29678
Phone (home) 864.985.8535 (work) Same

Property address: West South Broad St Walhalla, SC 29691

Tax Map # 500-14-17-006

Please provide the following information on separate sheets of paper:

1. A written description of the present and proposed future use of the affected lots;
2. A statement of the names and addresses of the owners of the affected lots;
3. A statement of the names and addresses of the owners of all lots within 150 feet of the lots which will be affected by the proposed amendment. You do not need to provide this information for neighboring lots located outside the Walhalla city limits.

Please submit a plot plan of the lot(s) to be rezoned.

I (we) certify that the submitted materials are correct.


Applicant Signature

11/15/21
Date



8.

Adjournment.