

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)
CITY OF WALHALLA)

ORDINANCE 2015-7

**AN ORDINANCE ADOPTING THE CITY OF WALHALLA
COMPREHENSIVE PLAN AS MANDATED BY THE STATE OF SOUTH
CAROLINA.**

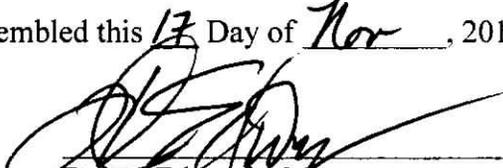
WHEREAS, the City of Walhalla realizes the need to update the Comprehensive Plan for the City of Walhalla to guide land use decision making and the long-range development of the city, and

WHEREAS, the City of Walhalla has reviewed the plan presented to them by the Walhalla Planning Commission, and has accepted public input from the Citizens of Walhalla, South Carolina Appalachian Council of Governments and the city's Codes/Zoning Official, and

NOW, THEREFORE, BE IT RESOLVED, by the Walhalla City Council that the City of Walhalla Comprehensive Plan is adopted in its entirety and all ordinances in conflict or parts of ordinances in conflict are hereby null and void.

BE IT FURTHER ORDAINED, this Ordinance is in accordance with all provision of Title VI, Chapter 29, of the 1976 Official Code of South Carolina, 1194 Cumulative Update.

DONE AND RATIFIED in Council Duly Assembled this 17 Day of Nov, 2015.



Danny Edwards, Mayor

ATTEST:



Nancy Goehle, City Administrator

Public Hearing: 10/1/15

Introduced By: Mr. Bailes

First Reading: 10/20/15

Second Reading
And Adoption: 11/17/15

City of Walhalla Comprehensive Plan September 2015





Prepared by:

The City of Walhalla Planning Commission,
and
The Appalachian Council of Governments

Completed: 1999

Revised: 2004

Updated: 2015

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Preface

This comprehensive plan for the City of Walhalla is prepared as required by and in accordance with South Carolina State Law (Chapter 29 Article 3 Section 6-29-510). It is a ten-year plan, for the period June 2015 to June 2025, one which sets goals for the development and progress of the city. An interim review of the plan is mandated for 2020.

This plan follows the previous 10 year document. It was prepared with the assistance of the SC Appalachian Council of Governments, funded by the City of Walhalla, and a citizens committee of five individuals selected as volunteers by the Walhalla City Council. Public input for development of the plan was solicited through public meetings.

The plan is intended to serve as a guideline for evaluating decisions which affect all aspects of city life development, highlighting the most important considerations. The plan is available for all to consult, including city, county, state and federal government bodies, businesses and prospective business, non-government agencies, citizen groups, and individuals. Copies of the plan will be provided to city government and city council members and other planning entities. The plan is available to all citizens through the office of the city administrator, the public library and from ACOG.

The plan summaries multiple elements of the city supported by timeline date as of June 2015, including trends. For each of the elements, goals are specified together with recommended policies for reaching the goals. These serve as guidelines, not mandates. There is no legal authority to enforce the plan.



CITY OF WALHALLA

Nestled among the foothills of the beautiful Blue Ridge Mountains in the northwest corner of South Carolina, surrounded by rivers, lakes and waterfalls, Walhalla is the county seat of Oconee County. Founded by German settlers in the 1850s, Walhalla means 'Garden of the Gods'. In 1850 a group of immigrants from northern Germany arrived in Charleston and couldn't find land that suited their pocketbook or their idea of home. They formed the German Colonization Society led by General John A. Wagener and found what they were looking for here in the Upstate. Walhalla began as a settlement of German immigrants who left from Hamburg, Germany and Bavaria. In particular, General John A. Wagener, Claus Bullwinkel, John C. Henckel, Jacob Schroder, and Christopher F. Seeba (trustees of the German Colonization Society of Charleston) bought 17,859 acres of land for \$27,000 from Reverend Joseph Grisham of West Union on December 24, 1849.

Today, Walhalla is a charming southern town with historical houses, churches and the restored Walhalla Civic Auditorium where regional and local theater events are held. With antique shops, cafes, shops and tree-lined streets, it's a delightful town to explore on foot.

The new county court house reflects the volume of county government business that transpires here and at the other government buildings in town. Walhalla is located just minutes away from the variety of outdoor and indoor activities Oconee County has to offer. And the weather is second to none. The four seasons offer a taste of all Mother Nature provides, but none of them stay too long and wear out their welcome! That makes it a great place to raise a family or to enjoy one's retirement.



POPULATION ELEMENT



Population changes affect the physical growth of every community. Examining the past, present, and projected size and makeup of Walhalla’s population will help to determine the needs of the citizens and develop strategies to serve those needs efficiently.

Population Trends

Table 1.1 City of Walhalla and Oconee County Population, 1980-2013

	1980	1990	2000	2010	2013	Change 1980-2013	Change 2000-2013
City of Walhalla	3,977	3,755	3,801	4,263	4,256	7.0%	-.16%
Oconee County	48,611	57,494	66,215	74,273	75,045	54.4%	1.0%

Both Oconee County and the City of Walhalla have seen a steady increase in population over the last thirty (30) years. The population of Oconee County as a whole grew by 54% during the

City of Walhalla

same thirty-year period as the City of Walhalla has seen an increase of 7%. This trend indicates a shift in population from the cities and towns of Oconee County to outlying, unincorporated areas and is similar to other counties in the region. This can be attributed in part to trends toward more suburban development during this time period when many communities experienced considerable housing growth outside of the traditional community centers.

The population change for the county and its municipalities is shown in Table 1.2. The cities of Walhalla and Seneca were the only municipalities in Oconee County to see an increase in population between 1980 and 2013 as well as 2000-2013. Both of these cities are seeing an increase in development which is attracting more people to the area.

TABLE 1.2
POPULATION 1980 – 2013
OCONEE COUNTY CITIES AND TOWNS

Municipality	1980	1990	2000	2010	2013	Change 1980- 2013	Change 2010- 2013
Salem	194	192	126	135	149	-23.2	10.37%
Seneca	7,588	7,726	7,652	8,102	8,207	8.2%	1.3%
Walhalla	3,977	3,755	3,801	4,263	4,256	7.0%	-.16%
West Union	300	260	297	291	312	4.0%%	7.3%
Westminster	3,114	3,120	2,743	2,418	2,464	-20.9%	1.9%
Oconee County	48,611	57,494	66,215	74,273	75,045	54.4%	1.0%
State	3,121,820	3,486,703	4,012,012	4,625,364	4,774,839	53.0%	3.2%

Age

In 2013, the age distribution in the City of Walhalla shows the two groups are school aged children (28%) and adults ranging from ages to 25 to 44 (26%). This shows that the city is great



place for younger families to raise their children. The city will need to address issues to keep the young families in the area as well as attracting new ones.

TABLE 1.3
AGE DISTRIBUTION, 2013
City of Walhalla and Oconee County

Age	City of Walhalla	Oconee County
Under 5 years	10.8%	5.6%
5 to 9 years	13.1%	6.0%
10 to 14 years	10.4%	5.9%
15 to 19 years	4.2%	5.7%
20 to 24 years	2.1%	6.2%
25 to 34 years	16.7%	10.8%
35 to 44 years	9.6%	11.7%
45 to 54 years	12.0%	13.7%
55 to 59 years	4.5%	7.5%
60 to 64 years	3.2%	7.3%
65 to 74 years	6.5%	11.9%
75 to 84 years	5.1%	6.2%
85 years and over	2.0%	1.6%

American Fact Finder, 2013

Race

The city's two major races are white (76.2%) and African American (12.8%). The City of Walhalla has the highest percentage of Hispanics with West Union having the second highest (9.4%). The City of Walhalla will need to address issues of the Hispanic demographic if the population continues to show a high percentage. According to the 2012 census, the City of Walhalla has seen a one (1) percent increase in the Hispanic population since the 2000 census.



TABLE 1.4
WAHALLA RACIAL DISTRIBUTION, 2013

Race	Number	Percentage
White	3,244	76.2%
African American	255	6.0%
American Indian and Alaska Native	19	.45%
Asian	34	.8%
Hispanic	704	16.6%

TABLE 1.5
OCONEE COUNTY MUNICIPALITIES RACIAL DISTRIBUTION, 2013

Municipality	White	Black	American Indian/Alaska Native	Asian	Hispanic
Seneca	65.3%	29.0%	.3%	.9%	4.5%
Salem	100%	0%	0%	0%	0%
Westminster	83.9%	10.7%	.1%	.3%	5%
West Union	85.2%	2.4%	2.7%	.3	9.4%
Walhalla	74.2%	12.8%	.1%	2.7%	10.2%
Oconee County	89.7%	7.7%	.3%	.8%	1.5%

Household Characteristics

The 2010 Census reported 1,625 households within the city limits of Walhalla. The percentage of family households in Walhalla (66%) is slightly lower than that for Oconee County (72.0%) and South Carolina (69.9%). Almost forty-two percent (42%) of all households are married

couples, compared to fifty-five percent (55%) for Oconee County and fifty-one percent (51%) for South Carolina. Non-family households, where the householder either lives alone or with non-relatives only, make up thirty-four percent (34%) of all households in Walhalla. These numbers conclude that the city is a great family friendly place with many family households living in the city.

TABLE 1.6
CITY OF WALHALLA HOUSEHOLD CHARACTERISTICS, 2010

HOUSEHOLDS BY TYPE	Number	Percent
Total households	1,625	100%
Family households (families)	1,072	66.0%
<i>With own children under 18 years</i>	552	34.0%
Married-couple family	678	41.7%
<i>With own children under 18 years</i>	313	19.3%
Female householder, no husband present	318	19.6%
<i>With own children under 18 years</i>	196	12.1%
Nonfamily households	553	34.0%
Householder living alone	491	30.2%
Households with individuals under 18 years	614	37.8%
Households with individuals 65 years and over	485	29.8%
Average household size	2.52	(X)
Average family size	3.13	(X)

The household characteristics give further insight into the community. Over 66% of all homes (1,072) are listed as family households. A household is composed of one or more people who occupy a housing unit. Not all households contain families. Under the U.S. Census Bureau definition, family households consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people.



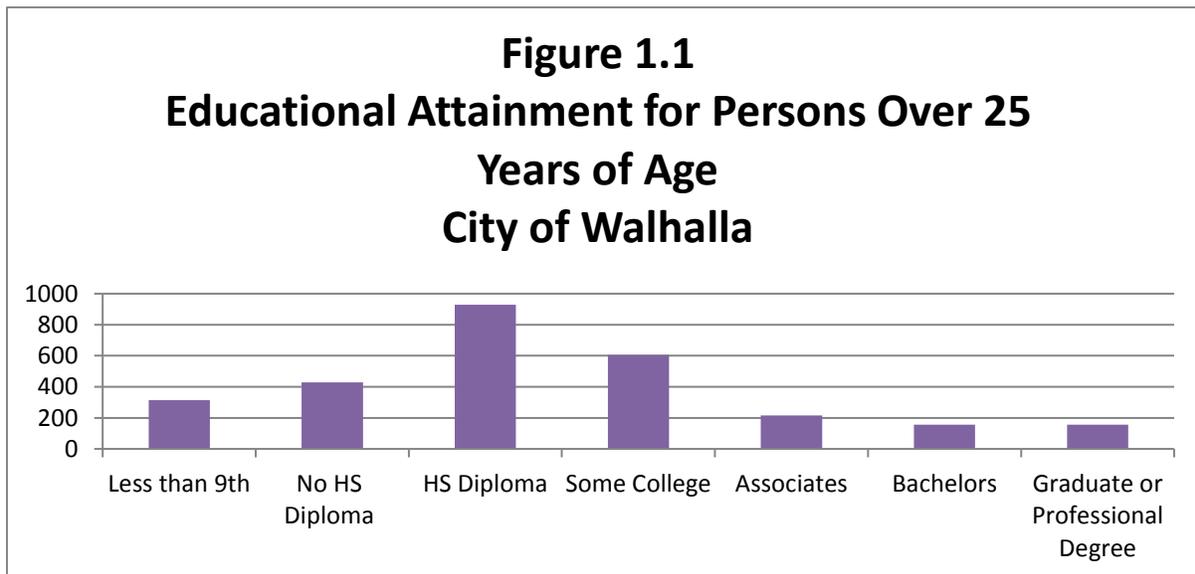
Of those 1,072 households, only 552 homes (34% of total households) are listed as family households with children under 18 and only 313 of those are listed as married family households with children under 18. At the same time 196 homes (12.1%) are listed as female head of household with children under 18.

The average household size in Walhalla is 2.52 persons while the average family size is 3.13 persons. It is interesting to note that family size in Walhalla is larger than the County (2.85) and State (2.9) averages, while the household size is larger than the County and State at 2.4 and 2.5, respectively. This is likely due in part to the fact that 30.2% of all households in the City are individuals living alone.

Educational Attainment

The figures and tables below show the levels of educational attainment for persons over the age of 25 in Oconee County. With seventy-three percent (73%) of all residents having a high school diploma or more, there is a solid base of educational attainment in the community. Although the County has significantly higher percentages of college graduates with bachelors or graduate degrees, Walhalla is similar to other municipalities in the County in this respect.

FIGURE 1.1
EDUCATIONAL ATTAINMENT, 2010



Source: US Census Bureau

Table 1.7
Education Attainment for Oconee County and the City of Walhalla, 2010 (persons over 25 years of age)

	Oconee County		City of Walhalla	
	#	%	#	%
Less than 9 th Grade	3,036	5.8	314	11.2
9 th -12 th Grade (no diploma)	6,082	11.7	429	15.3
High School Graduate	17,325	33.3	928	33.1
Some College (no degree)	9,832	18.9	605	21.6
Associate's Degree	4,609	8.9	215	7.6
Bachelor's Degree	6,497	12.5	157	5.6
Graduate or Professional Degree	4,600	8.8	157	5.6
Total Persons (25 and Over)	51,981	100.0	2,805	100.0



Table 1.8
Education Attainment for Oconee County Municipalities, 2010

	Less than 9 th grade	9-12 th grade (no diploma)	High School Diploma	Some College	Associate Degree	Bachelor Degree	Graduate Degree or Higher
Salem	21.8%	27.8%	21.8%	9.8%	1.5%	10.5%	6.8%
Seneca	4.5 %	11.4 %	31.9 %	23.7 %	8 %	12.5 %	8 %
Walhalla	11.2 %	15.3 %	33.1 %	21.6 %	7.6 %	5.6 %	5.6%
Westminster	8.3 %	12.7 %	35.8 %	20.7 %	9.6 %	7.9 %	5 %
West Union	16.8 %	15.7 %	25.4 %	25.9%	9.1 %	4.6 %	2.5 %
Oconee County	2.3 %	7.7 %	18.1 %	21.1 %	5.6 %	23.8 %	21.4 %
South Carolina	5.8%	10.6%	30.9%	20.1%	8.4%	15.6%	8.6%

Population Goals

- 1) Continued attraction of persons from other areas for permanent resettlement
- 2) Encouraging young families to either stay or move to the community
- 3) Economic, social, and cultural diversity among city residents
- 4) Necessary services available to the aging population
- 5) Necessary services available to the young families population
- 6) Necessary services available to the Hispanic population

POLICIES

Policy 1.1 The City of Walhalla will encourage a mixture of housing types based on density and affordability so as to maintain the diversity of the community and provide equal access and opportunity for all.

Policy 1.2 Walhalla will promote sound economic development throughout the city, area and county to maintain an employment base that encourages population growth and retention.

Policy 1.3 The City will explore additional services designed to facilitate services for the aging population and young families.

Policy 1.4 The City will explore additional services designed to facilitate services for the Hispanic Population



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COMMUNITY FACILITIES & RESOURCES ELEMENT



The utilities and community facilities element is defined as a compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit (such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire, and rescue facilities, libraries, schools and other governmental facilities).

Water and Sewer

The City of Walhalla operates a water department which provides service to an estimated 14,000 persons over a 100 square mile area in central Oconee County. Coneross Creek is used as the source of water supply. The water is treated at the Coneross Water Treatment Plant, located five miles south of Walhalla on the Westminster Highway. The plant is approved by DHEC for treatment of a maximum 3.0 million gallons per day (MGD). According to the water department, the present amount being treated is approximately 2.2 MGD less .0125 MGD for back washing. The Walhalla Water Department's service area roughly corresponds with the Walhalla Census Division boundaries. It is predicted that water consumption in 2020 will approach 2.6 MGD assuming the rate of consumption is 150 GPCD (gallons per capita per day). It is important, however, to remember that consumption generally rises in the summer months. In addition, periodic droughts lessen the amount of water available for treatment. The final factor to consider is the amount and type of development occurring in the service area. Intense industrial development combined with high-density residential construction can combine to push water consumption towards 200 GPCD during peak periods. Since the current plant



capacity is 3.0 MGD, the population benchmark than can be served at 200 GPCD is 15,000 persons. These standards should be referred to when assessing the feasibility of a new treatment plant or upgrades of existing facilities.

The Water Department reports that the current treatment facility is adequate at this time, but space is limited for upgrades. The most immediate need is for a new intake and water treatment plant. A preliminary engineering report for a new water plant and intake on Lake Keowee has been submitted to FERC for review.

The Oconee Joint Regional Sewer Authority is responsible for treatment and disposal of sewage in the municipalities of the county. Within the Walhalla service area, the Sewer Department is in charge of the collection system. Three lines carry waste water from the city and tie into the Sewer Authority's trunkline system along South Highway 11. Connection with the city sewer collection system is mandated by city law except in those rare cases where connection is impossible or unfeasible.

Availability of adequate sanitary sewer service makes industrial growth possible. In the Walhalla area, sewer lines suitable for industry are available along South Highway 11 from Coneross Creek to just above West Union. Limited sewer service is available along Highway 28 towards Seneca; however, service expansion is necessary before Walhalla can benefit from industrial and commercial growth along this corridor. A new sewer collection system serving the new Walhalla High School has capacity for growth along North Highway 11.

Solid Waste Collection

The City of Walhalla Department of Public Works is in charge of solid waste collection and disposal for the city. The department serves 2,325 residential customers and 192 commercial customers as of 2015. This number includes customers outside the city limits. In March of 1998, the department put into service a new residential service truck. This truck uses a mechanical arm which picks up roll carts and empties their contents into the truck bed, thus reducing the number of employees needed for residential pickup service from three to one. The displaced employees were transferred to recycling duties. Residential pickups are made once per week. Commercial services vary from one to five pickups per week.

The Public Works Department also sponsors a recycling program. Recycling boxes are available to all residential and commercial customers upon request. Recyclable items collected by the department include aluminum, cardboard, paper, brush, and tires.

Residential and commercial waste is carried to the Transfer Station located at the Oconee County Materials Recovery Station in Seneca.

Emergency Services

The Walhalla Police Department has fourteen full-time police officers. Additionally, there are twelve radio-equipped patrol cars available. Fire protection is provided by the City of Walhalla Fire Department. The fire department has eight paid firemen and twenty-seven (27) volunteers who operate two city-owned fire trucks and two county-owned fire trucks. The Walhalla Fire Department also houses and operates a 70" aerial device that is owned by the county. The City of Walhalla has an ISO rating of 3, while the surrounding county district that the city is contracted to protect has an ISO rating of 4/10. A one out of ten (10) is the best so both the City and the County have high rating with a 3 and a 4, respectively. Emergency medical services are provided through the Greenville Hospital System Oconee Medical Campus. A fleet of six ambulances staffed by paramedics is available to the entire county 24 hours a day. In addition, the county subsidizes a rescue squad which is located in Walhalla and staffed by volunteers who receive training, vehicles, and supplies from the county.

Health Care

The City of Walhalla has access to health care services at Oconee Memorial Hospital, near Seneca, which is a short driving distance from Walhalla. Oconee Memorial Hospital consists of a 169-bed hospital featuring a comprehensive range of inpatient and outpatient services as well as a host of community-based services. This hospital has recently become part of the Greenville Health System. These include physician practices, a long-term nursing care facility and a residential hospice house. The hospital provides 169 beds and has an adjoining convalescent annex that has an 80 bed capacity. Other medical facilities nearby include Baptist Memorial Center in Easley, and the Anderson Medical Center in Anderson.

Educational Facilities

Walhalla schools are part of the Oconee County School District system and have over 2,800 students in two elementary schools, one middle school, and one high school as of the 2014/2015 school year. The students located in these schools make up over 25% of Oconee County School District's enrollment. The average student to teacher ratio in the Walhalla schools is 1 to 21. The average teacher salary is \$50,628 which is slightly higher than the average of the county which is \$48,143. The dollars spent per student in the Walhalla schools is \$7,727 which is less than the district's expenditure which is \$9,966. A new Walhalla High School is under construction and should be occupied in the fall of 2015 which will accommodate 1400 students.



Table 2.1
Walhalla School Information
2014-2015 School Year

School	Enrollment	Grade	Average Teacher Salary	Dollars Spent per student	Student to Teacher Ratio
Walhalla Elementary	554	Excellent/A	\$50,708	\$7,352	21 to 1
James M Brown Elementary	652	Average/B	\$48,343	\$9,386	18 to 1
Walhalla Middle School	751	Good/B	\$51,930	\$8,121	19 to 1
Walhalla High School	962	Excellent/A	\$52,775	\$7,226	27 to 1
Oconee County School District	10,548	N/A	\$49,170	\$10,161	N/A

Table 2.2
Upstate Region School Information
2014-2015 School Year

School District	Enrollment	Attendance Rate (%)	Drop Out Rate (%)	Dollars Spent per Student (\$)	Average Teacher Salary (\$)
Anderson*	30,954	95.8%	2.8%	\$8,098	\$47,437
Cherokee	9,088	96.7%	3.5%	\$8,304	\$47,549
Greenville	72,156	95.9%	3.4%	\$7,257	\$46,529
Oconee	10,548	95.7%	2.5%	\$10,161	\$49,170
Pickens	16,548	95.6%	4.1%	\$7,733	\$47,251
Spartanburg**	46,404	96.1%	2.8%	\$8,629	\$49,356

*Anderson County has 5 districts – the enrollment number is the total of all districts and other figures is a weighted average

**Spartanburg County has 7 districts – the enrollment number is the total of all districts and other figures is a weighted average

Colleges and Technical Training

Clemson University is located sixteen (16) miles south east of Walhalla. Clemson is the second largest state university in South Carolina with an enrollment of 16,562 students as of 2015. Other institutions of higher learning within close proximity include Southern Wesleyan University (Central, 20 miles), Tri-County Technical College (Pendleton, 21 miles), Anderson University (Anderson, 25 miles) and Greenville Technical College and Furman University (Greenville, 60 miles).

Recreational

Walhalla is located in Oconee County in the extreme northwest corner of South Carolina between the Scenic Cherokee Trail (Hwy. 11) and the Chattooga Mountain Ridge. The area offers spectacular views of its natural beauty. There are more than 25 waterfalls in Oconee County alone.

Boating, fishing, whitewater rafting, hunting, hiking, horseback riding and nine golf courses are just a few of the recreational activities the area has to offer. Its county, state and national parks and recreation areas provide plenty of opportunities for every member of the family.

The City runs a recreational department that offers many sports for children and adults. Sports include cheerleading, soccer, basketball, baseball, and softball. Walhalla also offers a variety of sports leagues at local ball fields. The City's swimming pool was recently renovated and reopened with handicapped accessibility.

Memorial Field, formerly the high school football field, is owned by the city and is a soccer stadium. Sertoma Field includes a Disc Golf Course and a walking trail.

Oconee Station State Historic Site

Originally a military compound and later a trading post, Oconee Station State Historic Site offers both recreational opportunities and a unique look at 18th and 19th century South Carolina. Oconee Station, a stone blockhouse used as an outpost by the S.C. State Militia from about 1792 to 1799, and the William Richards House, are the only two structures that remain today.

Beyond the park's historic significance, there's a fishing pond and 1.5-mile nature trail that connects hikers to a trail leading into Sumter National Forest and ending at Station Cove Falls. The spring is an awesome time to view an abundance of wildflowers along this trail in and around Sumter National Forest and the majestic Station Cove Falls.



Issaquena Falls This area will be used for future recreational uses and is protected from development through a land conservation easement with Naturaland Trust.

Government/Community Facilities

An inventory of general government and cultural facilities in Walhalla includes the Walhalla Magistrate Office, the Walhalla Library (a branch of the Oconee County Library System), and Walhalla City Hall.

Community Facilities Goals

GOALS:

- 1) Maintaining high standards of achievement and service currently observed in all city departments.
- 2) Ensure adequate staffing to meet the needs of residents.
- 3) Engage in long range planning strategies for the water and recreation departments.
- 4) Early preparation of strategies to deal with the impact of external growth.

POLICIES:

Policy 2.1The City of Walhalla recognizes the importance of recreation services to the entire community. The city will continue a dialogue with the county concerning a joint venture for new facilities construction and upgrades.

Policy 2.2City land use policies will provide for the orderly expansion of community facilities so as not to adversely affect the existing character of neighborhoods, communities and areas



ECONOMY ELEMENT



Economic growth is needed to help create job opportunities, provide a variety of goods and services, and be the foundation for a tax base that can sustain a community through business cycles. This economic development has become so important that communities can no longer afford to leave it to chance. This chapter addresses the economic areas of business and industry, as well as institutions having an economic impact, including schools and colleges, and what steps Walhalla should be taking to maximize its economic well-being in the future.

Income Characteristics

Walhalla is a low to middle-income community with half of the households earning less than the median value of \$35,792 annually. It is important to note that over 17% of the households in Walhalla earn less than \$10,000 annually. Walhalla has a strong base of middle income households with the majority of wage earners falling from \$25,000 to \$75,000 in comparison to the County. However, Walhalla has a comparatively lower number of households with higher income levels compared to County. The tables below show income levels within the city and how they compare to the County, Region, and State.



Table 3.1
Household Income, City of Walhalla vs. Oconee County, 2010

Household Income	Oconee County	Percentage of Total	City of Walhalla	Percentage of Total
Total Households	30,688	100.00	1,625	100
Under \$10,000	2,732	8.9	289	17.8
\$10,000-\$24,000	4,266	13.9	237	14.5
\$20,000-30,000	4,573	14.9	275	16.9
\$30,000-40,000	3,314	10.8	288	17.7
\$40,000-75,000	8,469	27.6	347	21.4
\$75,000-100,000	3,161	10.3	58	3.6
\$100,000-150,000	2,731	8.9	115	7.1
Over \$150,000	1,442	4.7	16	1.0
Median	\$ 42,641	n/a	\$35,792	n/a

Source: 2010 Census

Table 3.2
HOUSEHOLD INCOME DISTRIBUTION, 2010

	Less than \$10,000	\$10,000 to \$24,999	\$25,000 to \$49,999	\$50,000 to \$99,999	\$100,000 to \$149,999	Over \$150,000
Salem	3%	25.1%	36%	26.5%	9.4%	0%
Seneca	12.4%	22.3%	28.6%	23.6%	10.5%	2.6%
Walhalla	17.8%	20.3%	36.7%	17.3%	7.1%	1%



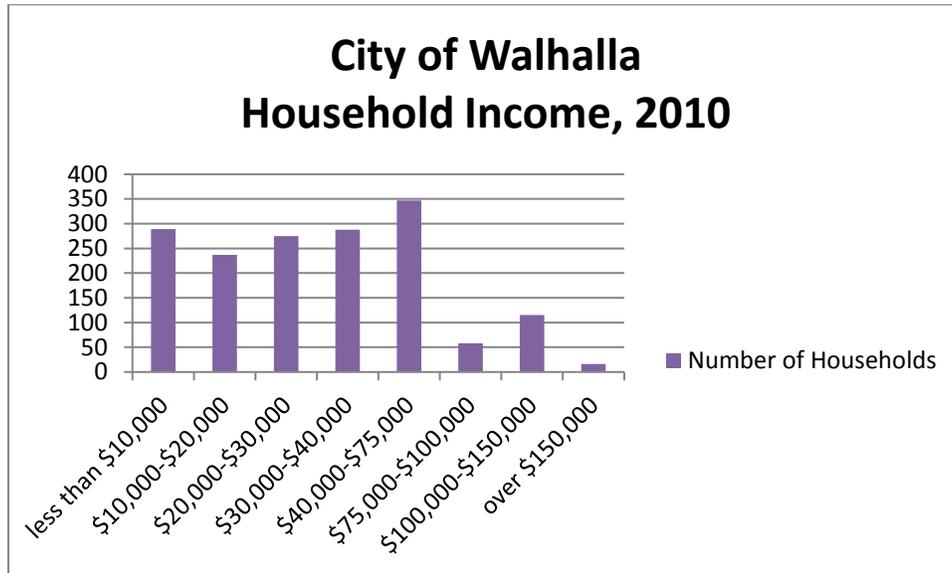
Westminster	9.1%	26.5%	32.5%	27.9%	3.2%	0.8%
West Union	7.4%	30.1%	44.1%	13.3%	4.4%	0.7%
Oconee County	8.9%	20%	27.7%	30.4%	8.9%	4.7%
ACOG Region	10.3%	18.4%	23.7%	30.6%	9.7%	7.3%
South Carolina	9.2%	19.1%	26.6%	29.7%	10.1%	5.3%

The number of households that make less than \$25,000 is a challenge for the community. These households have limited amounts to spend for housing and basic goods and services. Low income households often rely on government services such as subsidized day care services, school programs, public health services, and other government programs that assist low income persons. These needs increase the burden on government services. Low income households also contribute less in tax revenue generated which compounds the problem.

One solution to overcome the challenge is to find ways to improve area wages so residents will have more income to spend and have to rely less on government services. This objective is done through work with regional economic development efforts and is not easily implemented on the local level any longer. Attracting more people to visit the community and spend money in Walhalla is another part of the solution. Generating more commercial activity will add to the city's tax revenue and ultimately reduce the tax burden on residents.



Figure 3.1



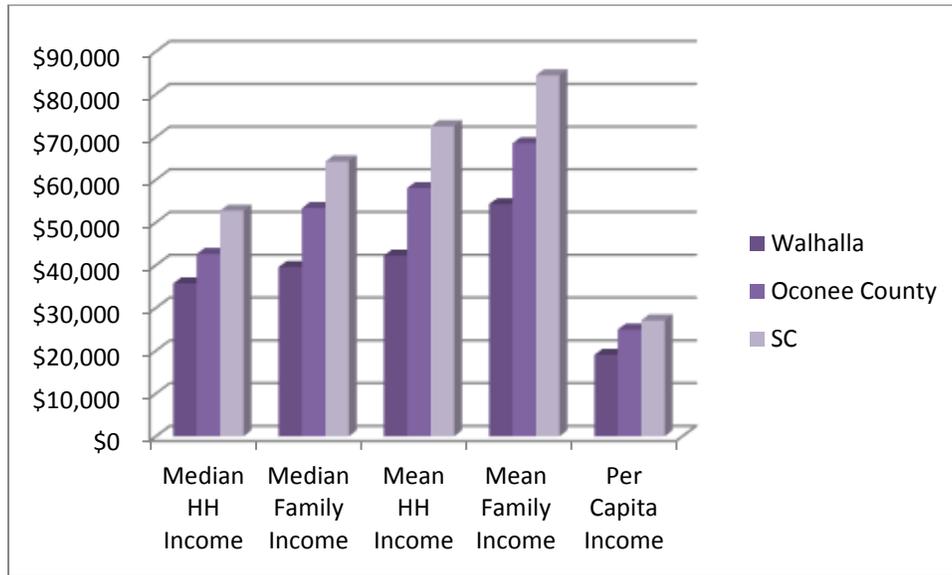
Source: US Census Bureau

Median income is reported three different ways by the United States Census Bureau: median per capita income, median household income, and median family income. Median per capita income is an average income for all persons, including those who do not earn an income (e.g. children). Median household income looks at income levels by residence, regardless of family size or number of residents. Median family income only looks at those households that qualify as a “family” unit. Together, these figures begin to show a picture of the employment and wage situation.

The 2010 median household income for the City of Walhalla was \$35,792. This is considerably lower than the county, \$42,641 and South Carolina, \$52,762. This is however often the case with municipalities versus counties and the state. A more rural setting and limited ability to grow boundaries and add tax base often leads to lower income levels in municipalities.



Figure 3.2
INCOME COMPARISON:
WALHALLA, OCONEE COUNTY, AND SOUTH CAROLINA



Source: US Census Bureau

Table 3.3 compares the different municipalities in the Oconee County in terms of various measurements of income. Walhalla falls in the middle compared to other municipalities in the county. Median income is the amount which divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount. Mean income (average) is the amount obtained by dividing the total aggregate income of a group by the number of units in that group. Per capita income, also known as income per person, is the mean income of the people in an economic unit such as a country or city. It is calculated by taking a measure of all sources of income in the aggregate (such as GDP or Gross national income) and dividing it by the total population.



Table 3.3
INCOME CHARACTERISTICS
FOR OCONEE COUNTY MUNICIPALITIES, 2010

Municipality	Median Household Income (\$)	Median Family Income (\$)	Mean Household Income (\$)	Mean Family Income (\$)	Per Capita Income (\$)
Salem	43,393	44,911	46,936	56,113	15,857
Seneca	35,294	44,318	49,240	57,339	21,974
Walhalla	35,792	39,590	42,255	54,284	19,069
West Union	30,268	34,583	35,654	46,445	15,991
Westminster	31,578	45,375	41,502	53,165	18,583
Oconee County	42,641	53,384	58,060	68,569	24,075
South Carolina	52,762	64,293	72,550	84,442	27,119

Source: US Bureau of Census, Census 2010

Poverty

The poverty threshold is determined by a number of factors, including income, family size, age of household occupants, and the number of related children less than 18 years of age. The actual income level will depend on the makeup of the household characteristics. As an example, the poverty threshold in 2010 for a family of four, consisting of two adults under 65 and two children under 18, was \$22,050 annually.



Employment by Industry

Citizens of Walhalla are employed by two predominant industry groups: manufacturing and education, health and social services. Table 3.4 shows the industry groups where Walhalla employees work.

Table 3.4
EMPLOYMENT BY INDUSTRY GROUP, 2010

Industry Group	No. of Employees	Percentage
Agriculture, forestry, fishing and hunting, and mining	0	0%
Construction	141	13.26%
Manufacturing	341	32.08%
Wholesale Trade	13	1.22%
Retail Trade	118	11.10%
Transportation and warehousing, and utilities	15	1.41%
Information	32	3.01%
Finance, insurance, real estate, and rental and leasing	15	1.41%
Professional, scientific, management, administrative, and waste management service	44	4.14%
Education, health and social services	227	21.35%
Arts, entertainment, recreation, accommodation and food services	79	7.43%
Other services (except public administration)	1	.09%
Public administration	37	3.48%

Source: US Census Bureau



Table 3.5
Major Manufacturing Employers within City Limits/5 Mile Radius, 2015

Company Name	Number of Employees	Product
Koyo Bearings USA	300	Automotive bearings
Nason Company	85	space-efficient electrical, hydraulic and pneumatic components
Just Aircraft	16	Aircraft kits
Hubbard Paving & Grading	13	Paving and grading
Hild Enterprises	10	Automobile tarping

Table 3.6
Major Manufacturing Employers within 10 Mile Radius, 2015

Company Name	Number of Employees	Product
BorgWarner Automotive Powertrain Systems	600	Automotive transmissions
Itron Inv	600	Electricity meters
BASF Corp	320	Chemical catalysts & zeolite, precious metals, salts & solutions, platinum, palladium, rhodium, gold & silver refining
Schneider Electric	315	Industrial motor controls & enclosed drives
Johnson Controls Inc	250	Automotive battery components
Sealed Air Corp	145	Plastic film
33 other manufacturing companies	442	various manufacturing



Table 3.7
Major Employers in Oconee County

Company Name	Number of Employees	Product
School District of Oconee County *	1605	Education
Duke Energy	1500	Power Generation
Oconee Memorial Hospital	1370	Health Care
Borg Warner	600	Transfer cases
US Engine Valve Corp	647	Engine Valves
Schneider Electric	315	Motor Control Centers
Itron	600	Electronic measuring devices
ITEKT/Koyo Bearings *	300	Automotive bearings
Oconee County Government *	450	Local Government

*located in Walhalla

Within a five to ten mile radius of the City of Walhalla, there are numerous manufacturing companies and the majority of these are in the automotive industry. There are almost 3,000 employees in the manufacturing industry within a 10 miles radius of the City. The City needs to take advantage of this niche in two areas: (1) the City of Walhalla can become a bedroom community and offer affordable places to live and (2) attract new companies by showing how manufacturing friendly the area can be.



Unemployment

An unemployment rate in the area has fluctuated from high to low and back to high over the past 15 years. The rates of Oconee County tend to parallel those of the state and the nation. In 2013 Oconee County’s unemployment rate was 6.2%. Walhalla was lower than the county with 5.4% which is the second lowest in the county behind West Union.

Table 3.8
Oconee County Municipalities
UNEMPLOYMENT RATES, 2013

	2013
Salem	6.8%
Seneca	10.6%
Walhalla	5.4%
West Union	1.1%
Westminster	9.0%
Oconee	6.2%
South Carolina	6.7%



Economic Development Goals

GOALS

- 1) Diversity in the local and regional economy
- 2) Recruitment of high quality employment options
- 3) Continued growth of the central business district
- 4) Retainment of existing industries in the city limits
- 5) Recruitment of light industrial activities to vacant parcels in the LI zoning district.
- 6) Promote tourism
- 7) Promote Walhalla as a retirement destination

POLICIES:

Policy 3.1 The City of Walhalla will support land use goals designed to protect and enhance the existing mercantile characteristics of the central business district.

Policy 3.2 Walhalla's land use goals can be tailored to allow the mix of compatible commercial and residential activities in strategic locations.

Policy 3.3 The City will actively recruit the placement of a specialized job-training center within the city limits.

Policy 3.4 The City will encourage a positive relationship with the Chamber of Commerce to facilitate the organization of special events.

Policy 3.5 The City will explore tax incentive options designed to encourage commercial location and facility upgrades.

Policy 3.6 The city will actively pursue grants for the purpose of commercial revitalization.

Policy 3.7 The City will pursue ways to promote tourism activities in Walhalla including the Heritage Corridor and support the visitors' bureau.

Policy 3.8 The city will find ways to attract a hotel/motel to help with tourism.

Policy 3.9 The city will find ways to attract assisted living/retirement villages and/or 55+ age communities.



HOUSING ELEMENT



The housing element looks at the number, age, conditions, and housing unit types in the city. Housing growth is a factor of population growth and has effects on land use, infrastructure, public services, natural resources, and a variety of cultural resources. As of 2012, the median price of a house in Walhalla is \$92,600 which is lower than the state (\$137,400) and much lower than the national average (\$181,400). House value in Walhalla has grown by 25.82% since 2000 but is still lower than the state average growth (44.78%) and national average growth (51.67%). The median year that a house was built in Walhalla was 1970 which is older than the state average of 1985 and the national average of 1967.



Housing Characteristics

Figure 4.1
Vacancy Rates 2000-2010

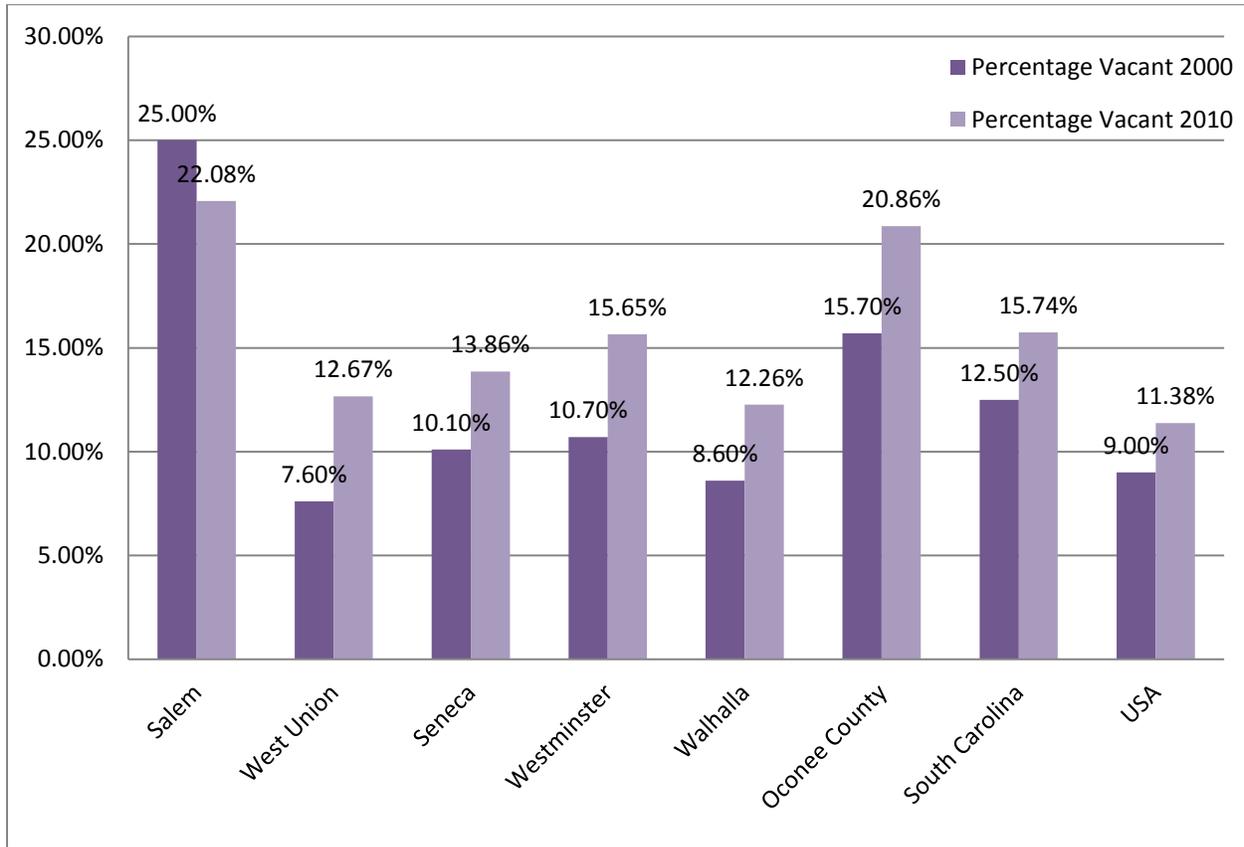




Table 4.1
Vacant Housing Units Rates, 2000-2010

County	Percentage Vacant 2000	Percentage Vacant 2010
Salem	25.0 %	22.08 %
West Union	7.6 %	12.67 %
Seneca	10.1 %	13.86%
Westminster	10.7 %	15.65 %
Walhalla	8.6 %	12.26 %
Oconee County	15.7 %	20.86 %
South Carolina	12.5 %	15.74 %
USA	9.0 %	11.38 %

Table 4.1 and Figure 4.1 shows the vacant rates in the five municipalities located in Oconee County in 2000 and 2010. Salem is the only municipality to see a decrease in vacant housing over the 10 year period. The remaining municipalities saw an average of a four (4) percent increase in vacant units with Walhalla seeing an increase of three (3) percent.

Table 4.2 shows different housing characteristics for the five municipalities located in Oconee County. The City of Walhalla seems to fall in average for everything including vacancy rates, persons per household and persons per family.



Table 4.2
County Housing Characteristics, Oconee County Municipalities

County	Housing Characteristics	2000	2010	Percent Change 2000-2010
Salem	Total Persons	126	135	7.1 %
	Housing Units	72	77	6.9%
	Vacant Units	18	17	-5.6%
	Households	54	60	11.1%
	Persons Per Household	2.33	2.25	-3.4%
	Families	36	38	5.6%
	Persons Per Family	2.94	2.79	-5.1%
Westminster	Total Persons	2743	2418	-11.8%
	Housing Units	1333	1227	-8.0%
	Vacant Units	142	192	35.2%
	Households	1191	1035	-13.1%
	Persons Per Household	2.30	2.34	1.7%
	Families	761	641	-15.8%
	Persons Per Family	2.90	3.01	3.8%
Walhalla	Total Persons	3801	4263	12.2%
	Housing Units	1705	1852	8.6%
	Vacant Units	147	227	54.4%
	Households	1558	1625	4.3%
	Persons Per Household	2.40	2.52	5.0%
	Families	1029	1072	4.2%



West Union	Persons Per Family	2.98	3.13	5.0%
	Total Persons	297	291	-2.0%
	Housing Units	145	150	3.4%
	Vacant Units	11	19	72.7%
	Households	134	131	-2.2%
	Persons Per Household	2.22	2.22	0
	Families	79	78	-1.3%
	Persons Per Family	2.95	2.83	-4.1%
Seneca	Total Persons	7652	8102	5.9
	Housing Units	3677	4076	10.9%
	Vacant Units	391	565	44.5%
	Households	3286	5110	55.5%
	Persons Per Household	2.32	2.27	-2.2%
	Families	2098	2152	2.6%
	Persons Per Family	2.93	2.88	-1.7%



Affordability/Accessibility

The City of Walhalla falls in the middle for the median value of homes. The average median value in the five municipalities in Oconee County is \$98,160 and Walhalla falls slightly below that with a median value of \$92,600. The City's median value falls far behind the median value of the county, state, and country. The city is below the county, state and national averages for both mortgage and rental payments which shows that Walhalla is an affordable place to live.

Table 4.3
Median Value, Mortgage, and Rent, 2010

County	Median Value, Owner	Median Mortgage Payment, Owners	Median Rent, Renters
Salem	\$133,300	\$1031	\$400
West Union	\$52,000	\$692	\$692
Seneca	\$119,900	\$1029	\$633
Westminster	\$93,000	\$919	\$525
Walhalla	\$92,600	\$1017	\$407
Oconee	\$133,800	\$1,104	\$640
South Carolina	\$137,400	\$1,208	\$749
United States	\$221,800	\$1,559	\$821

Source: US Census Bureau

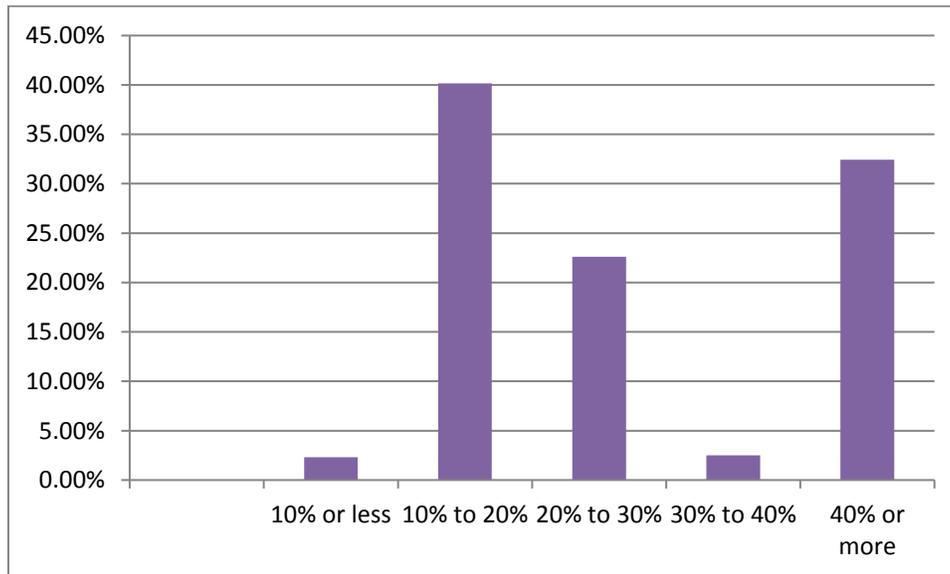
Housing experts draw the unaffordable housing line at 30 percent – that is, the more the residents paid over 30 percent of his/her income on housing, the more unaffordable the area is considered to be. By those standards, the City of Walhalla is an affordable place to live compared to other municipalities in Oconee County.



Table 4.4
Owner Costs as a Percentage of the Total Income, 2010

Owner Costs	Westminster	Seneca	Walhalla	West Union	Salem
10% or less	9.68%	6.11%	2.30%	5.17%	0%
10% to 20%	23.17%	41.11%	40.17%	34.48%	46.67%
20% to 30%	29.62%	26.98%	22.59%	20.69%	13.33%
30% to 40%	6.16%	15.95%	2.51%	20.69%	40.0%
40% of more	31.38%	9.85%	32.43%	6.90%	0%

Figure 4.2
Owner Costs as a Percentage of Total Income, 2010





Overview of Housing Stock

Existing Housing Stock

Housing options in Walhalla include detached single family homes with yards, townhouses, duplexes, apartment building (with anywhere from three to over fifteen apartments per building), manufactured homes, recreational vehicles, as well as boats, trailers, and vans. The greatest percentage of residents in Oconee County live in Single Family detached homes (72%) and manufactured homes (17%).

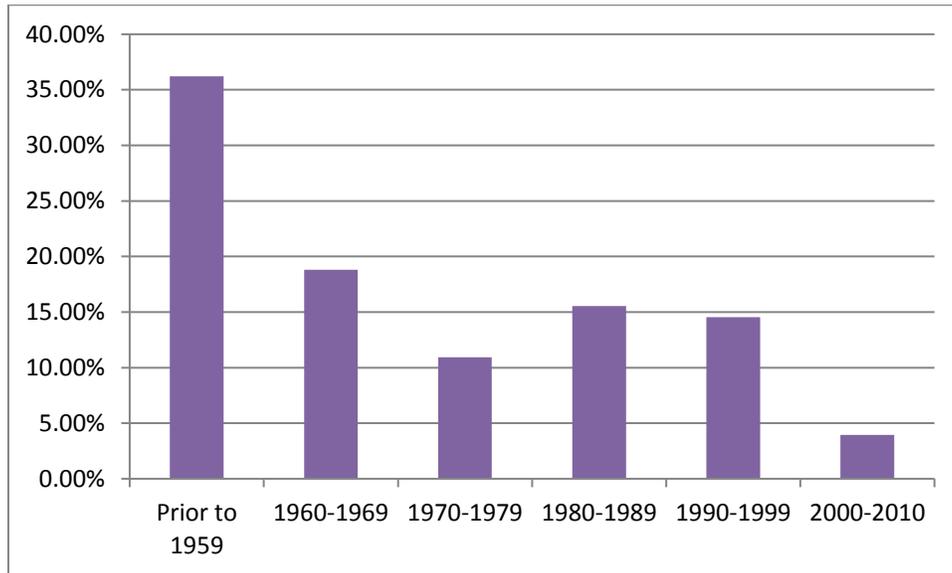
Table 4.5
Walhalla Housing Stock, 2010

Units In Structure	Total Units (1,852)	Percentage
1 unit, detached	1,302	70.33%
2 units	88	4.78%
3 or 4 units	66	3.58%
5 to 9 units	139	7.53%
10 to 19 units	58	3.17%
Mobile Home/Manufactured Home/Boat/RV/Van	199	10.61%

Walhalla saw the most construction of new homes prior to 1959 with over 35% of the existing inventory being constructed. Between 1960 and 2010, the city saw an average of 120 new units being constructed every ten years.



Figure 4.3
Walhalla in 2010
Year Structure Built, 1959 to 2010



Housing Goals

GOALS:

- 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) Providing a mixture of housing choices for all income levels.

POLICIES:

Policy 4.1The City of Walhalla will tailor its land use objectives to ensure a proper amount of affordable housing.

Policy 4.2The City will seek grant funding to assist low-income homeowners with necessary renovations and repairs.

Policy 4.3To protect community housing investments, the city will continue to actively pursue all available methods to abate deteriorated and dilapidated structures

Policy 4.4The city shall continue to inspect rental units for the protection of the public health, safety and welfare.



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CULTURAL RESOURCES ELEMENT



The Cultural Resources Element of the Comprehensive Plan serves to identify the existing cultural resources of the communities, establish the character and uniqueness of historic areas and project the cultural needs of the future population. The Cultural Resources Element of the Comprehensive Plan focuses on the history of the area and how this history has affected the local population. Our cultural heritage is made up of many things such as historic buildings, festivals, cultural groups, entertainment, visual appearance and the like. This element proposes to identify a number of cultural attributes and propose meaningful objectives to the enhancement, protection, and development of our cultural resources.

The City of Walhalla, like so many others across the region, owes a great deal of its existence to the railroad lines which service the southeastern United States. The community known as Walhalla existed as early as the 1830s. It wasn't until 1874 that Walhalla began to organize itself with the completion of the Atlanta-Richmond Railroad, construction of the railroad depot, and establishment of a Post Office. The city was officially chartered on March 17, 1874. By the

City of Walhalla



late 1800's and early 1900's Walhalla was a thriving rail town, with most of its economic activity focused on servicing and equipping rail workers and their families and the surrounding agricultural community.

Walhalla was founded by elements of the immigrant German community from Charleston under the leadership of General John Wagener. The City was created in 1850 as a German settlement society in what was then the Pendleton District, later to become Oconee County. By the 1920's, population mobility combined with the economic in-migration had diluted the influence of Walhalla's Germanic origins; however, the city's Bavarian heritage can still be found in street names, monuments, buildings, physical design and celebrations.

The Oconee Heritage Center (OHC) brings history back to life through museum exhibits, educational programs, festivals and much more. The OHC is housed in the historic Tobacco Warehouse (1892) and first opened in 2004.

Visitors explore the history of Native Americans, Immigration, Railroads, New Deal Programs, Textile Mills, Agriculture and much more as it relates to Oconee County. The museum offers a self-guided tour through time of Oconee's history even long before it became a county. Popular exhibits include the Dugout Canoes being preserved within the museum, a walk-in Stump House Tunnel exhibit and a Depression Era Tenant Farmer's House. The OHC is truly a community-supported endeavor and we invite everyone to join the effort by becoming a member, volunteering and donating artifacts.

Historical Sites

A treasure trove of wonderful architecture, Walhalla, SC boasts more than one hundred (100) homes that are unique to the late 1800's and turn-of-the-century -- 90 percent of them privately occupied and maintained with great diligence and pride. These treasures are an important part of our heritage and tradition:

Patriots Hall

This is the Oconee Veterans Museum and it honors those who have served in the Armed Forces. It is housed in a building that was built in 1933 by the Civilian Conservation Corps. It is built from local granite taken from the site of the tunnel through Stumhouse Mountain.

Museum of the Cherokee

The museum is located across from the County Court House in Walhalla and is open to the public on Saturday from 10am to 2pm. The museum was funded through grants and donations, and has been under construction for several years. The efforts of numerous volunteers have made this dream a reality.

St. John's Lutheran Church and Cemetery

St. John's Lutheran was founded by the German settlers in 1850. The current sanctuary was constructed under the direction of General Wagener by a Mr. Schroder and completed in 1881. Located at the southwest corner of Church and Main streets, keeping a watchful eye on the neighboring county courthouse, the church remains to this day an example of graceful architectural styling in both its interior and exterior. Its elegant spire towers over the community and it is without debate the most beautiful and architecturally significant building in town. The church cemetery covers half a city block and will forever remain a testament to the names and memory of those persons who gave life to the community. The church is one of two buildings in Walhalla that have been placed on the National Register of Historic Places.

Old Walhalla Graded School Facility

The Old Walhalla Graded School Facility was built in 1903, with surrounding improvements continuing until 1913. It is the only other complex in town besides St. John's Lutheran which has been placed on the National Register of Historic Places. In addition to providing educational opportunities to the children of northern Oconee County, the facility served as a satellite campus for Newberry College for over forty years, giving a name to the road which terminates at its entrance: College Street.

The City of Walhalla owns the gymnasium to provide services for youth basketball under the auspices of the city Recreation Department.

Walhalla Civic Auditorium

The Walhalla Auditorium Restoration Committee is a non-profit group which seeks to renovate the existing stage and seating space so as to create a localized civic center to accommodate up to 450 persons. As recently as 20 years ago, the auditorium was a valued public forum. Today, the restored Walhalla Civic Auditorium serves as a venue for the arts and entertainment. Its meeting rooms also serve as a space for community events.

Broad Street Easements

The original city plan, created by Tyre B. Mauldin, created two 200 foot wide easements along North and South Broad streets which were deeded "in perpetuity to the People of Walhalla." These easements were intended for active and passive open space uses; however, development in these easements for the public purpose has been permitted over time. The most notable encroachment was the construction of railroad lines in the South Broad Street easement in the 1880's. Warehouse type facilities were constructed in places along the track. The easements were also used for the construction of county facilities, the post office, a bank and the Graded School Facility. Despite these encroachments, large portions of the easements remain undeveloped and add a physically pleasing element to the city.



Railroad Heritage

Walhalla celebrated the coming of the Blue Ridge Railroad Line to the city in the 1880's. The railroad had a major economic and cultural impact on Walhalla and helped define the existing character of the community. The railroad line is owned by Norfolk-Southern and has been abandoned for over thirty years. As time has passed, indications of the railroads presence have slowly disappeared. The old railroad trestle was dismantled in 1993 due to structural and safety concerns. Recently, three railroad cars which were given to the city were sold after years of discussion failed to yield a feasible plan for their use. The old line, however, still remains as a reminder of the railroad era. A dispute exists between Norfolk-Southern and the city as to whether the abandonment of the railroad line constitutes the surrendering of the railroad easement along South Broad Street. The return of full ownership of the right-of-way to the city does provide flexibility in its use as a cultural landmark and/or segment of an integrated pedestrian network for the area.

Depot Park and Cultural Center

The Walhalla Depot serves as a community center and city park. The Depot building is available for a nominal fee to public and private groups for various functions.

Stumphouse Mountain Tunnel

The Stumphouse Mountain Tunnel is a special part of the Walhalla area's culture. The original plan was to carve a tunnel through the granite mountain for a railroad which was to connect Knoxville with Charleston. The effort began in 1856. Financial problems halted construction before the Civil War after workers had managed to bore into one mountain. A company city known as "Tunnel Town" was even established to house the workers needed for the project. For years, the Tunnel was open to the public, and thousands of visitors annually made the trek to this exciting and mysterious feature. The Tunnel was sealed in 1996 due to concerns over its safety and stability. While Stumphouse Mountain Park is still open and offers picnicking, walking trails and access to Issaqueena Falls, the lack of access to the Tunnel detracts from the impact of the site and is a sad loss to the cultural history of the area.

Oconee County Cage

The Oconee County Cage is a former jail on wheels that is located at Browns Square Drive outside of the Oconee Heritage Center in Walhalla. At the time of its listing, it was located on Church Street at the Oconee County Law Enforcement Center. It was named to the National Register of Historic Places on November 14, 1982 along with the Oconee County Jail. At the time of its listing, the cage was considered the most intact cage in South Carolina. Oconee County has preserved the cage as a reminder of the former harsh conditions faced by convicts in the early twentieth century.

Table 5.1
Historical Buildings Over 100 Years Old (non residential)

Name	Address	Description
Keowee Courier Office	Short Street	1899
Walhalla Civic Auditorium/ Walhalla Graded School	North Broad Street	On national register; home to music, plays, recitals, lectures
Earle House	Walhalla Chamber of Commerce & Mountain Lakes Convention and Visitors Bureau	Private residence that was moved from Main Street
Chicopee Mill Supervisors House	304, 302, 306, & 308 South Spring Street & Ervin Street	1910
Brown Home (Foothills Antiques)	Main Street	1910
Walhalla High School	North Broad Street	1910
Chicopee Mill	Johns Street	1895
Walhalla Presbyterian Church	East Main Street	1914
Tobacco Factory	Tugaloo Street	1892
St John's Lutheran Church	303 West Main Street	1857



Chicopee Store Building	Lucas Street	1895
Rogers Realtors & Insurance	300-302 East Main Street	1885
McLees Building	218 Main Street	1900
Jail on Wheels	Oconee Heritage Center	Late 1800s (National Register)
Old St Johns Episcopal Meeting House	Kaufman Square	1889 (National Register)
Blue Ridge Railroad Depot	Kaufman Square	1887
Wagner Monument	West Main Street	1900
South John Street Trinity UMC		Slave church disbanded
St Francis Catholic Church		1910-1916

Table 5.2
Historical Buildings Over 100 Years Old (residential)

House	Year Built
207 South Tugaloo (Nannie B Hughes)	1890
208 South Tugalo (Ray & Alicia Keys)	1880
105 West Main Street (Harrison House)	1850
100 East Wesley Street	1880
300 South Catherine (Theilings)	1905
302 South College (Harry Norman House)	1885
308 South College (Burley House)	1890
109 East Maulidin (Arve House)	1890
409 East Main Street (Bauknight House)	1906
504 East Main Street (JB Schroeder House)	1850
705 E Main Street (Dr. Craig House)	1910
707 East Main Street (Nevitt Fant House)	1910
Thompson Avenue (Fred Bieman House)	1910
Verner Street (Chicopee Mill House Type C)	1910



5 Lucas Street (Chicopee Mill House Type A)	1885
14 Lucas Street, Jaynes Street (Chicopee Mill House Type B)	1895
601 West South Broad Carter House	1900

Walhalla is also located within close proximity to several recreational areas with an abundance of natural beauty in the continuous chain of large lakes and scenic mountains and valleys nearby. To the east and northeast are Lakes Jocassee, Keowee, and Hartwell and to the north is the Blue Ridge escarpment. There are many parks and recreation facilities that provide the citizens of Walhalla with access to these natural areas. Keowee-Toxaway State Park, Table Rock State Park, and the Sumter National Forest are all located within a short driving distance along scenic Highway 11 in northern Oconee County and provide overnight camping and picnic facilities as well as access to swimming, boating, and hiking trails.

Festivals and Events

Oktoberfest

Every 3rd weekend in October, the City of Walhalla breaks out the lederhosen, strikes up the polka band and celebrates the City's Bavarian heritage. Arts, crafts, food, entertainment, carnival rides and a beer garden are some of the activities at the festival.

Veterans Parade

Every 3rd year, the City of Walhalla hosts the Veteran's parade is held to honor Oconee County Veterans. The parade rotates among the three larger cities within Oconee County.

Christmas Parade

The annual parade is held every December with Santa as the main feature.

Farmers Market

Beginning in June, the Market is open Monday's, 7-10am and Thursday's 4-7pm for locally grown produce and hand-made Artisan Crafts.

Independence Day Eve

Every July 3rd, the City hosts a family friendly fun event with fireworks and a homemade ice cream contest.

Luminary Tour of Churches

First Saturday of December after Christmas parade



Cultural Resources Goals

GOALS:

- 1) Citizens should be encouraged to learn about Walhalla's rich tradition through ongoing cultural activities.
- 2) Remaining elements of the railroad should be incorporated into future city plans so as to preserve this aspect of the City's heritage.
- 3) Support any efforts aimed at preserving the heritage of the city and surrounding community.

POLICIES:

Policy 5.1The City will prevent further encroachment or alteration to the Broad Street easements.

Policy 5.2The City will seek to protect demonstrable physical manifestations of the cultural heritage through laws and policies.

Policy 5.3The City will provide all possible assistance to private groups working to enhance the cultural aspects of the community

Policy 5.4 The City will continue to work with the Natureland Trust to preserve and maintain the Stumphouse property.

Policy 5.5 The City will continue to support cultural amenities and activities in the City of Walhalla including the civic center, the museum, and the Heritage Center.

NATURAL RESOURCES ELEMENT



The Natural Resources Element of the Comprehensive Plan aims to protect, preserve, conserve and utilize the unique traits of our regional environment to its highest potential. The Natural Resources Element of the Comprehensive Plan is dedicated to the local landscape and the natural features that this landscape encompasses. This chapter serves to outline goals and objectives for the effective protection, preservation, conservation, and utilization of the natural environment for the future benefit of the citizens of Walhalla.

Through an understanding of the environmental conditions in the City of Walhalla, the developability of the land can be assessed to help determine the most suitable use. The slope, soils, and location of floodplains all have an impact on the potential for development of land in the community. In addition, pollution concerns, especially with air and water quality, have an impact on the suitability of different types of development in the area. In the case of Walhalla, there are only minor streams in the city limits and the closest major environmentally sensitive areas exist outside the city limits and are outside the direct control of the city.

The topography of Walhalla is characterized by gently rolling hills with elevations ranging from 990 to 915 feet above sea level. While slopes of 25% or greater are generally considered to be too steep for any type of development, very few parts of Walhalla have slopes greater than 25%. The general topography of the city is well suited for development. While floodplains can be a limiting factor in the development of an area, this is not of particular concern in the City of Walhalla. At present, they pose little problem for proposed or existing development. The largest threat to the quality of these streams is stormwater runoff from development which at present is uncontrolled.

The suitability of soil for development depends largely on two criteria: bearing capacity and drainage. Bearing capacity refers to the soil's resistance to penetration from a weighted object such as a building foundation. Typically, gravel and sandy soil mixtures have a greater bearing capacity than clay soil and loamy or organic soils have the lowest bearing capacity. These conditions can be improved through compacting the soil during the construction processes.



The drainage of soils can be described in three terms: infiltration capacity (rate at which water penetrates the soils surface); permeability (rate of water movement through the soil); and percolation (rate at which water is absorbed in the soil). The drainage characteristics of soils can be a limiting factor to the potential development of an area.

Soil types in Walhalla are dominated by the Cecil and Lloyd association which are described as well-drained, gently sloping soils that have red to dark red subsoils. These soils are typically found on the uplands of the piedmont section of the state and their slope is generally less than 4%. These soils are well suited for development purposes. The surface layers are primarily sandy loam and have a good bearing capacity as well as a moderately high rate of infiltration. Erosion is a concern for those areas with slopes, especially where the native vegetation has been cleared. Slopes for the Cecil association range from 2% to 5% while the Lloyd association slopes range from 2% to 35% slope with the majority between 2% to 10%.

Natural Resources Goals

GOALS

- 1) Protection of identified natural resources in the city limits
- 2) Proper flood plain management
- 3) Enhancement of existing scenic views and vistas

POLICIES:

Policy 6.1The City will assist in taking an inventory and make recommendations pertaining to natural resources in the city limits. The Planning Commission may also advise the city on policy changes which may impact natural resources outside the city limits.

Policy 6.2The city Building Official will coordinate with relevant state and federal bodies to ensure compliance with all regulations related to flood plains in the city.

Policy 6.3Environmental impacts of development are to be considered in the zoning and land use process.

Policy 6.4The city will attempt to integrate identified natural amenities into the park and open space circulation system.

Policy 6.5 Walhalla will continue to support the efforts of the Tree Board to preserve trees on city owned properties.



TRANSPORTATION ELEMENT



The Transportation Element of the Comprehensive Plan serves to identify the existing transportation facilities; evaluate the area's potential for growth, development, or redevelopment; and project the future transportation enhancements needed to meet demand. Transportation is an integral building block the physical environment. The movement of goods and services is the basis of a local economy. Transportation facilities also provide ways for individuals to travel for employment, education, and leisure. When transportation is mentioned, most people think of roads, highways and bridges. However, transportation is an all-encompassing network that includes rail, water, air, pedestrian, transit, and automobile infrastructure. This element provides an overview of Oconee County's transportation facilities, and seeks to identify the changes affecting these facilities in order to identify the policies that will guide growth for the next 20 years.

Three major state highways influence traffic patterns in the City of Walhalla. Highway 28, also known as Main Street and Blue Ridge Boulevard, runs through the middle of town and defines the central business district. Highway 28 connects Walhalla with Seneca to the east and the Mountain Rest community to the west before extending on towards the North Carolina and Georgia borders. Highway 183, extending north to south from the Westminster area and on to Pickens, bisects the city and intersects with Highway 28 at the town's center. Highway 11 is located just outside the eastern city limits in West Union and connects the area with Interstate 85 to the south. It too intersects Highway 28 and is defined by the two shopping center complexes at that intersection.

The city is currently undertaking a streetscape project in downtown on the four commercial blocks from Ann Street to Tugaloo Street. The project consists of new water and sewer, sidewalks, landscaping, and center medians. The four block section will also be reduced from four lanes to two lanes. The two lane traffic pattern will provide a safer environment for pedestrian traffic.

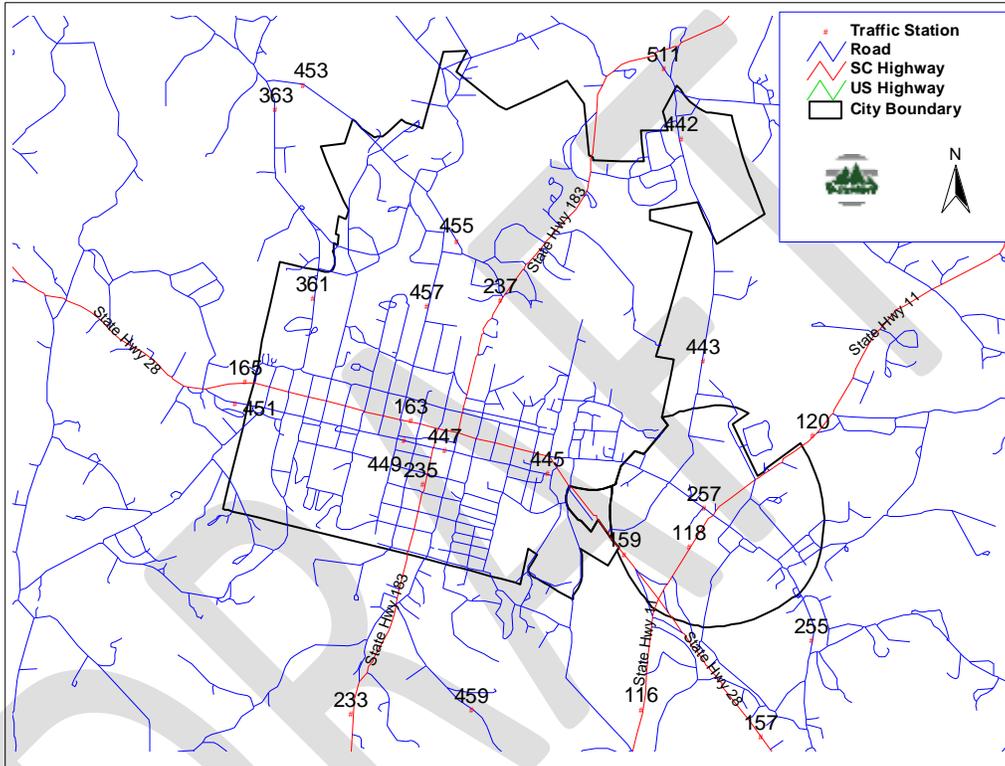
Table 7.1
Average Daily Traffic Counts, 2014

Station Number (see map)	Route	Rt. Alternative Name	Location	2014 Traffic Counts
116	SC 11	Cherokee Foothills Hwy	Bear Swamp Rd. (S-220) TO SC 28	5100
118	SC 11	Cherokee Foothills Hwy	SC 28 TO SC 28 (Bus.)	8100
120	SC 11	Cherokee Foothills Hwy	SC 28 TO Old Hwy 11 (S-24)	7500
157	SC 28	Main Street	Popular Springs Rd. (S-35) TO SC 11	12,500
159	SC 28	Main Street	SC 11 TO W. Main St. (S-3)	12300
163	SC 28	Main Street	W. Main St. (S-3) TO Maple St. (S-36)	9800
165	SC 28	Main Street	Maple St. (S-36) TO Broad St. (S-47)	4400
233	SC 183	Pickens Hwy	Hefner Rd. (S-107) TO Bear Swamp Rd./Flat Road Rd. (S-220/S-241)	2200
235	SC 183	Pickens Hwy	Bear Swamp Rd./Flat Road Rd. (S-220/S-241) TO SC 28	2700
237	SC 183	Pickens Hwy	SC 28 TO SC 11	7200
255	S-3	W. Main Street	SC 28 TO SC 11	3700
257	S-3	W. Main Street	SC 11 TO SC 28	4300
363	S-181	N. Laurel/Winchester St.	N. Dogwood St. (S-594) TO Playground Rd. (S-59)	600
361	S-181	N. Laurel/Winchester St.	N. Broad St. (S-164) TO N. Dogwood St. (S-594)	500
453	S-59	Playground Road	Church St. (S-148) TO SC 28	450
455	S-59	Playground Road	SC 183 TO Church St. (S-148)	1250
511	S-131	Fowler Road	Torrington Rd. (S-324) TO SC 183	1450
442	S-324	Torrington Road	Fowler Rd. (S-131) TO Freedom Dr. (S-393)	800
443	S-324	Torrington Road	Freedom Dr. (S-393) TO Main St. (S-1)	1700
451	S-47	Broad Street	Maple St. (S-36) TO SC 28	600
459	S-220	Bear Swamp Road	SC 11 TO Boundary St. (S-267)	750
449	S-47	Broad Street	SC 183 TO Maple St. (S-36)	2000
447	S-47	Broad Street	Johns St. (S-332) TO SC 183	2600
445	S-47	Broad Street	Earle St. (S-77) TO Johns St. (S-332)	1850
457	S-148	Church Street	SC 28 TO Playground Rd. (S-59)	1100

Source: SCDOT Planning Office



Figure 7.1
Traffic Counts Stations
2013



Arterial Streets

Traffic counts identify Highway 28 as the most heavily used road in the vicinity. This is due to the road's location which causes it to serve as a collector for numerous residential areas as well as the central business district. Traffic on this road is most intense in the eastern and central parts of town before disbursing onto South Broad Street and Highway 183.

While traffic on Main Street is heavy, it is not generally recognized as a problem due to the localized character of the business district. Traffic flows smoothly and relatively safely except for the occasional fender bender. Traffic control signals with turn arrows are properly positioned and allow for the proper disbursal of motorists. The biggest traffic problem on Highway 28 concerns the divided medians at the east and west ends of town.

The northernmost monitoring station on Highway 183 indicates 7,200 vehicles per day. This is the area of Walhalla High and Middle Schools and has been identified as the most immediate traffic problem facing the city at this time. These schools have a combined enrollment of 1,707 students and contribute an estimated 1,890 vehicles to the immediate area each school day. The lack of adequate access to the facilities combined with the influx of traffic during the morning hours has necessitated the stationing of two police officers during the morning and one in the afternoon to provide traffic control.

Another traffic concern in the same area has to do with high density residential development in the Fox Run subdivision. This subdivision is being rapidly developed and will have 60 single family units once it is built out. In addition, the Standpoint Vistas apartment complex with 64 total units is located in the same area as Fox Run. Both of these developments share a single access road to Highway 183 with no other available means of egress. A traffic signal may have to be installed to help relieve future problems caused by the development.

Collector Streets

Playground Road is one of the most heavily traveled collector street, averaging 1,250 cars per day on the section between Highway 183 and North Church. Increased residential development in the surrounding area is expected to generate higher traffic volumes on this road. The biggest concern for Playground Road is its intersection with Highway 183. The intersection is angled and site lines are affected by a cresting hill on Highway 183 to the motorist's left. More traffic on this road will eventually necessitate either the installation of a traffic signal or the redesign of the intersection.

North Church Street is another heavily traveled road that provides the most direct access to Main Street for those traveling from the northwest part of the Walhalla area. In addition, Walhalla City Hall is located on North Church and thus contributes to the volume of traffic. Development of the area surrounding Playground Road and Earlestead Drive will cause some increase in traffic on North Church; however, the design of the street is sufficient to handle the increases without any major alterations.



The Fowler/Torrington Road area is the site of ongoing residential development and also the Koyo Plant in West Union. The already high traffic volumes observed on these streets are expected to increase as development of all sizes, types and scales occurs outside the city jurisdiction. Within the city limits, multiple acre undeveloped parcels along Torrington Road are expected to be developed sometime in the future. Under current zoning strategies, the parcels can be developed into 78 low-density single family home sites with an estimated traffic impact of 780 daily trips. Any rezoning of these parcels should take into account the impact of traffic generated by the proposed new use.

Sidewalks

Sidewalks are installed along all streets in the central business district. Additional sidewalks were provided in the Mill Hill and Moore Avenue areas when these communities were originally developed. Sidewalks in the central business district and Moore Avenue area are well-maintained as are most sidewalks in the Mill Hill. In the Mill Hill, the single biggest problem with sidewalks involves the growth of large trees whose roots are slowly uplifting the sidewalk in scattered locations. This problem is especially common on Mauldin, South Tugaloo and Ervin streets. Permanent solutions to this problem are difficult to come by as the proper repair of the sidewalk would result in the loss of the tree. In the remaining sidewalk areas, the city provides standard maintenance and repairs abnormalities as they arise.

Transportation Goals

GOALS:

- 1) Find ways to make the city a pedestrian and bike friendly place
- 2) Improve the condition of existing streets and ensure that future roadways are built to last and improve the overall mobility of residents within the City

Policy 7.1 The City will explore the possibility of constructing pedestrian connectors throughout strategic locations in the city.

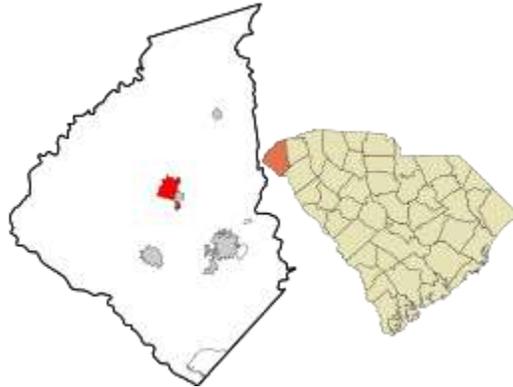
Policy 7.2 Traffic impact standards are to be considered in zoning and land use programming.

Policy 7.3 The City will take steps to alleviate existing traffic problems and hazards.

Policy 7.4 The City will need to address the change in patterns due to the location of the new high school.

Policy 7.5 The City will need to offer alternate modes of transportation including bike paths, and access to public transportation.

LAND USE ELEMENT



The land use element is intended to coordinate the findings from the previous elements in order to provide a sound management strategy for the city's growth. Existing and future land use needs are based on this element.

Table 8.1

Existing Land Use Classification Acreage

Land Use Classification	Acreage	% of Total
Agricultural/Vacant	480.3	26.8%
Residential	761.3	42.5%
Commercial	179.6	10.0%
Industrial	15.4	0.9%
Public	81	4.5%
Right-of-Way	271.8	15.2%
Total	1,789.4	100.0%

Agricultural/Vacant

Over 25% of land in the city is either vacant or in agricultural status. None of these sites are used for fully functional intensive agricultural activities. Much of this land is associated with either steep slopes or flood plains which make high-intensity development problematic. An estimated 50% or 220 acres may be suitable for housing development. Most of this acreage is located along Torrington Road, Earlestead Drive and South Poplar Street. Discounting twenty percent for easements and rights-of way, 192 acres are left which could yield about 350 additional housing sites. Another development option would be high density residential "clustering" or resource-based designing.



Residential

761.3 acres in Walhalla are dedicated to housing. The older housing stock located in the southern portion of the city is generally high density in nature, while newer subdivisions in the northern end are typically situated on lots of 15,000 square feet or greater. Apartment complexes and mobile home parks are scattered throughout the city.

Commercial

Most of Walhalla's commercial activity is located on Highways 28 and 183. The central business district encompasses seven city blocks in the middle of town. Toward the city limits, business activity becomes more modern and large-lot oriented. In between is an office commercial district which uses old residences as office space. Core commercial activity is generally mercantile and mixes well with surrounding uses.

Industrial

Less than one percent of the city's total acreage is used for industrial purposes. Industrial sites are located in the southern end of town. Each site is surrounded by residential areas of varying intensity.

Public

Just under 5% of land in Walhalla is used for public purposes. A large portion of this is used by Oconee County and the School District. Several large tracts in the Cane Creek floodplain are used by the Recreation Department. The city also manages some acreage in the Industrial District for the Public Works and Water departments.

FUTURE LAND USE

Residential

All indicators show that Walhalla should remain a mostly residential community over the next ten years. Affordable housing options, market and neighborhood stability, need for rental units (both multi-family and detached) and demand for new housing construction in the city and surrounding area are factors which support this conclusion. Continued economic prosperity and job creation in Oconee County will also enhance demand for housing in Walhalla. The key

issue facing the city at this time is meeting the demand of housing in a manner that satisfies market demand while preserving the integrity of existing communities and neighborhoods.

The city's population is projected to reach 5,040 inhabitants by the year 2010. Assuming household size of 2.4 persons per household, the city will need 2,100 housing units by that time to meet demand. The city currently has 1,176 detached dwellings, 294 multi-family units and 234 manufactured homes for a total of 1,704 existing housing units. As a result, 396 new housing units will be needed by 2025.

As observed in the existing land use element, the city has approximately 192 acres of suitable land for housing construction. All of this land is currently zoned for construction of single-family detached dwellings on one-half acre lots. A total of 384 new homes could be constructed under these guidelines, which is 12 units less than the 396 needed to meet projected demand by 2025.

An alternative strategy would be to allow for lower minimum lot sizes on these currently vacant lands. Homes built on smaller lots would tend to be more affordable and could entice young families to either stay in or relocate to Walhalla. Reducing minimum lot size requirements to one-third acre (15,000 sq. ft.) would allow for construction of 576 housing units in the vacant lands, while a reduction to quarter-acre (10,000 sq. ft.) lots would yield 768 new units.

Those tracts located in or around steep slopes and flood plains could be used for extremely low intensity housing development. Most of these lots would be wooded and offer access to pleasant views and vistas. Such homes would most likely be out of the price range of first-time homeowners, but could attract families with higher income levels. In order to meet federal and state requirements pertaining to flood plain management, the city should continue its policy of requiring engineering and impact review of proposed development in these sensitive areas; however, the zoning ordinance can allow some flexibility which would make housing development in these areas feasible. One method would be to allow for deep lots with smaller front yard widths than is typical in most areas of the city. To allow for this, the zoning ordinance would have to be adjusted so that minimum width requirements are either waived entirely or become a function of lot depth in such areas. Another option would be to relax front-yard setback requirements in these areas.

Vacant parcels in developed residential areas are scattered throughout the city. While renovations and upgrades of existing housing stock have revitalized existing neighborhoods in the south part of town, there has been no new site-built residential construction in this area. In order to protect the character of existing neighborhoods, the city should continue its policy of reviewing individual requests for manufactured home installations in the existing general residential districts.



As has been noted, Walhalla has a relatively high number of rental housing units as a percentage of total housing. Managers of apartment complexes in the city report very low vacancy rates, indicating that demand remains strong for both subsidized and non-subsidized rental units. Additionally, multi-family housing is needed to attract younger families to the Walhalla area. On the downside, recent attempts at rezoning property to multi-family uses have met with strong opposition from neighboring residents. Part of this opposition is due in part to current zoning guidelines which allow for construction of massive complexes which could negatively impact traffic and quality of life in existing neighborhoods. In order to efficiently deal with demand for rental and/or multi-family housing, the city may want to reconsider current land-use policies so as to provide for development of small duplex and/or townhouse units in strategic locations throughout the city. The Bell Mill Townhouses, located in the Timberline Ridge subdivision, provide a good example of how limited multi-family activities can be in agreement with residential areas. Zoning policies could provide for the construction of such developments through the use of special exception requests before the Board of Zoning Appeals. The advantage of this strategy is that all possible impacts of the development can be considered, the developer would have to present a plan that cannot be expanded upon after approval (thus giving neighboring residents a firm idea of what they can expect), and the surrounding residents would have an opportunity to express their opinions at a public hearing.

Regarding all types of new housing development, the city should be willing to consider various “new urbanism” strategies which may be proposed. Flexible strategies such as cluster zoning, preservation variances, resource-based design, and density bonuses can be used to encourage unique types of development which would be beneficial to the city and the developer. In addition, the city should work with residents of established neighborhoods to ensure that zoning regulations are in keeping with the identifiable characteristics of their areas. The city should also work to protect traditional neighborhoods which have key architectural features through the use of overlay zoning strategies.

Commercial

Most of this activity is expected to remain along Highway 28, the city’s prime commercial corridor. Due to these factors, it is expected that any type of large-scale or “big box” commercial development will occur outside the city limits. Most commercial properties in the central business district are currently being used for general and specialty mercantile, office, professional and eating/drinking establishments. To protect the character of the central business district, land use guidelines should continue to be geared to promote these uses and discourage “strip” development and open-lot type uses commonly associated with highway

commercial zoning districts. It is expected that there will be an increasing need for the expansion of the central business district into the areas of North and South Broad Streets. Land use policies should provide for the orderly expansion of the district in a manner that is compatible with existing residential uses in these areas. Barring any large scale redevelopment, commercial uses in this area are expected to be limited to office or other uses which can be conducted in an existing house structure modified and upfitted for their particular use. Such activities would generally be compatible with the existing residential characteristics of the neighborhood.

Commercial activity along Highway 183 is somewhat more limited and less active by comparison. Commercial uses are scattered along this area due to the presence of existing residential neighborhoods. Additionally, the already high traffic congestion in the area could be worsened as a result of intensive commercial use, particularly in the northern end of town. Future commercial land use planning in this area should be a function of estimated traffic impact. For example, a mini-warehouse facility or furniture refinishing workshop would not significantly increase the amount of average daily traffic, whereas a bank, restaurant, or similar use dependent on a large number of customers per day would exacerbate existing traffic woes. Limited scale warehousing or workshop facilities which are currently restricted to the light industrial district may be appropriate in this area under conditional use permitting provisions.

The southern part of Highway 183 has also seen limited commercial use. Again, most of this area is used for residential purposes at this time. The area is currently zoned highway commercial, but many of the uses allowed in this district would have a negative impact on the existing residential uses. The city should explore the possibility of creating a neighborhood commercial zoning designation for this area which would provide for smaller-scale retail and service uses more appropriate to the neighborhood.

Industrial

As with commercial uses, vacant land suitable for industrial purposes is becoming scarce in the city limits. The only lands suitable are located in the southeast part of the city near Earle Street. Two tracts totaling 37 acres are located here and have access to all necessary industrial infrastructure. The only other option for industrial development would involve those vacant parcels totaling 63 acres along Torrington Road in the northeast part of the city. This area is currently reserved for residential purposes. Industrial expansion in this area would require rezoning and the extension of proper sewer and water lines. Before such development is allowed, the city should make a careful cost-benefit analysis which considers development impact as well as the loss of future housing sites.



Institutional

An additional future institutional need will be for improved recreation facilities and/or indoor complex, should such a project become financially feasible. Initial site selection criteria for such a facility should be discussed and land held in reserve should a suitable location be found. Because Walhalla's status as Oconee County Seat has economic, cultural, sociological and psychological benefits, future land use policies concerning the construction and expansion of institutional facilities in the city should provide as much flexibility as possible.

DRAFT

Land Use Goals

GOALS:

- 1) Preservation of existing communities
- 2) Expansion of the central business district in an orderly manner
- 3) Comprehensive review of zoning guidelines to ensure compliance with the needs of the community
- 4) Protection of areas from incompatible or noxious uses

POLICIES:

Policy 8.1 The City of Walhalla shall review the zoning ordinance and amended as needed to further the needs and goals of this Comprehensive Plan.

Policy 8.2 The city will explore the possibility of mixed-use as a development option if it can be demonstrated that uses are compatible or in agreement.

Policy 8.3 The City should look into the process of burying power lines to optimize the beauty of major routes within the City.

GOALS AND POLICIES

Population

GOALS

- 1) Continued attraction of persons from other areas for permanent resettlement
- 2) Encouraging young families to either stay or move to the community
- 3) Economic, social, and cultural diversity among city residents
- 4) Necessary services available to the aging population
- 5) Necessary services available to the young families population
- 6) Necessary services available to the Hispanic Population

POLICIES

Policy 1.1The City of Walhalla will encourage a mixture of housing types based on density and affordability so as to maintain the diversity of the community and provide equal access and opportunity for all.

Policy 1.2 Walhalla will promote sound economic development throughout the city, area and county to maintain an employment base that encourages population growth and retention.

Policy 1.3The City will explore additional services designed to facilitate services for the aging population and young families.

Policy 1.4 the City will explore additional services designed to facilitate services for the Hispanic Population



Community Facilities

GOALS:

- 1) Maintaining high standards of achievement and service currently observed in all city departments.
- 2) Ensure adequate staffing to meet the needs of residents.
- 3) Engage in long range planning strategies for the water and recreation departments.
- 4) Early preparation of strategies to deal with the impact of external growth.

POLICIES:

Policy 2.1The City of Walhalla recognizes the importance of recreation services to the entire community. The city will continue a dialogue with the county concerning a joint venture for new facilities construction and upgrades.

Policy 2.2City land use policies will provide for the orderly expansion of community facilities so as not to adversely affect the existing character of neighborhoods, communities and areas

Economic Development

GOALS

- 1) Diversity in the local and regional economy
- 2) Recruitment of high quality employment options
- 3) Continued growth of the central business district
- 4) Retainment of existing industries in the city limits
- 5) Recruitment of light industrial activities to vacant parcels in the LI zoning district.
- 6) Promote tourism
- 7) Promote Walhalla as a retirement destination

POLICIES:

Policy 3.1 The City of Walhalla will support land use goals designed to protect and enhance the existing mercantile characteristics of the central business district

Policy 3.2 Walhalla's land use goals can be tailored to allow the mix of compatible commercial and residential activities in strategic locations.

Policy 3.3 The City will actively recruit the placement of a specialized job-training center within the city limits

Policy 3.4 The City will encourage a positive relationship with the Chamber of Commerce to facilitate the organization of special events.

Policy 3.5 The City will explore tax incentive options designed to encourage commercial location and facility upgrades.

Policy 3.6 The city will actively pursue grants for the purpose of commercial revitalization

Policy 3.7 The City will pursue ways to promote tourism activities in Walhalla including the Heritage Corridor and support the visitors' bureau.

Policy 3.8 The city will find ways to attract a hotel/motel to help with tourism.

Policy 3.9 The city will find ways to attract assisted living/retirement villages and/or 55+ age communities.



Cultural Resources

GOALS:

- 1) Citizens should be encouraged to learn about Walhalla's rich tradition through ongoing cultural activities
- 2) Remaining elements of the railroad should be incorporated into future city plans so as to preserve this aspect of the City's heritage.
- 3) Support any efforts aimed at preserving the heritage of the city and surrounding community

POLICIES:

Policy 4.1 The City will prevent further encroachment or alteration to the Broad Street easements.

Policy 4.2 The City will seek to protect demonstrable physical manifestations of the cultural heritage through laws and policies.

Policy 4.3 The City will provide all possible assistance to private groups working to enhance the cultural aspects of the community

Policy 4.4 The City will continue to work with the Natureland Trust to preserve and maintain the Stumphouse property.

Policy 4.5 The City will continue to support cultural amenities and activities in the City of Walhalla including the Walhalla Civic Auditorium, the museum, and the Heritage Center.

Natural Resources

GOALS

- 1) Protection of identified natural resources in the city limits
- 2) Proper flood plain management
- 3) Enhancement of existing scenic views and vistas

POLICIES:

Policy 5.1The City will assist in taking an inventory and make recommendations pertaining to natural resources in the city limits. The Planning Commission may also advise the city on policy changes which may impact natural resources outside the city limits.

Policy 5.2The city Building Official will coordinate with relevant state and federal bodies to ensure compliance with all regulations related to flood plains in the city.

Policy 5.3Environmental impacts of development are to be considered in the zoning and land use process.

Policy 5.4The city will attempt to integrate identified natural amenities into the park and open space circulation system.

Policy 5.5 Walhalla will continue to support the efforts of the Tree Board to preserve trees on city owned properties.



Economic Development

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Policy 6.9 The city will find ways to attract assisted living/retirement villages and/or 55+ age communities.

Housing

GOALS:

- 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) Providing a mixture of housing choices for all income levels.

POLICIES:

Policy 7.1The City of Walhalla will tailor its land use objectives to ensure a proper amount of affordable housing.

Policy 7.2The City will seek grant funding to assist low-income homeowners with necessary renovations and repairs.

Policy 7.3To protect community housing investments, the city will continue to actively pursue all available methods to abate deteriorated and dilapidated structures

Policy 7.4The city shall continue to inspect rental units for the protection of the public health, safety and welfare.



Transportation Goals

GOALS:

- 3) Find ways to make the city a pedestrian and bike friendly place
- 4) Improve the condition of existing streets and ensure that future roadways are built to last and improve the overall mobility of residents within the City

Policy 6.1 The City will explore the possibility of constructing pedestrian connectors throughout strategic locations in the city.

Policy 6.2 Traffic impact standards are to be considered in zoning and land use programming.

Policy 6.3 The City will take steps to alleviate existing traffic problems and hazards.

Policy 6.4 The City will need to address the change in patterns due to the location of the new high school.

Policy 6.5 The City will need to offer alternate modes of transportation including bike paths, and access to public transportation.

Land Use Goals

GOALS:

- 4) Preservation of existing communities
- 5) Expansion of the central business district in an orderly manner
- 6) Comprehensive review of zoning guidelines to ensure compliance with the needs of the community
- 7) Protection of areas from incompatible or noxious uses

POLICIES:

Policy 7.1 The City of Walhalla shall review the zoning ordinance and amended as needed to further the needs and goals of this Comprehensive Plan.

Policy 7.2 The city will explore the possibility of mixed-use as a development option if it can be demonstrated that uses are compatible or in agreement.

Policy 7.3 The City should look into the process of burying power lines to optimize the beauty of major routes within the City.

Survey Results