

RICHLAND COUNTY

DEVELOPMENT AND SERVICES COMMITTEE

AGENDA



TUESDAY JUNE 24, 2025

5:00 PM

COUNCIL CHAMBERS

Richland County Council 2024-2025



Jessica Mackley
District 9
Chair



Tish Dozier Alleyne
District 8



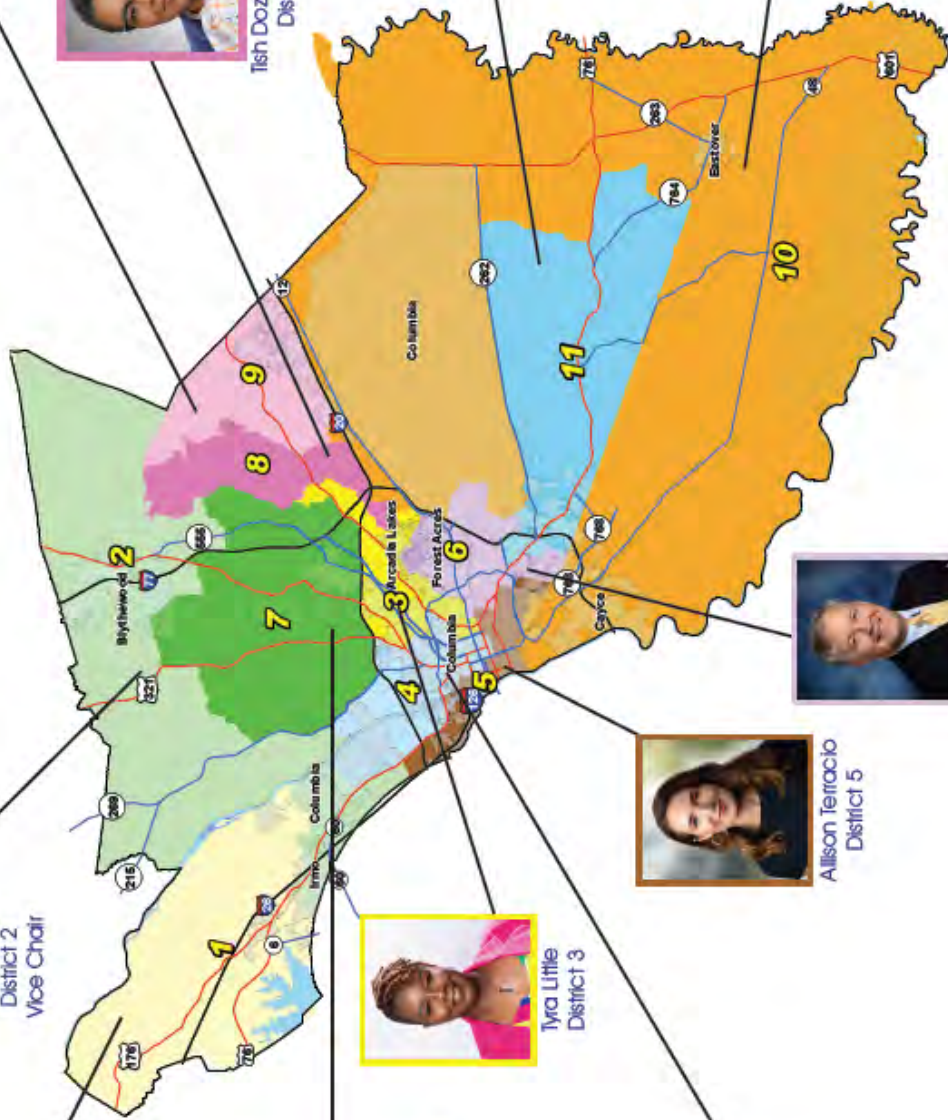
Chakisse Newton
District 11



Cheryl D. English
District 10



Derrek Pugh
District 2
Vice Chair



Jason Branham
District 1



Gretchen D. Barron
District 7



Iyra Little
District 3



Allison Terracio
District 5



Paul Livingston
District 4



Don Weaver
District 6



**Richland County
Development and Services Committee**

AGENDA

June 24, 2025 - 5:00 PM
2020 Hampton Street, Columbia, SC 29204

The Honorable Jason Branham	The Honorable Allison Terracio	The Honorable Gretchen Barron	The Honorable Cheryl English	The Honorable Chakisse Newton, Chair
County Council District 1	County Council District 5	County Council District 7	County Council District 10	County Council District 11

1. **CALL TO ORDER** The Honorable Chakisse Newton, Chair
 - a. Roll Call

2. **APPROVAL OF MINUTES** The Honorable Chakisse Newton
 - a. May 20, 2025 **[PAGES 6-8]**

3. **ADOPTION OF AGENDA** The Honorable Chakisse Newton

4. **ITEMS FOR ACTION**
 - a. Department of Public Works - Engineering - Quit Claim Deed - Portion of Olga Road **[PAGES 9-15]**

5. **ITEMS PENDING ANALYSIS: NO ACTION REQUIRED** The Honorable Chakisse Newton
 - a. I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained). [BRANHAM, ENGLISH, and NEWTON - July 2, 2024] **[PAGES 16-21]**
 - b. I move to direct the County Administrator to commission an analysis of the County’s residential

development permitting processes and standards related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, BARRON, and TERRACIO - September 10, 2024]]

***NOTE: Staff continues efforts to include any best practices related to the permitting process and standards during the Comprehensive Plan Update.*

- c. For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place. [TERRACIO and ENGLISH - October 15, 2024] **[PAGES 22-29]**

- d. I move that the county consider developing a Neighborhood Master Plan that establishes policies and goals related to preservation and development in the Ballentine community with the goal to preserve and promote the desired character of the community while also conserving and protecting the waters and watershed of Lake Murray. [BRANHAM - November 19, 2024]

***NOTE: Staff continues to develop a draft commercial corridor overlay district to present to the Committee in the fall of 2025.*

6. ADJOURNMENT

The Honorable Chakisse Newton



Special Accommodations and Interpreter Services Citizens may be present during any of the County's meetings. If requested, the agenda and backup materials will be made available in alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), as amended and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the Clerk of Council's office either in person at 2020 Hampton Street, Columbia, SC, by telephone at (803) 576-2061, or TDD at 803-576-2045 no later than 24 hours prior to the scheduled meeting.



Richland County Council
Development and Services Committee Meeting
MINUTES
May 20, 2025 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COUNCIL COMMITTEE MEMBERS PRESENT: Chakisse Newton, Chair, Jason Branham, Allison Terracio, Gretchen Barron, and Cheryl English

OTHERS PRESENT: Councilman Don Weaver, Anette Kirylo, Patrick Wright, Ashiya Myers, Angela Weathersby, Michelle Onley, Kenny Bowen, Aric Jensen, Jackie Hancock, Kyle Holsclaw, Stacey Hamm, John Thompson, Michael Maloney, Michael Byrd, Quinton Epps, Lori Thomas, and Synithia Williams

1. **CALL TO ORDER** – Chairwoman Chakisse Newton called the meeting to order at approximately 5:00 PM.
2. **APPROVAL OF MINUTES**
 - a. **March 25, 2025** – Ms. Barron moved to approve the minutes as distributed, seconded by Ms. English.
In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** – Ms. Terracio moved to adopt the agenda as published, seconded by Ms. Barron.
In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.
4. **ITEMS PENDING ANALYSIS**
 - a. **I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained.) [BRANHAM, ENGLISH, and NEWTON – July 2, 2024]** – Ms. Synithia Williams, Community Planning & Development Director, indicated the Public Works Department is taking the lead on obtaining all of the outstanding roads. The challenge is that some roads are not contiguous to a publicly maintained road. The focus right now is to go after the roads owned by individuals. There is no timeline for when Public Works will initiate condemnation action to obtain rights-of-way.

Ms. Newton inquired about how the list was developed and whether it was meant to exclude specific subdivisions.

Ms. Williams stated the list before the committee was the original list of abandoned roads from 2013 and 2020 that previous councils agreed for Public Works to take in. An additional list has approximately 229 private subdivisions, which equals about 70 miles of roadway.

Ms. Newton noted that part one of the motion was to secure title to roads, and part two was to recommend changes to ordinances and protocols. She inquired if there had been any developments on that front.

Ms. Williams stated the updated Land Development Manual included processes and procedures to ensure the roads are inspected and the bonding process is reviewed. If a developer abandons a road, it goes up for tax sale. Therefore, they are working with the Forfeited Land Commission to determine if there are any roads and get them off the Forfeited Land Commission list.

Ms. Newton stated it was her impression that there were provisions related to bonding that allowed the road to be brought to County standards and adopted into the system.

Ms. Williams replied the policy lies with Public Works; therefore, she could not provide a detailed response.

Ms. Barron inquired about a potential timeline for the resolution of this motion.

Ms. Williams indicated the parties meet every six weeks to obtain updates on progress in obtaining the rights-of-way.

- b. I move to direct the County Administrator to commission an analysis of the County's residential development permitting processes and standards related to noise, flooding, air pollution, and other environmental impacts, in order to ensure that the County has adopted and is following the most current industry best practices to reduce negative environmental impacts. This may include recommendations for improving and enhancing the County's Land Development Code, Land Development Design Manual, Comprehensive Plan, Zoning Map, and related documents. [NEWTON, PUGH, BARRON, and TERRACIO – September 10, 2024] – Ms. Williams stated the County has updated the Land Development Design Manual. It has increased standards related to Stormwater. The County also has a National Flood Insurance Program; however, we do not have a full-time Floodplain Manager. The County Zoning Administrator is handling the Floodplain Manager's duties. The Comprehensive Plan is anticipated to be completed by the end of 2025. The County does not manage air quality. It is handled by the Department of Environmental Services. The County has Code Enforcement Officers who address noise complaints.

Recommended steps are:

- Look at what we have gotten since the updated Land Development Manual
- Proceed with hiring a full-time Floodplain Manager
- Potentially hiring an outside consultant to conduct a comprehensive review of all the County's ordinances

Mr. Aric Jensen, Assistant County Administrator, pointed out that the Floodplain Manager position is currently vacant and not frozen. They have had difficulty filling it because it is a specialized position. The Deputy Zoning Administrator is presently handling the duties.

Ms. Terracio requested additional information regarding noise pollution (i.e., parties).

Ms. Newton inquired when the Annual Stormwater Report was released, and if that is something that can be shared with Council.

Ms. Williams believes the report should be submitted to the Department of Environmental Services in late summer or early fall. It is a public document and can be made available to Council. Initiatives, such as the current water quality overlay district, will be brought to the Council once the Comprehensive Plan has been completed.

Mr. Jensen noted the Conservation Commission will recommend to Council specific environmental and conservation-related policies they think should be a part of the Comprehensive Plan.

Ms. Newton requested a breakdown of how the County is now structured regarding its function (i.e., the Floodplain being placed under Public Works).

- c. For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place [TERRACIO and ENGLISH – October 15, 2024] – Ms. Newton inquired if this item still needs to appear on the agenda since the moratorium is presently in place.

The County Attorney, Patrick Wright, noted the moratorium is complete, but the overlay has not been. He believes it would be appropriate for the motion to remain on the committee agenda until the overlay is completed.

Ms. Newton asked if the overlay would come to the committee or Council.

Mr. Wright stated it would come to committee prior to being taken up by Council.

Ms. Terracio requested an update on the Planning Commission's work on the overlay.

Ms. Williams replied that on May 7th, the Planning Commission had a work session and reviewed the comments received. At the Planning Commission meeting, a motion was made to accept the comments and have a clean copy provided to them at their June meeting.

- d. I move that the county consider developing a Neighborhood Master Plan that establishes policies and goals related to preservation and development in the Ballentine community with the goal to preserve and promote the desired character of the community while also conserving and protecting the waters and watershed of Lake Murray. [BRANHAM – November 19, 2024] – Ms. Williams indicated a meeting was held with Assistant County Administrator Aric Jensen and Mr. Branham on April 16th. At the meeting, they were able to outline a boundary associated with the Ballentine area for a potential Commercial Corridor Overlay District. A rough draft was provided to staff for review.

Mr. Branham noted that he floated the concepts and directions he discussed with staff to the Ballentine Community Association. They were in favor of it, and he feels we are on the right track.

Ms. Newton inquired if a neighborhood master plan is required to create an overlay district.

Ms. Williams responded in the affirmative. Staff wants to look at other areas where they could do overlay districts and potentially update the ordinance to designate areas without a master plan.

5. **ADJOURNMENT** – Ms. Barron moved to adjourn the meeting, seconded by Ms. Terracio.

In Favor: Branham, Terracio, Barron, English, and Newton

The vote in favor was unanimous.

The meeting adjourned at approximately 5:45 PM.

**RICHLAND COUNTY
ADMINISTRATION**

2020 Hampton Street, Suite 4069
Columbia, SC 29204
803-576-2050



Agenda Briefing

Prepared by:	Michael Maloney, P.E.	Title:	Director
Department:	Public Works	Division:	Engineering
Date Prepared:	June 2, 2025	Meeting Date:	June 24, 2025
Legal Review	Patrick Wright via email	Date:	June 11, 2025
Budget Review	Brittany Hammond via email	Date:	June 4, 2025
Finance Review	Stacey Hamm via email	Date:	June 5, 2025
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCEM	
Meeting/Committee	Development & Services		
Subject	Quit Claim of excess right of way - Olga Road		

RECOMMENDED/REQUESTED ACTION:

Staff recommends approval of the quit claim deed for a part of the right-of-way of Olga Road. The new right-of-way has been established to align with the improved roadway.

Request for Council Reconsideration: Yes

FIDUCIARY:

Are funds allocated in the department’s current fiscal year budget?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If not, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

There are no specific fiscal or budgetary implications for this revision of the road right-of-way.

Applicable fund, cost center, and spend category:

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

None.

COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA(S) OF LEGAL EXPOSURE:

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

None.

MOTION OF ORIGIN:

There is no associated Council motion of origin.

STRATEGIC & GENERATIVE DISCUSSION:

The recommended quit claim deed removes former right-of-way on Olga Road. This area is shown on the plat as Parcel B and is not necessary for the maintenance of the improved Olga Road. The road is installed and improved with turning lanes and intersects with Clemson Road. The formerly platted right-of-way does not match the roadway improvement.

The proper right-of-way for Olga Road is established, and these parts are being transferred to Richland County.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

Goal: Plan for Growth through Inclusive and Equitable Infrastructure

Objective: Coordinate departments to prepare for anticipated growth in areas by providing water, sewer, and roads in necessary locations

Objective: Create excellent facilities

SUMMATIVE OVERALL COUNTY IMPACT:

- The right-of-way correction will provide space for public transportation use;
- Businesses will have restored land reflective of the actual roadway system;
- The proper relationship of private/public will better establish proper ingress/egress;
- Maintenance responsibilities will be properly defined.

ATTACHMENTS:

1. Deed Quit Claim, Parcel B, Olga Road Relocation
2. Killian Terrace SC, LLC, Plat

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PROBATE

PERSONALLY appeared before me _____, who being duly sworn, says that she/he saw the County Council of Richland County, by its Chairman and Clerk of Council, sign, seal, and as the act and deed of the County Council of Richland County, deliver the within written instrument for the uses and purposes therein mentioned and that she/he with _____, witnessed the execution thereof.

Witness #1

(SEAL)
Notary Public for South Carolina
(Witness #2)
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Richland, State of South Carolina, designated as **Parcel "B"**, containing 0.20 acres, 8,531 sq. ft., as shown on a plat entitled, *"ROAD R/W RELOCATION PLAT PREPARED FOR KILLIAN TERRACE SC LLC, RICHLAND COUNTY, NEAR COLUMBIA, S.C."*, prepared by Cox and Dinkins, Inc., dated February 6, 2019, last revised March 3, 2025, and recorded May 22, 2025, in Plat Book 3021, at page 2930, in the ROD Office for Richland County, South Carolina, and further described as follows:

To find the Point of Commencement, beginning at a sight triangle located in the eastern quadrant of the intersection of Longtown Road and Clemson Road (S.C. Hwy. 52); thence running along the northern margin of Clemson Road in a southeasterly direction for an approximate distance of 391 feet to a 1/2" rebar, said 1/2" rebar being designated as the Point of Commencement (POC); said POC is further identified as being located at the northern quadrant of the existing intersection of Clemson Road and Olga Road: thence running along the northern margin of Clemson Road S64°03'19"E for a distance of 45.26 feet to an "X" on conc., said "X" on conc. being the Point of Beginning "B" (POBB); thence running along the northern margin of Clemson Road N64°03'19"W For a distance of 45.26 feet to a 1/2" rebar; thence turning and running along property of now or formerly Palmetto Health and the western margin of the existing right-of-way of Olga Road for the following bearings and distances: N30°47'09"E For a distance of 121.98 feet to a 1" pipe; thence N31°10'48"E For a distance of 174.57 feet to a 1" pipe; thence N30°24'50"E For a distance of 65.25 feet to a 1/2" rebar; thence turning and running along the western margin of the proposed right-of-way of Olga Road for the following bearings and distances: along a curved line to the left for an arc length of 16.75, having a radius of 3,033.00 feet and a chord bearing of S23°16'42"W and a chord distance of 16.75 feet to a 1/2" rebar; thence S23°07'13"W For a distance of 164.69 feet to a 1/2" rebar; thence running along a curved line to the right for an arc length of 80.83, having a radius of 2,967.00 feet and a chord bearing of S23°54'03"W and a chord distance of 80.83 feet to a 1/2" rebar; thence S24°40'52"W for a distance of 98.46 feet an "X" on conc., said "X" on conc. being the Point of Beginning "B" (POBB).

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

AFFIDAVIT

Date of Transfer of Title
_____, 2025

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property herein is being quitclaimed is known as Parcel B, containing 0.20 acres, Richland County, SC, from Richland County, SC, a body politic and corporate, to Prisma Health-Midlands, f/k/a Palmetto Health Alliance, a South Carolina non-profit corporation, on _____, 2025.
3. The DEED is (check one of the following)
 - (a) _____ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) EXEMPT from the deed recording fee because (Exemption #12).
(Explanation if required) _____
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.
5. Check YES _____ or NO to the following: A lien or encumbrance existed on the land, tenement or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$ _____.
6. The DEED Recording Fee is computed as follows:
 - (a) 00.00 (the amount in item 4 above)
 - (b) 00.00 (the amount in item 5 above - no amount place zero)
 - (c) 00.00 (subtract Line 6(b) from Line 6(a) and enter result.)
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: _____.
8. Check if Property other than Real Property is being transferred on this Deed.
 - (a) _____ Mobile Home
 - (b) _____ Other
9. _____ DEED OF DISTRIBUTION – ATTORNEY'S AFFIDAVIT: Estate of _____, deceased, CASE NUMBER _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; that (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____, deceased, and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

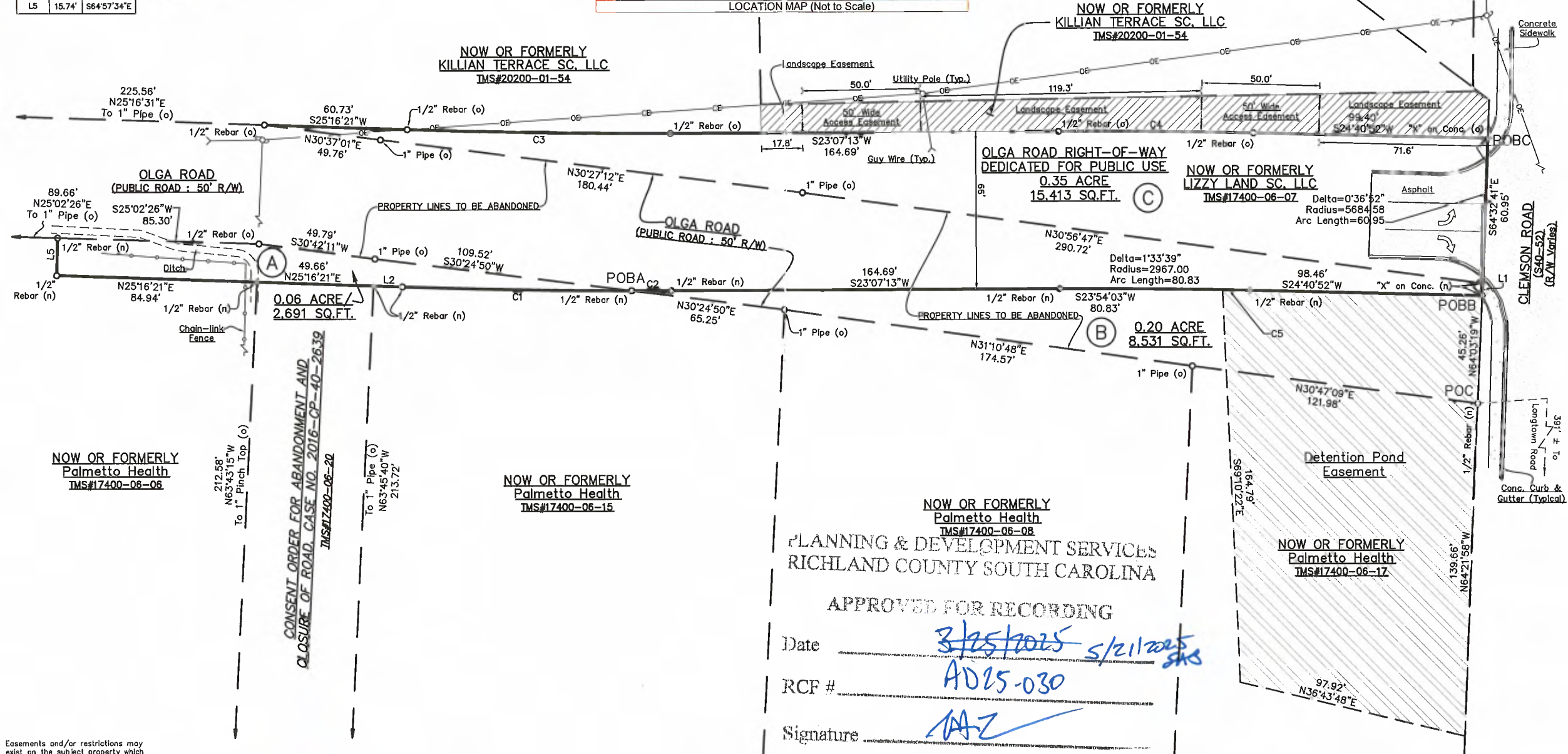
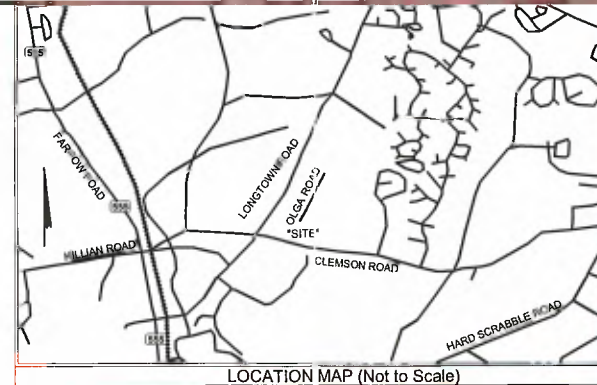
Sworn to before me this
_____ day of _____, 2025.

Notary Public for South Carolina
My Commission Expires: _____

Grantee, Grantor or Attorney that prepared
this form.

Curve Table					
Curve #	Arc Length	Radius	Delta	Chord Direction	Chord Length
C1	97.19'	3033.00'	1°50'10"	N24°21'17"E	97.18'
C2	16.75'	3033.00'	0°18'59"	S23°16'42"W	16.75'
C3	111.46'	2967.00'	2°09'08"	S24°11'47"W	111.45'
C4	82.63'	3033.00'	1°33'39"	S23°54'03"W	82.63'
C5	11.70'	2967.00'	0°13'33"	N24°34'06"E	11.70'

Line Table		
Line #	Length	Direction
L1	5.05'	S64°03'19"E
L2	12.10'	N25°16'21"E
L5	15.74'	S64°57'34"E



Easements and/or restrictions may exist on the subject property which are not shown hereon.

REVISIONS	
No.	DATE
1	03-03-2025

COX AND DINKINS
ENGINEERS - SURVEYORS

COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SOUTH CAROLINA 29205
803-254-0518 Fax: 803-765-0993
Email: cdinc@coxanddinkins.com

ROAD R/W RELOCATION PLAT

PREPARED FOR
KILLIAN TERRACE SC LLC

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

SOUTH CAROLINA REGISTERED LAND SURVEYOR
JACOB DONALD RAWLS, JR.
13517

DATE: FEBRUARY 6, 2019

SCALE: 1" = 30'

TAX MAP NUMBER: 17400-06-07-06; -15; -08; -17 (PORTIONS)

BOOK: P01-11; S92-68; R60-1; 48D2

CHK: 5

SF NO.: 325-7

DWG: 7HP01-11OLGARWRELOCATION(rev).dwg

BY: 20

CERTIFICATION:

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a professional survey as specified therein; and there are no visible encroachments or projections other than shown.

PROF. LAND SURVEYOR NO. 13517
J. DON RAWLS, JR.

REFERENCES:

REFERENCE IS MADE TO AN ALTA/NSPS LAND TITLE SURVEY SUBDIVISION AND COMBINATION PLAT PREPARED FOR KT LAND ACQUISITION, LLC, BY COX AND DINKINS, INC., DATED SEPTEMBER 18, 2017, REVISED ON OCTOBER 31, 2018, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN BOOK 2354, PAGE 591.

NOTES:

- 1) THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES IS UNKNOWN.
- 2) ALL IMPROVEMENTS ARE NOT SHOWN.
- 3) PURPOSE OF PLAT IS TO AID IN PARCEL DEDICATION AND LAND SWAPS FOR THE RELOCATION OF OLGA ROAD RIGHT-OF-WAY NEAR THE INTERSECTION OF CLEMSON ROAD AND LONGTOWN ROAD IN NE COLUMBIA.
- 4) THE PROPERTY IS LOCATED IN ZONE X BY SCALED LOCATION AND GRAPHIC PLOTTING, AS DEPICTED ON FLOOD INSURANCE RATE MAP PANEL 45079C0143 L, DATED DECEMBER 21, 2017.

APPROVED FOR RECORDING

Date: 3/25/2025 5/21/2025

RCF #: AD25-030

Signature: AZ

THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE. COPYRIGHT © 2019 COX AND DINKINS, INC. ALL RIGHTS RESERVED. ORDER NO. 42635

Book 3021-2930
Plat Oversized
2025023343 05/22/2025 11:10:21:590
Fee: \$25.00 County Tax: \$0.00 State Tax: \$0.00

2025023343 John T. Hopkins II Richland County R.O.D.



Informational Agenda Briefing

Prepared by:	Michael Maloney	Title:	Director
Department:	Public Works	Division:	New Development
Date Prepared:	June 3, 2025	Meeting Date:	June 24, 2025
Approved for consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM	
Meeting/Committee	Development & Services		
Subject:	"I move that County Council direct the County Administrator to research and provide to Council (1) ways to secure title to subdivision roads that were developed but never had ownership transferred to the County and (2) to recommend changes to county ordinances and/or protocols to better assure that future development of subdivision roads includes conveyance of title to the county (unless there is an understanding between the developer and the County that the subdivision roads will intentionally remain privately owned and maintained)." [BRANHAM, ENGLISH, and NEWTON - July 2, 2024]		

The above referenced motion has been transferred to the Department of Public Works (DPW).

The County is following best practices to obtain right-of-way/road maintenance responsibility.

1. The County is protected from abandoned roads by maintaining active bonds.
2. The County is protected from the sale of rights-of-way in a tax sale via annual coordination with the County Assessor.
3. The County will obtain rights-of-way by issuing a reasonable offer such as tax assessed value or appraised value if condemnation is required.

Process to Obtain Right-of-Way/Road Maintenance Responsibility

A road may be added to the County Road Maintenance System if it meets County standards. Roads that do not meet County standards must be approved by the County Council. The County Administrator must approve right-of-way deeds.

Privately Owned Roads

Two larger categories of road remain in private ownership:

1. Those previously approved by Council for entry into the County Road Maintenance system
2. Roads which have completed construction, but require further investigation

Council approved a list of 133 roads; the Department of Public Works has obtained the right-of-way of 118 roads. There are 15 roads remaining totaling 3.6 miles. Though approved by Council, there was a mix of conditions, with some roads not meeting County standards. Of those that did not meet County standards, some simply had not completed the final inspection punch list while others required additional maintenance.

Roads which have completed construction, but require further investigation must be inspected by the DPW to determine their conditions. These roads belong to one of three categories:

1. Private-residential (22.2 miles)
2. Homeowner Association (4.1 miles)
3. Commercial/industrial (0.9 miles)

DPW staff has communicated with the right-of-way owners on some of these roads. DPW will assess each road to determine:

- If the road is intended to be public or remain private
- Road condition (does it meet County standards)
- Cost to bring the road to County standards

Public Works has a right-of-way agent on staff and has requested a right-of-way manager position in its FY26 budget submission. The additional staffing will improve services and better meet the real estate needs of the department.

Next Steps

Over approximately the next six months, the Department of Public Works will work diligently to:

- Provide a list of those roads which will remain privately owned;
- Obtain the right-of-way of the public-use roads that meet County standards;
- Provide a list of the public-use roads which do not meet County standards;
- Provide an estimated cost to bring the public-use roads which do not meet County standards to code

DPW staff will continue to acquire the right-of-way of the remaining 15 roads as it becomes available. Staff anticipates providing its report in the winter of 2025-2026 as well as presenting any roads for addition into the County Road Maintenance system that do not meet County standards for Council consideration.

ATTACHMENTS:

1. Private Subdivisions June Report
2. Abandoned Roads Updated May 2025

Richland County Private Roads: Roads and Subdivisions, not under current Inspections, to be Evaluated for Potential Maintenance

NAME	PHASE	Road Mileage	District	AGE (FROM 2021)	MISSING PHS	TYPE	OWNER	COMMENTS
Private Residential Roads								
ALEXANDER POINTE	PHASE 1A	0.3226	11	15-20 YEARS		SUBDIVISION	DDC PROPERTIES INC	
ALEXANDER POINTE	PHASE 1B	0.6178	11	15-20 YEARS		SUBDIVISION	DDC PROPERTIES INC	
ALEXANDER POINTE	PHASE 2A	0.8670	11	10-15 YEARS		SUBDIVISION	DDC PROPERTIES INC	
ALEXANDER POINTE	PHASE 2B-1	0.1859	11	UNDER 5 YRS		SUBDIVISION	DDC PROPERTIES INC	
ALEXANDER POINTE	PHASE 2B-2	0.1450	11	UNDER 5 YRS		SUBDIVISION	DDC PROPERTIES INC	
ALEXANDER POINTE	PHASE 2B-3	0.1930	11	UNDER 5 YRS		SUBDIVISION	DDC PROPERTIES INC	
AMBER COURT		0.0318	2	20-25 YEARS	YES	SUBDIVISION	LAFITTE & WEEKS BUILDERS INC	STAYING PRIVATE? ORIGINALLY PART OF HARBISON, SECT 1, TRACT A
AMBER CREEK	PHASE 1	0.4382	7	UNDER 5 YRS		SUBDIVISION	RAVENWOOD DEVELOPMENT LLC	
ANGEL POINTE		0.0400	1	15-20 YEARS		SUBDIVISION	DOCKSIDE ESTATES LLC	STAYING PRIVATE?
ARDEN PARK		0.3123	2	15-20 YEARS		SUBDIVISION	PINEAPPLE HOMES INC	STAYING PRIVATE?
BELGRAVE		0.2926	7	UNDER CONSTR		SUBDIVISION	WINDING PATH LLC	
BLYTHEWOOD CROSSING	PHASE 1	0.4878	7	UNDER 5 YRS		SUBDIVISION	GS JACOBS CREEK LLC	
BLYTHEWOOD CROSSING	PHASE 2-A	0.2548	7	UNDER 5 YRS		SUBDIVISION	GS JACOBS CREEK LLC	
BUD KEEF ROAD		0.2215	9	15-20 YEARS		SUBDIVISION ROAD	VAN SCHAIK DOUGLAS L	LAKE CAROLINA IS PLANNING TO TURN OVER THIS ROAD, OWNERSHIP / DEED ISSUES
CANE BRAKE		0.6219	8	15-20 YEARS	YES	SUBDIVISION	DENNIS CHRISTOPHER	
CHARLESTON ESTATES	PHASE 1	0.2114	8	10-15 YEARS		SUBDIVISION	CHARLESTON ESTATES DEVELOPMENT	ONLY PARTIALLY DEVELOPED, TO REMAIN PRIVATE?
CHELSEA PARK	PHASE C	0.2519	1	5 - 10 YEARS	YES	SUBDIVISION	CHELSEA DEVELOPMENT GROUP LLC	
CHELSEA PARK	PHASE D	0.2643	1	5 - 10 YEARS	YES	SUBDIVISION	CHELSEA DEVELOPMENT LLC	
CHELSEA PARK	PHASE E1	0.2445	1	5 - 10 YEARS		SUBDIVISION	CHELSEA DEVELOPMENT LLC	
CHELSEA PARK	PHASE E2	0.2751	1	5 - 10 YEARS		SUBDIVISION	CHELSEA DEVELOPMENT LLC	
CREEK RIDGE DEVELOPMENT		0.5599	2	10-15 YEARS		SUBDIVISION	FORFEITED LAND COMMISSION	CURRENTLY OWNED BY FORFEITED LAND COMMISSION
DEER CREEK	PHASE 2	0.5085	2	10-15 YEARS	YES	SUBDIVISION	DEER CREEK DEVELOPMENT CO LLC	PHASE 1 DEER CREEK VILLAGES
ELDERS POND	PHASE 2	0.0747	8	15-20 YEARS	YES	SUBDIVISION	TRIPOINT DEVELOPMENT CO OF SC	ONLY PHASE NOT DEEDED
HARBISON - SECT 2	TRACT H, BLK 24 AND 25	0.0606	2	OVER 25 YEARS	YES	SUBDIVISION	HARBISON GROUP	CUTLERS COURT, ONLY ROAD NOT DEEDED, CHECK IF STAYING PRIVATE
HAVEN: SWEETWATER COURT		0.0808	11	20-25 YEARS	YES	SUBDIVISION ROAD	JORDAN TIMOTHY KEITH &	ONE ROAD IN SD NOT DEEDED
HAWTHORNE RIDGE	PHASE 1	0.5355	8	5 - 10 YEARS		SUBDIVISION	HURRICANE CONSTRUCTION INC	CAN'T BE DEEDED UNTIL RICE CREEK FARMS RD IS DEEDED
HAWTHORNE RIDGE	PHASE 2A	0.1098	8	UNDER 5 YRS		SUBDIVISION	HURRICANE CONSTRUCTION INC	CAN'T BE DEEDED UNTIL RICE CREEK FARMS RD IS DEEDED
HAWTHORNE RIDGE	PHASE 2B	0.1322	8	UNDER 5 YRS		SUBDIVISION	HURRICANE CONSTRUCTION INC	CAN'T BE DEEDED UNTIL RICE CREEK FARMS RD IS DEEDED
HERITAGE FOREST	PHASE 2	0.0406	2	10-15 YEARS		SUBDIVISION	HERITAGE FOREST DEVELOPMENT	
HERITAGE FOREST	PHASE 3	0.1108	2	10-15 YEARS		SUBDIVISION	HERITAGE FOREST DEVELOPMENT	
HERITAGE FOREST	PHASE 4	0.5206	2	10-15 YEARS		SUBDIVISION	HERITAGE FOREST DEVELOPMENT	
HIGHLANDS	PHASE 1B	0.3218	8	20-25 YEARS	YES	SUBDIVISION	HIGHLANDS DEVELOPMENT LTD PT.	ONLY PHASE NOT DEEDED
KINGS PARISH		0.2784	11	UNDER CONSTR		SUBDIVISION	LOT STORE LLC	
KINGSTON RIDGE		1.0596	11	10-15 YEARS		SUBDIVISION	BDH PROPERTIES LLC	
KNOLLS AT FOX MEADOW, THE	PHASE 1-B2	0.1161	8	5 - 10 YEARS		SUBDIVISION	LONGCREEK DEVELOPMENT LLC	
KNOLLS AT FOX MEADOW, THE	PHASE 2-A	0.1325	8	5 - 10 YEARS		SUBDIVISION	LONGCREEK DEVELOPMENT LLC	
KNOLLS AT FOX MEADOW, THE	PHASE 2-B	0.1185	8	5 - 10 YEARS		SUBDIVISION	LONGCREEK DEVELOPMENT LLC	
LAGUNA VISTA ESTATES		0.1717	1	10-15 YEARS		SUBDIVISION	LAGUNA VISTA SHORES PROPERTY	KEEP PRIVATE??
LAKE CAROLINA - OLD SOMERBY WAY		0.0947	9	10-15 YEARS		SUBDIVISION ROAD	LAKE CAROLINA MASTER ASSOC INC	
LAKE CAROLINA DRIVE (PORTION)		0.0974	9	15-20 YEARS		SUBDIVISION ROAD	LAKE CAROLINA DEVELOPMENT INC	

Richland County Private Roads: Roads and Subdivisions, not under current Inspections, to be Evaluated for Potential Maintenance

NAME	PHASE	Road Mileage	District	AGE (FROM 2021)	MISSING PHS	TYPE	OWNER	COMMENTS
LAKE CAROLINA, WILLOW POINTE EXTENSION @ LINCOLNSHIRE		0.1118	9	15-20 YEARS	YES	SUBDIVISION	LAKE CAROLINA DEVELOPMENT INC	LC IS WORKING TO TURN OVER THIS ROAD, R/W NEEDS TO BE DEFINED
NEW LAKE DRIVE	SECT 2	0.6308	7	OVER 25 YEARS		SUBDIVISION	SELLERS W E TRUSTEE	LC IS WORKING TO TURN OVER THIS ROAD, R/W NEEDS TO BE DEFINED
PARSONS MILL		0.3289	4	OVER 25 YEARS		SUBDIVISION ROAD	OUTEN RICHARD	ONLY ONE HOUSE DEVELOPED ON ROAD
PARSONS MILL	PHASE 1	0.3041	8	20-25 YEARS		SUBDIVISION	BOYLE WILLIAM JR D/B/A	
PARSONS MILL	PHASE 2	0.1012	8	20-25 YEARS		SUBDIVISION	BOYLE WILLIAM JR D/B/A	
PARSONS MILL	PHASE 3	0.1472	8	20-25 YEARS		SUBDIVISION	BOYLE WILLIAM JR D/B/A	
PERSIMMON HILL		0.4487	8	15-20 YEARS		SUBDIVISION	RICE CREEK FARMS PARTNERSHIP	CAN'T BE DEEDED UNTIL RICE CREEK FARMS RD IS DEEDED
PINE KNOLL		0.4071	2	OVER 25 YEARS		SUBDIVISION	DIBBLE C L	
RICHLAND HILLS	PHASE 1-A	0.1496	11	5 - 10 YEARS		SUBDIVISION	DDC PROPERTIES INC	
RICHLAND HILLS	PHASE 1-B	0.0206	11	5 - 10 YEARS		SUBDIVISION	DDC PROPERTIES INC	
RICHLAND HILLS	PHASE 1-C	0.2943	11	5 - 10 YEARS		SUBDIVISION	DDC PROPERTIES INC	
ROLLINGWOOD		0.1030	2	OVER 25 YEARS		SUBDIVISION	JENKINS THOMAS F	CHECK ROAD - NOT BUILT TO STANDARDS
SALEM ACRES	PHASE 1 & 2	0.0756	11	OVER 25 YEARS		SUBDIVISION	POWELL BETSY COX &	
SASSAFRAS SPRINGS	PHASE 1	0.3760	8	15-20 YEARS		SUBDIVISION	PALMETTO TRADITIONAL HOMES	CAN'T BE DEEDED UNTIL RICE CREEK FARMS RD IS DEEDED
SASSAFRAS SPRINGS	PHASE 2	0.3822	8	10-15 YEARS		SUBDIVISION	RALEIGH TOWNHOUSES INC	CAN'T BE DEEDED UNTIL RICE CREEK FARMS RD IS DEEDED
SHOAL CREEK		0.1312	2	15-20 YEARS		SUBDIVISION	SHOAL CREEK DEVELOPMENT	STAYING PRIVATE?
SILVER LAKE / WILDEWOOD: DEROS LANE		0.0415	9	OVER 25 YEARS	YES	SUBDIVISION ROAD	WILDEWOOD 111 ASSOCIATES	MISSING CONNECTION TO PUBLIC ROADS
ST ANDREWS PLACE	PHASE 2A	0.1410	4	10-15 YEARS		SUBDIVISION	ST ANDREWS PLACE HOMEOWNERS	STAYING PRIVATE? PHASE 1 NOT OWNED BY HOA
ST ANDREWS PLACE	PHASE 2B	0.2857	4	10-15 YEARS		SUBDIVISION	SOUTH DEVELOPMENT CORP	
SUMMER PINES	PHASE 4	0.6022	7	10-15 YEARS		SUBDIVISION	SUMMER PINES DEVELOPMENT LLC	
SUMMERHILL	PHASE 4	0.1556	7	15-20 YEARS	YES	SUBDIVISION	SUMMERHILL OF COLUMBIA LP	ONLY PHASE NOT DEEDED
SUMMERWOOD		0.1558	7	N/A		SUBDIVISION	WINDING PATH LLC	
SUMMIT TOWNES	PHASE 2	0.2413	8	15-20 YEARS	YES	SUBDIVISION	SOUTH TRUST BANKS N A / SUMMIT TOWNES LLC	PORTION OF PHS 1 NEVER DEEDED AS WELL
SUMMIT, SUMMIT HILLS, AMARYLLIS WOODS VILLAGE AT	PHASE 2A	0.1150	8	15-20 YEARS	YES	SUBDIVISION	NO OWNER	ONLY PHASE NOT DEEDED, INCORRECTLY SHOWS PUBLIC
TEAGUE PARK	PHASE 1	0.1831	11	10-15 YEARS		SUBDIVISION	HERONS WATCH LLC	
THE GATES OF WINDERMERE	PHASE 1-A	0.2147	8	5 - 10 YEARS		SUBDIVISION	GATEWAY LLC	FKA THE GATES AT LONGCREEK
THE GATES OF WINDERMERE	PHASE 1-B	0.2075	8	5 - 10 YEARS		SUBDIVISION	GATEWAY LLC	
VILLAGES AT LAKESHORE	PHASE 1A	0.3026	7	15-20 YEARS	YES	SUBDIVISION	HERON LAKES I LLC	
VILLAGES AT LAKESHORE	PHASE 1B	0.7185	7	15-20 YEARS	YES	SUBDIVISION	HERON LAKES I LLC	MISSING CONNECTION TO PUBLIC ROADS (PHS 2)
VILLAGES AT LAKESHORE	PHASE 1D	0.4219	7	UNDER 5 YRS		SUBDIVISION	LAKE SHORE VISION LLC	
VILLAGES AT LAKESHORE	PHASE 1E	0.4854	7	UNDER CONSTR		SUBDIVISION	LAKE SHORE VISION LLC	
WESTLAKE FARMS	PHASE 1	0.9966	2	OVER 25 YEARS		SUBDIVISION	FAIRWAY DEVELOPMENT LLC	R/W WOULD NEED TO BE ESTABLISHED BETWEEN PHASE 1 & 3
WESTLAKE FARMS	PHASE 3	0.2481	2	15-20 YEARS		SUBDIVISION	WILLOW LAKE HOLDINGS LLC	R/W WOULD NEED TO BE ESTABLISHED BETWEEN PHASE 1 & 3
WESTLAKE FARMS	PHASE 4	0.2582	2	15-20 YEARS		SUBDIVISION	WILLOW LAKE HOLDINGS LLC	
WILDEWOOD: LAME HORSE ROAD (PORTION)		0.2201	9	OVER 25 YEARS	YES	SUBDIVISION ROAD	WILDEWOOD 111 ASSOCIATES	
WILDEWOOD: RUNNING FOX COURT		0.0453	9	OVER 25 YEARS	YES	SUBDIVISION ROAD	WILDEWOOD 111 ASSOCIATES	
WILDEWOOD: RUNNING FOX ROAD EXTENSION		0.1563	9	OVER 25 YEARS	YES	SUBDIVISION ROAD	WILDEWOOD 111 ASSOCIATES	
WYNDHURST		0.5485	1	15-20 YEARS		SUBDIVISION	TRISTAR LAND COMPANY LLC	
TOTAL MILEAGE		22.1617						

Richland County Private Roads: Roads and Subdivisions, not under current Inspections, to be Evaluated for Potential Maintenance

NAME	PHASE	Road Mileage	District	AGE (FROM 2021)	MISSING PHS	TYPE	OWNER	COMMENTS
Private Residential Roads owned by Community								
BLUE HERON POINTE		0.0777	8	15-20 YEARS		SUBDIVISION	FAIRWAY DEVELOPMENT LLC	ONLY ONE HOUSE DEVELOPED ON ROAD, MAY STAY PRIVATE
BRIDLEWOOD		0.2865	2	20-25 YEARS		SUBDIVISION	BRIDLEWOOD HOA	MAY STAY PRIVATE, NOT BUILT TO STANDARDS, OWNED BY HOA
CLUB COTTAGES AT LONGCREEK PLANTATION	PHASE 1	0.2525	8	20-25 YEARS		SUBDIVISION	CLUB COTTAGES PROPERTY	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
CLUB COTTAGES AT LONGCREEK PLANTATION	PHASE 2A	0.1982	8	5 - 10 YEARS		SUBDIVISION	CLUB COTTAGES TWO POA INC	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
CLUB COTTAGES AT LONGCREEK PLANTATION	PHASE 2B	0.0749	8	5 - 10 YEARS		SUBDIVISION	CLUB COTTAGES TWO POA INC	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
CLUB COTTAGES AT LONGCREEK PLANTATION	PHASE 3	0.1468	8	UNDER 5 YRS		SUBDIVISION	PARKER FINANCIAL LLC	MAY INTEND TO STAY PRIVATE, NOT FINISHED DEVELOPING
GARDEN VALLEY		0.2527	9	10-15 YEARS		SUBDIVISION	GARDEN VALLEY HOA	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
HEATHER SPRINGS		0.1685	8	10-15 YEARS		SUBDIVISION	HEATHER SPRINGS HOMEOWNERS	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
PARK PLACE AT PLANTATION POINTE		0.4674	9	15-20 YEARS		SUBDIVISION	PLANTATION POINT PROPERTY	MAY INTEND TO STAY PRIVATE
SMALLWOOD		0.1744	10	OVER 25 YEARS		SUBDIVISION	WILDEWOOD SECT 1-4 HOA	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
SPEARS CREEK VILLAGE	PHASE 1	0.1746	9	15-20 YEARS		SUBDIVISION	SPEARS CREEK VILLAGE HOMEOWNER	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
SPEARS CREEK VILLAGE	PHASE 2	0.2975	9	10-15 YEARS		SUBDIVISION	SPEARS CREEK VILLAGE HOMEOWNER	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
SURREYWOOD		0.7907	2	OVER 25 YEARS		SUBDIVISION	SURREYWOOD HOMEOWNERS	MAY INTEND TO STAY PRIVATE, OWNED BY HOA, NOT BUILT TO STANDARDS
TURKEY POINT		0.6717	9	OVER 25 YEARS		SUBDIVISION	TURKEY POINT HOA	MAY INTEND TO STAY PRIVATE, OWNED BY HOA
WOOD CHASE		0.0855	1	OVER 25 YEARS		SUBDIVISION	WOODCHASE INC	MAY INTEND TO STAY PRIVATE
TOTAL MILEAGE		4.1195						
Private Commercial / Industrial Roads, confirm if should be turned over								
LIONSGATE: LIONSGATE DRIVE		0.2552	3	OVER 25 YEARS		COMMERCIAL ROAD	PINE SPRINGS INC	COMMERCIAL ROAD, UNSURE IF QUALIFIES
SUMMIT CENTRE CIRCLE		0.0877	8	OVER 25 YEARS		COMMERCIAL ROAD	SUMMIT COMMERCIAL OWNERS	ONE WAY PAVED ROAD, COMMERCIAL - MAY REMAIN PRIVATE
LAKE CAROLINA, HARBORSIDE PARCEL 2 @	PHASE 2	0.1013	9	10-15 YEARS		COMMERCIAL SD	LAKE CAROLINA DEVELOPMENT INC	COMMERCIAL / CONNECTED TO COUNTY ROADS
LAKE CAROLINA, PINNACLE RIDGE COMM. DIST. @	PHASE 1	0.0430	8	5 - 10 YEARS		COMMERCIAL SD	LAKE CAROLINA DEVELOPMENT INC	COMMERCIAL / CONNECTED TO COUNTY ROADS - ALSO INCLUDES UNNAMED DRIVE
PINNACLE POINT MEDICAL PARK		0.2036	7	OVER 25 YEARS	YES	COMMERCIAL SD	PINNACLE POINT PARK OWNERS	COUNTY HAS PHASE 1, PHASE 2 STILL PRIVATE, R/W NOT FULLY ESTABLISHED
PROFESSIONAL PARK @ CLEMSON ROAD		0.2218	8	10-15 YEARS		COMMERCIAL SD	DWB PROFESSIONAL PARK LLC	COMMERCIAL SUBDIVISION, CHECK IF TO REMAIN PRIVATE, NOT FULLY DEVELOPED
TOTAL MILEAGE		0.9125						

Approved Abandoned Roads - Status

NAME	PHASE	Road Mileage	District	AGE (FROM 2021)	COMMENTS
HERITAGE HILLS	PHASE 2B	0.6327	7	15-20 YEARS	DEEDED MAY 2025
WILLOW LAKE	PHASE 2	0.3637	2	15-20 YEARS	DEEDED MAY 2025
WILLOW LAKE	PHASE 3	0.2088	2	15-20 YEARS	DEEDED MAY 2025
BEASLEY CREEK ESTATES	PHASE 1A	0.2022	7	10-15 YEARS	
BEASLEY CREEK ESTATES	PHASE 1B	0.4693	7	10-15 YEARS	
DEVON GREEN	PHASE 1	0.2424	8	20-25 YEARS	
DEVON GREEN	PHASE 2	0.1810	8	20-25 YEARS	
DEVON GREEN	PHASE 3	0.1401	8	20-25 YEARS	
GRACES WAY / SPARKLEBERRY LLC		0.3832	9	15-20 YEARS	COMMERCIAL ROAD
NORTH LAKE SHORE POINT		0.0510	1	OVER 25 YEARS	ANGELA DAWN COURT ONLY
RICE CREEK FARMS ROAD		0.3598	8	10-15 YEARS	PORTION OWNED BY WASHINGTON SCOTT
RICE CREEK FARMS ROAD		0.1685	8	15-20 YEARS	PORTION OWNED BY RICE POINTE COLUMBIA LLC
RICE CREEK RIDGE		0.1263	8	15-20 YEARS	CAN'T BE ACCEPTED UNTIL RICE CREEK FARMS RD / PERSIMMON HILL ACCEPTED
RICE MEADOW WAY (PORTION)		0.2236	8	10-15 YEARS	OWNED BY HEREAFTER ROOFING LLC (PREV FFLC)
RICE MEADOW WAY (PORTION)		0.1277	8	15-20 YEARS	RICE MEADOW WAY (2ND PORTION) RICE POINTE LLC OWNER
SAGELAND PLACE	PHASE 1	0.2229	10	5 - 10 YEARS	
WILDEWOOD: OLD STILL ROAD		0.5850	9	OVER 25 YEARS	
WILLOW LAKE COMMONS	PHASE 2	0.2141	2	15-20 YEARS	
TOTAL MILEAGE REMAINING		3.6971			



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	June 3, 2025	Meeting Date:	June 24, 2025
Approved for consideration:	Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Development & Services		
Subject:	Council Motion Regarding Creation of an Overlay District in the Olympia Neighborhood		

At the October 15, 2024 Council meeting, the following motion was made and assigned to the Development & Services committee:

"For the purpose of preserving the historical character of the Olympia neighborhood, I move to within 12 months create a neighborhood character overlay in tandem with an update to the neighborhood plan for the Olympia neighborhood. During this time a moratorium on new construction, rezoning, demolition, and substantial rehabilitation (50% or more of lot area, building square footage, change in use) will be in place."

Neighborhood Character Overlay District:

The Planning Commission approved the draft Neighborhood Character Overlay District for the Olympia neighborhood at their June 2, 2025 meeting. The approval came with the recommendation that County Council provide guidelines for the Board of Architectural Review to ensure consistency in implementation of the overlay district.

The South Carolina Planning Act allows a local government to create a board of architectural review or similar body in the local zoning ordinance. A board of architectural review is a part of the administrative mechanism designed to carry out the local zoning ordinance for specific areas. The board has no legislative authority.

Board members are appointed by the local governing body. A board of architectural review may have no more than ten members, although the Planning Act does not set a minimum number. Members cannot hold any other public office or position in the local government.

If a board is created specifically for historic preservation, the following factors are some of the items that should be considered.

Qualification The board should have both an architect and a historian, if available. All members should have a demonstrated interest in historic preservation.

Powers and duties The board approves, denies, or approves with conditions the demolition or alteration of building exteriors. It also reviews proposed new construction in a historic district. The board should maintain an inventory of local historic properties, promote education about historic preservation and procedures review and comment on National Register nominations, and exercise other duties specifically needed by a community.

Design guidelines The board uses guidelines set by the ordinance for reviewing applications.

Community Planning and Development staff are drafting architectural design guidelines along with recommendations for the Board of Architectural review. This information will be presented for review and consideration at the July Development and Service Committee meeting.

Moratorium in the Olympia Neighborhood:

The Mortarium in the Olympia Neighborhood will remain in place until the Overlay district is approved or six months from adoption.

ATTACHMENTS:

1. Draft-Olympia Neighborhood Character Overlay District

Neighborhood Character Overlay Olympia Mill Village

(1) Purpose

The purpose of the Neighborhood Character Overlay – Olympia Mill Village is to preserve and protect the architectural style and characteristics of the historic mill houses and other historic structures in the Olympia neighborhood. The overlay also seeks to encourage any change in the neighborhood, whether through new builds, renovations, or demolitions, to reflect and contribute to the architectural character of the historic neighborhood.

(2) Applicability

- (a) The overlay standards are applicable for renovations and demolitions to historic structures as determined by architectural type, as referenced in the Olympia Architectural Overlay Style Guide (Style Guide), and date of construction within the period of significance. The standards also apply to new construction and major renovations of non-historic structures within the overlay district.
 - Old Hill Period of Significance: 1900-1903, 1914-1915
 - New Hill Period of Significance: 1940s
- (b) The overlay standards are applicable to any structure permitted after adoption of these standards.
- (c) Overlay standards are applicable to features of parcel that are visible from the public right-of-way.
- (d) The boundaries of the overlay include all unincorporated parcels within the boundaries of the Olympia Mill Village Historic District, as defined by the National Register of Historic Places.
- (e) Any standards not addressed by the overlay shall defer to the standards of the underlying zoning district.

(3) Standards for NC-O OMV

(a) Location of proposed buildings or additions;

- (i) Detached garages and accessory structures (not including carports) shall be in the rear of the primary building.
- (ii) Additions shall be made toward the rear of the property. They shall not align with the front façade, nor project in front of the original front façade.
- (iii) Additions to non-historic structures shall not increase the total floor area by more than 25%, based on floor plan at time of adoption of these standards.

(b) Required yards;

- (i) Front yard setbacks shall align with the setbacks of any historic houses on the block.

(c) Building height;

- (i) Historic buildings shall be limited to one or two stories, depending on the original housing type, with maximum story height defined by Land Development Code.
- (ii) A two-story addition to a one-story building shall be built at the rear of the historic building. (The roof height of the new addition shall be as low as possible to minimize visual impact.)

(d) Building size (for principal and accessory structures);

- (i) Building footprints shall be of a rectangular or L-shape, depending on the historic housing type defined in the Style Guide.
- (ii) The building footprint of a new build shall not be the same as that of the houses on either side, if those houses are historic buildings.

(e) Building orientation;

- (i) New builds shall be oriented the same as the building across the street, determined by the street address of the parcel, if that building is historic.

(f) Exterior building materials and colors;

- (i) Historic houses: Exterior walls shall be repaired with like materials that match or simulate the weathered material of the original structure in color and texture. Only sections that are deteriorated beyond repair shall be replaced. Siding materials must match or simulate the original siding in size and scale.
- (ii) Additions to historic houses: Additions shall only be made of wood lap siding or fiber cement board siding. Plywood or metal siding is not allowed. Differentiating the exterior wall materials of the addition from the existing house by using a different compatible material can be acceptable if the scale is maintained.
- (iii) New builds: Exterior wall material of new construction shall be constructed of materials that can be found on other houses within the neighborhood. Primary building materials such as wood need to be used in comparable ways that they were used on historic buildings. For example, lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not allowed.

(g) Building roof line and pitch;

- (i) Roof shapes on historic houses shall be either hipped, side-gable, front-gable, or cross-gable. There are also hipped roofs and shed roofs on porches. The original roof shape and slope as seen from the street shall be maintained. Multiple peaks and complex roofs are not allowed. Dormers and decorative gable ends are not allowed.
- (ii) Roof materials shall duplicate the appearance and profile of the historic materials. The color of the new roofing material shall be comparable to the color of the historic material.
- (iii) Roofs on additions shall not be visible above the ridgeline of the original roof. If it is not possible for the roof to be below the original ridgeline, the new roof shall be a simple roof style gable or hipped. The slope of the roof shall match the slope of the existing house. Roof materials shall match or simulate roof materials on the existing house in color, scale, and texture.
- (iv) Roofs on new builds shall be a simple hipped, front-gable, or side-gable, reflecting the character of the roofs of existing houses within the neighborhood. Multiple peaks on roofs are not allowed. Dormers and eyebrow windows are not allowed.

(h) Garages and garage location;

- (i) Garages and sheds shall be placed in the rear of the lot, behind the primary building.
- (ii) Carports shall be located on the side of the primary building and shall be placed a minimum of 10' behind the front façade.

(i) Building foundation treatment;

- (i) Historic structure foundations have pier and beam construction. Foundation skirts of historic buildings shall be made of wooden lattice, brick, concrete block, or stucco sheathing.
- (ii) New builds shall have the exterior appearance of pier and beam construction or the appearance of foundation skirting, similar to the historic houses in the neighborhood.

(j) Front porches;

- (i) Historic houses in Old Hill: The original front porch elements such as columns, balustrades, and decorative trim shall be retained. Damaged elements shall be repaired whenever possible. Elements deteriorated beyond repair shall only be replaced by using materials that match or simulate the original. If original porch features are missing, there must be sufficient documentation to accurately reproduce missing elements. Addition of porch elements that were not historically present is not allowed, with the exception of handrails. The removal of non-historic porch elements is allowed.
- (ii) Enclosing front porches is not allowed, but screening is acceptable. If a front porch is screened, it shall be constructed so that the primary architecture elements are still readily visible from the street. The addition of screen materials must be made in a manner that is reversible and does not damage any historic features.
- (iii) New porches or decks shall not be added to a front elevation if one never existed.
- (iv) Historic houses in New Hill: Original stoop elements, such as gable or shed projecting roofs and stoop columns, must be retained. These elements must be decorative metal or wood posts and turned columns, as appropriate.
- (v) Adding a stoop that was not originally present is not allowed.
- (vi) Enclosing front stoops is not allowed. Enclosing side stoops with the same siding as on the main body of the house is allowed.
- (vii) New construction in Old Hill shall have a front porch. Porch columns, railings, balustrades, and detailing should reflect the simple details of the original houses.
- (viii) New construction in New Hill shall have a front stoop and a side stoop. Stoop roofs shall be front-gable or shed. Railings shall be decorative metal or wood posts.

(k) Landscaping and screening;

- (i) Street trees shall be large canopy trees that are 40-50' in height at maturity. Smaller ornamental trees should be planted nearer to the primary building. Shrubs should be limited to foundation plantings and shall be no more than 10' in height.
- (ii) Yards shall be grass or low plantings. Front yards shall not be paved or graveled, except for permitted driveways and walkways.
- (iii) All plantings should be native and noninvasive species.
- (iv) Front yard fences shall be constructed with wooden pickets, woven wire in historic patterns, or welded wire mesh. Front yard fences must be no higher than 42" in height and at least 50% visually permeable.

(l) Paving requirements or limitations;

- (i) Driveways must be no more than 12' wide.
- (ii) Driveways shall be located to the side of the lot and must not be directly in front of a house.

- (iii) A shared driveway with the neighboring property is allowed. The shared driveway shall not be wider than 12’.
- (iv) Front yards shall not be paved or graveled, except for driveways and walkways.

(m) Required features on a front façade;

- (i) Required front features on historic houses must be maintained according to the house type.

(n) Views of or from specific locations;

- (i) New additions shall complement and be subordinate to the existing building and shall be located as inconspicuously as possible. New additions shall be located behind the rear façade of the historic building, whenever possible. Aligning an addition with the front façade or having a new addition project in front of the original front façade is not allowed. Additions that are visible from the street shall have windows that are the same proportion to the walls and that follow the same patterns as those on the existing house. The addition shall have similar floor-to-floor heights and compatible bay divisions with those of the existing house.
- (ii) Two-story additions to one-story homes shall be built at the rear of the historic building to preserve the original one-story character. The historic building’s appearance as viewed from the street shall appear relatively unaltered. Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street.

(o) Exterior Doors:

- (i) Historic Buildings: Enlarging or enclosing original door openings on the front elevations is not allowed. Moving or adding doors is not allowed. However, restoring original doors or original door openings that have been enclosed is encouraged.
- (ii) Retain and repair original doors, door surrounds, and transoms using materials that match or simulate the original. If replacement is required due to deterioration, the replacement shall match or simulate the style, materials, and finish of the ~~original~~ historic style. Solid wood doors with recessed panels and frames are appropriate for the neighborhood. Steel and hollow-wood doors are not allowed for main entries. For historic houses in New Hill, doors are allowed to be more decorative, with lite openings and with aluminum or wood screen doors.
- (iii) Additions: Doors in an addition shall complement those of the existing house. More latitude in the design of the doors can occur if not visible from the street.
- (iv) New builds: Front doors shall be visible from the street. Solid wood doors with or without lites shall correspond to the style and design of the original houses in that area. Doors with panels and recesses are most appropriate in the neighborhood. Flat unadorned doors are not allowed. Wood or aluminum screen doors are only allowed in New Hill.

(p) Windows:

- (i) Historic buildings: Enlarging or enclosing original window openings on the front elevation is not allowed, unless required by the building code. Moving or adding new window openings to the front elevation is not allowed. However, restoring original window openings that have been enclosed is encouraged.

- (ii) For areas visible from the right-of-way, retain and repair original windows, window surrounds, and screens using materials that match or simulate the original. If replacement is required due to deterioration, replacement windows shall maintain the same size, profile, configuration, finish, and details as the original windows. During installation of replacement windows, the jamb must be recessed from the front façade at the same depth as the original windows.
 - (iii) If storm windows are installed, they must be installed in a manner that they do not damage historic jambs and surrounds.
 - (iv) Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
 - (v) Additions: Windows visible from the right-of-way shall emulate the windows of the historic structure in terms of fenestration pattern, size, configuration, profile, and finish, especially if they are visible from the street. Windows located on the rear or not visible from the street need not match the original window patterns or sizes. Windows on New Hill houses can have decorative shutters, provided they are wood and compatible with shutters on surrounding houses.
 - (vi) New builds: Windows shall reflect the patterns of windows in historic buildings within the neighborhood. The vertical shape of the windows from the wall surface shall be similar to those in historic buildings within the neighborhood, so that shadow lines are significant and reflect the historic character. The style of the windows shall relate to the architectural style of the original houses.
- (q) Chimneys:**
- (i) Original chimneys visible from the right-of-way must be maintained, unless determined to be structurally or functionally unsound, in which case they may be replaced with a functional or non-functional chimney of similar design. In New Hill, it is appropriate to have chimneys visible on the front façade.
- (r) New construction styles:**
- (i) Architectural styles of new builds must be similar to the building types that were historically present within Olympia Mill Village. Historical styles that were not present shall not be used as a basis for new construction. Contemporary design and style can be appropriate if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing houses within the neighborhood.
- (s) Accessibility:**
- (i) Ramps, lifts, and accessible entrances shall be designed in such a way to avoid damage to character-defining features of a historic building.
- (t) Parking:**
- (i) New builds and major renovations must identify off-street parking, as required by the Land Development Code. Parking in the front of the house shall be limited to parking in the driveway (see section 3.1.).
- (u) Demolition of structures;**
- (i) Demolishing a historic structure within the Olympia Mill Village to build a new structure shall always be subject to review by the Board of Architectural Review.
 - (ii) Criteria for Review:

- The historic or architectural significance of a structure
- A determination of the cost to rehabilitate vs the cost to replace
- A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, consideration being given to economic impact to property owner of subject property
- The importance of the structure to the ambience of a district
- Whether the structure is one of the last remaining examples of its kind in the neighborhood, city, or region
- Whether there are definite plans for the reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be
- The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the county is requiring its demolition
- Whether the structure is under orders from the county to be demolished
- No contributing historic structure shall be moved out of the neighborhood. No contributing historic structure shall be repositioned on its lot unless there is historic evidence of a different location on the lot.
- A structure being moved into the neighborhood should be compatible in style. The proposed siting for a relocated main building shall be consistent and compatible with the existing structures on the same block face. This includes the setbacks, orientation, and spacing.