

RICHLAND COUNTY

DEVELOPMENT AND SERVICES COMMITTEE

AGENDA



TUESDAY JULY 22, 2025

5:00 PM

COUNCIL CHAMBERS

Richland County Council 2024-2025



Derrek Pugh
District 2
Vice Chair



Jason Branham
District 1



Gretchen D. Barron
District 7



Tyra Little
District 3



Allison Terracio
District 5



Paul Livingston
District 4



Don Weaver
District 6



Tish Dozier Alleyne
District 8



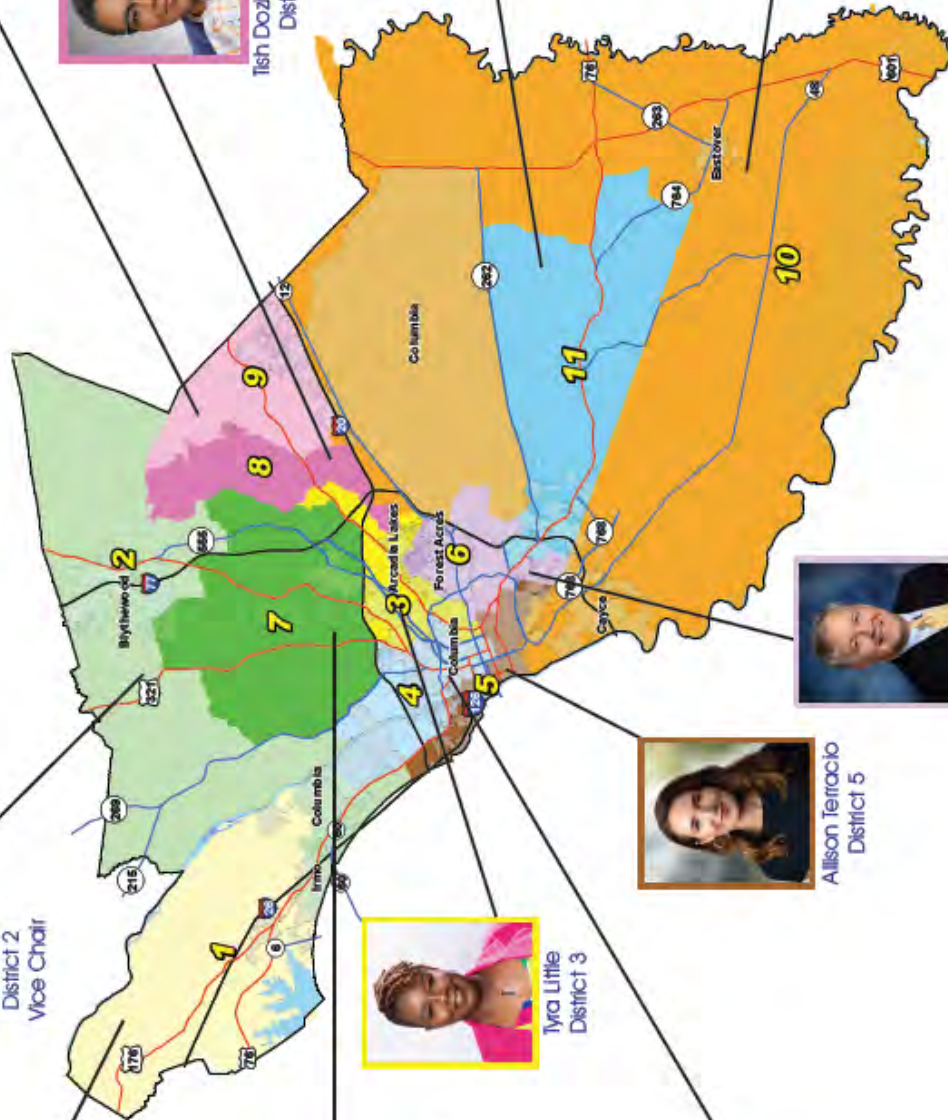
Chakisse Newton
District 11



Cheryl D. English
District 10



Jessica Mackley
District 9
Chair





**Richland County
Development and Services Committee**

AGENDA

July 22, 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. June 24, 2025 [\[Pages 6-8\]](#)
- 3. ADOPTION OF AGENDA** The Honorable Chakisse Newton
- 4. ITEMS FOR ACTION** The Honorable Chakisse Newton
 - a. Department of Public Works - Engineering - Quit Claim Deed - Portion of Olga Road [\[Pages 9-15\]](#)
 - b. Department of Public Works - Jim Hamilton-LB Owens - Approval of Avigation Easement - 650 South Edisto Avenue Townhome Development [\[Pages 16-21\]](#)
- 5. ITEMS FOR INFORMATION** The Honorable Chakisse Newton
 - a. Joint Meeting with Lexington County Concerning Forty Love Development [\[Page 22\]](#)
- 6. ITEMS FOR DISCUSSION** The Honorable Chakisse Newton
 - a. 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] [\[Pages 23-97\]](#)

7. 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] [\[Pages 98-105\]](#)
- 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]] [\[Pages 106-107\]](#)

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

- c. 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.*

8. **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
June 24, 2025 – 5:00 PM
Council Chambers
2020 Hampton Street, Columbia, SC 29204

COMMITTEE MEMBERS PRESENT: Chakisse Newton, Chair (online), Allison Terracio, Gretchen Barron, and Cheryl English

COMMITTEE MEMBERS NOT PRESENT: Jason Branham

OTHERS PRESENT: Anette Kirylo, Patrick Wright, Ashiya Myers, Michelle Onley, Kenny Bowen, Aric Jensen, Jackie Hancock, Kyle Holsclaw, Stacey Hamm, Michael Byrd, Leonardo Brown, Sahad Khilqa, Eric Williams, Lori Thomas, and Synithia Williams

1. **CALL TO ORDER** – Chairwoman Allison Terracio called the meeting to order at approximately 5:00 PM. (In the physical absence of the Chair of a committee, the senior member of the committee acts as the Chair).
2. **APPROVAL OF MINUTES**
 - a. May 20, 2025 – Ms. English moved to approve the minutes as distributed, seconded by Ms. Barron.
In Favor: Terracio, Barron, English, and Newton.
Not Present: Branham.
The vote in favor was unanimous.
3. **ADOPTION OF AGENDA** – Ms. Barron moved to adopt the agenda as published, seconded by Ms. English.
In Favor: Terracio, Barron, English, and Newton.
Not Present: Branham.
The vote in favor was unanimous.
4. **ITEMS FOR ACTION**
 - a. Department of Public Works – Engineering – Quit Claim Deed – Portion of Olga Road – The County Engineer, Sahad Khilqa, indicated the quit claim deed removes the former right-of-way on Olga Road. The proper right-of-way for Olga Road was established, and these parts are being transferred to Richland County. He noted the County does not want the pond to be deeded to them.

Ms. Barron stated, for clarification, the request does not include the parcel on which the pond is located.

Mr. Khilqa replied the County does not want to include it in the deed. He stated that accepting parcel (b) will correct the right-of-way and provide space for public transportation use.

Assistant County Administrator Lori Thomas requested that this item be deferred until next month's committee meeting to clarify the deed.

Ms. Barron moved to defer this item to the July Development & Services Committee meeting, seconded by Ms. English.

In Favor: Terracio, Barron, English, and Newton

Not Present: Branham.

The vote in favor was unanimous.

5. **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. Newton mentioned that Council approved something years ago to require bonding for neighborhood roads, with the idea that those funds would be able to pay to bring roads up to County standards in the event something happened to the developer.

Mr. Khilqa indicated that the County has bonds to secure the roads if the developer abandons them.

The County Attorney, Patrick Wright, pointed out we do have bonds on certain roads, but we have to enforce those bonds.

Ms. Newton inquired about how well we are enforcing the bonds and if there are bonds we need to enforce.

Mr. Khilqa replied he could provide that information at a subsequent meeting.

Ms. Terracio inquired what department is responsible for enforcing the bonds.

Mr. Khilqa responded that his staff is mainly responsible for ensuring the bond is active and has not expired.

- 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] – ***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] – Ms. Barron wondered if

neighborhood overlays are a current trend where we have growing community/population that need to have a second look. She inquired if this could assist us with forecasting our growth.

Community Planning & Development Director Synithia Williams noted that we are looking at the land use scenarios and other areas around the County that may need further study or investment. Many of the current neighborhood master plans are outdated, or the areas have significantly changed. The Olympia overlay can happen now because that area already has a master plan. One of the recommendations of the master plan was to create an overlay district to protect the historic character of the neighborhood. This is not the case regarding the Ballentine overlay because there is no master plan. If we were to create an overlay, we would need language authorizing us to implement another one.

For clarification, Ms. Barron indicated that the objective is to create the Comprehensive Plan in such a way that an overlay can be done without a master plan.

Ms. Williams pointed out that we are calling them “sub-area concepts.” Therefore, Blythewood may be a sub-area we need to look at.

Ms. Barron noted she believes having generic verbiage will be helpful to staff.

Ms. Williams stated the Planning Commission makes a recommendation to forward the overlay language to Council for consideration. Council gives the ultimate approval. She indicated the Planning Commission recommended approval of the overlay. They also recommended that we have guidelines for the Board of Architectural Review or Architectural Review Board that is created.

At the next committee meeting, they wish to bring recommendations for what the board and guidance documents could look like. The overlay recommendation will also be presented at the same time.

- 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] – **Staff continues to develop a draft commercial corridor overlay district to present to the Committee in the fall of 2025.

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

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

Not Present: Branham.

The vote in favor was unanimous.

The meeting adjourned at approximately 5:33 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, SCCEM
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

QUITCLAIM DEED

WHEREAS, the below-described Grantor desires to quitclaim all interest Grantor has in the below-described property to the below-described Grantee.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that **RICHLAND COUNTY, a South Carolina body politic and corporate**, (“Grantor”), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and no other monetary consideration, and the quit-claiming of any interest in the property described below to Grantee, in hand paid at and before the sealing and delivery of these presents by **PRISMA HEALTH-MIDLANDS, F/K/A PALMETTO HEALTH ALLIANCE, a South Carolina non-profit corporation**, (“Grantee”), the receipt whereof is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto the said Grantee all of the said Grantor’s right, title and interest, if any, in and to the following-described property:

SEE ATTACHED EXHIBIT A, LEGAL DESCRIPTION

GRANTEE'S ADDRESS: _____

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

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Grantee and Grantee's successors and assigns forever so that neither the said Grantor, nor Grantor's assigns, nor Grantor's successors nor any other person or persons, claiming under Grantor or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid Premises or appurtenances, or any part or parcel thereof, forever.

WITNESS its Hand and Seal this day of June, 2025.

**APPROVED SUBJECT TO OWNERSHIP
VERIFICATION AND CERTIFICATION
BEING PROPERLY COMPLETED.**

By: _____
Date: _____

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

COUNTY COUNCIL OF RICHLAND COUNTY

Witness #1

By: _____
Chairman

Witness #2

Attest: _____
Clerk of Council

STATE OF SOUTH CAROLINA

)

)

PROBATE

COUNTY OF RICHLAND

)

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

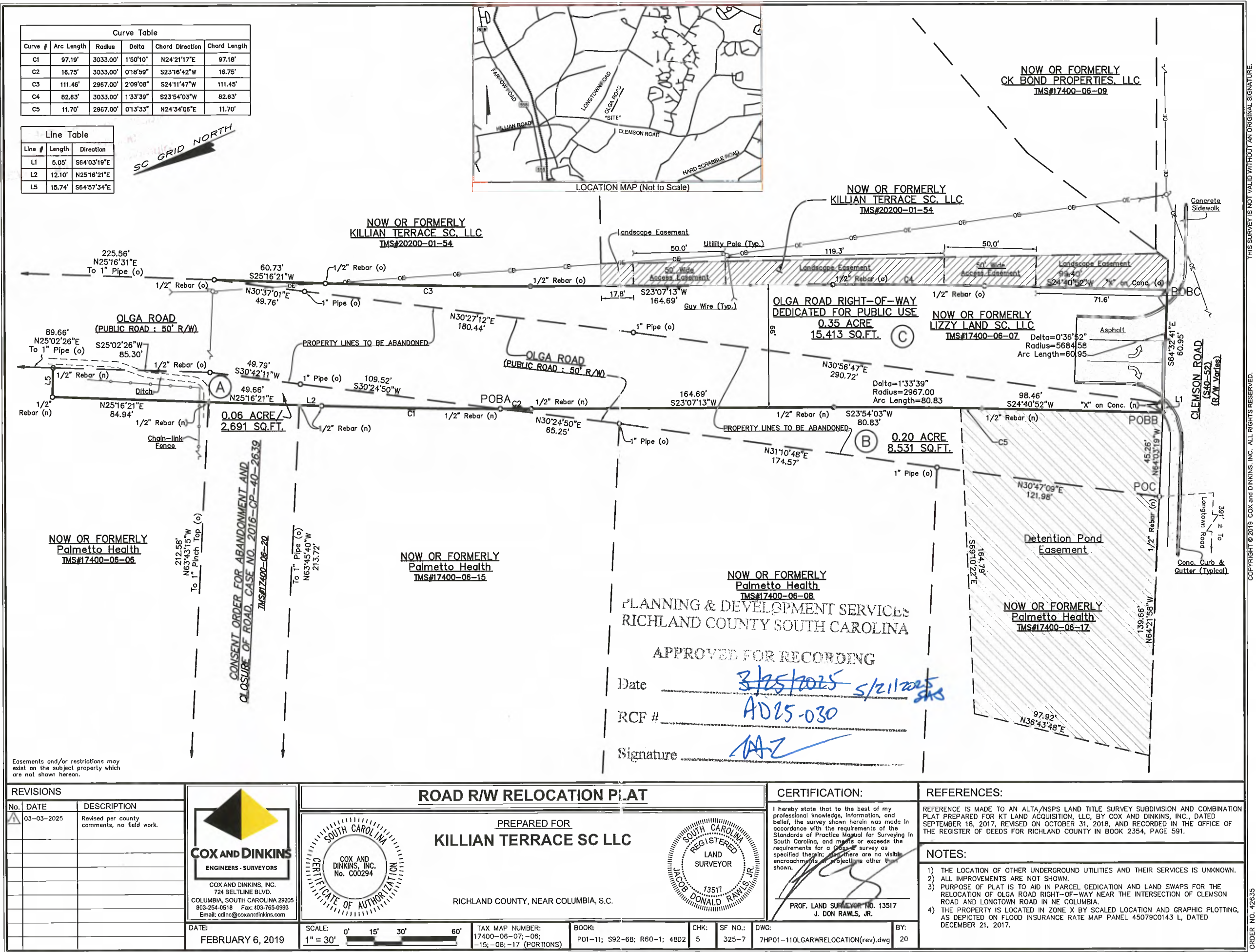
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

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) X 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 X 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.



**RICHLAND COUNTY
ADMINISTRATION**

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



Agenda Briefing

Prepared by:	Peter Cevallos	Title:	General Manager
Department:	Public Works	Division:	Airport
Date Prepared:	July 1, 2025	Meeting Date:	July 22, 2025
Legal Review	Patrick Wright via email	Date:	July 3, 2025
Budget Review	Brittany Hammond via email	Date:	July 3, 2025
Finance Review	Stacey Hamm via email	Date:	July 8, 2025
Approved for consideration:		Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM
Meeting/Committee	Development & Services		
Subject	Approval of Avigation Easement for 650 South Edisto Avenue Townhouse Development		

RECOMMENDED/REQUESTED ACTION:

Richland County staff and the Airport Commission recommend approval of an avigation easement for a housing development at 650 South Edisto Avenue.

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 is no anticipated fiscal impact.

Applicable fund, cost center, and spend category:

OFFICE OF PROCUREMENT & CONTRACTING FEEDBACK:

There are no comments from Procurement.

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

There are no legal concerns regarding this matter.

REGULATORY COMPLIANCE:

This action is supported and follows the guidance of Title 14 CFR, Chapter 1, Subchapter E, Part 77.

MOTION OF ORIGIN:

There is no associated Council motion of origin

STRATEGIC & GENERATIVE DISCUSSION:

An aviation easement has been drafted for a proposed housing development of approximately 16 townhomes within City limits at 650 S. Edisto Avenue. The development is located less than one mile to the northwest of the Jim Hamilton - L. B. Owens Airport, off of the northwest end of the runway, and is incompatible due to the inherent risk of being under the approach to the Airport.

The easement will enforce airspace protection over the property, holding the County and the Airport harmless for aircraft passing through the airspace at any altitude above the property. The easement also recognizes the right of the aircraft to cause noise, vibrations, fumes, deposits of dust, fuel particles (incidental to the normal operation of aircraft); fear, interference with sleep or communication, and any other effects associated with the normal operation of the Airport.

Since the development is within the City limits, this easement will be recorded with the City of Columbia as part of their permitting process.

The Richland County Airport Commission unanimously voted in support of this item at their July 14, 2025 regularly scheduled meeting.

ASSOCIATED STRATEGIC GOAL, OBJECTIVE, AND INITIATIVE:

Goal: Commit to Fiscal Responsibility

Objective: Prioritize initiatives to align with available resources.

SUMMATIVE OVERALL COUNTY IMPACT:

- Maintains safe and efficient aeronautical facility
- Support of transportation needs and economic development of the County
- Prevents the encroachment into the operation of the airport flights

ADDITIONAL COMMENTS FOR CONSIDERATION:

At its February 4, 2025 meeting, County Council approved a similar easement for an adjacent townhome development located at 480 S. Pickens Street.

ATTACHMENTS:

1. Aviation Easement - 650 S. Edisto Avenue Townhome Development

SURFACE AND OVERHEAD AVIGATION EASEMENT

WHEREAS, Rosewood Gym Rats, LLC (hereinafter called the “Grantor”) is the fee owner of the following specifically described parcel of land situated in the City of Columbia, Richland County, South Carolina:

All that certain piece, parcel or lot of land, with improvements thereon, if any, situate, lying and being in the County of Richland, State of South Carolina, being shown and designated as Lots 1, 2, 3 and 4 of Block 3 shown on a plat of Edgewood Development Co. by Tomlinson Eng. Co., dated 7-1-1940 and recorded in the Office of the Register of Deeds for Richland County in Plat Book L at Page 94. Thereafter shown as Lots 1-4, Block "3", containing 0.70 acres, more or less, on a survey prepared for The Andrea Reynolds Team, LLC by Baxter Land Surveying Co., Inc., dated 11-16-2020 and recorded 12-12-2020 in Record Book 2563 at Page 1499; having the boundaries and measurements as shown on said plat, reference being craved thereto for a more complete and accurate legal description.

Property Address: 650 S. Edisto Avenue, Columbia, SC 29205

TMS# 11212-07-01

(hereinafter called “Grantor’s property”).

NOW, THEREFORE, in consideration of the sum of \$5.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, for itself, its successors and assigns does hereby grant the following appurtenant rights and benefits to Richland County/Hamilton-Owens Airport (hereinafter called the “Grantee”) upon the Grantor’s Property described above for the use and benefit of the public.

The appurtenant rights and benefits are the uses, right and restrictions described as follows:

1. The unobstructed use and passage of all types of aircraft in and through the airspace at any height or altitude above any improvements now or hereafter lawfully erected thereon.
2. The right of said aircraft to cause noise, vibrations, fumes, deposits of dust, fuel particles (incidental to the normal operation of aircraft); fear, interference with sleep or communication, and any other effects associated with the normal operation of aircraft taking off, landing or operating in the vicinity of Hamilton-Owens Airport.

As used herein, the term “aircraft” shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include jet, propeller-driven, civil, military or commercial aircraft; helicopters, regardless of existing or future noise levels, for the purpose of transporting persons or property through the air, by whoever owned or operated.

In granting this easement, the Grantor agrees to make no material modifications to the following “accepted” structures lying within the bounds of the easement area of the Grantor’s property without such approval as may be required by the City of Columbia Unified Development Ordinance as may be amended from time to time:

Structures, buildings, and improvements as are permitted in the approved building plans by the City of Columbia

The Grantor agrees that during the life of this easement, it will not construct, erect, suffer to permit or allow any structure on the surface of the burdened property except as are authorized by the City of Columbia. The Grantor may develop the burdened property as is permitted by the City of Columbia and trees and vegetation are allowed. The maximum height of any structure or tree cannot exceed thirty-five feet above grade, in accordance with Aeronautical Study Nos. 2025-ASO-4804-OE and 2025-ASO-7709-OE, a copy of which is attached hereto as Exhibit B.

The Grantor agrees to keep the easement area free of the following: structures (permanent or temporary) that create glare or contain misleading lights; fuel handling and storage facilities; and creation of any means of electrical interference that could affect the movement of aircraft over the easement area with the exception of any structure, use, or activity associated with the same that has been approved by The City of Columbia.

Grantor agrees to defend, indemnify, and hold the City of Columbia and Richland County harmless from and against any and all liability, loss, damages, claims, suits, actions, costs, attorney fees, expenses, damages to property, person or otherwise, or judgments of any nature whatsoever of which the City of Columbia or Richland County may suffer, sustain, incur or in any way be subjected to, on account of death of or injury to any person whomsoever, and for damage to or loss of or destruction of any property whatsoever, including, but not limited to, caused by, resulting from or arising out of, directly or indirectly, from the violation of any terms and/or conditions of this easement on the subject property.

END OF PAGE



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director
Department:	Community Planning & Development	Division:	
Date Prepared:	June 30, 2025	Meeting Date:	July 22, 2025
Approved for consideration:		Assistant County Administrator	Aric A Jensen, AICP
Meeting/Committee	Development & Services		
Subject:	Joint Meeting with Lexington County Concerning Forty Love Development		

On June 3, 2025, representatives from Richland County's Departments of Community Planning and Development and Public Works met with representatives from Lexington County's Community Development and Public Works Departments to discuss a proposed new subdivision on Forty Love Road which is split between Richland and Lexington County (Richland County District 1, TMS: R1401-01-01).

Items discussed during the meeting included: road and storm drainage ownership and maintenance, sidewalk design, addressing, permitting and inspections. As a result of the discussion, all parties agreed on the need for an Intergovernmental Agreement (IGA) between the two Counties that outlines the responsibilities of each jurisdiction. The IGA may also be used for future developments that are split between Lexington County and Richland County.

Following the June 3rd meeting, Richland County and Lexington County staff participated in a Development Review meeting with the developers to discuss the development process for both Counties.

Lexington County's Community Development Director will coordinate with Richland County's Director of Community Planning and Development on the draft IGA with the goal of presenting the agreement to both Councils for review and consideration in September. No action is required at this time.



Informational Agenda Briefing

Prepared by:	Synithia Williams	Title:	Director	
Department:	Community Planning & Development	Division:		
Date Prepared:	June 30, 2025	Meeting Date:	July 22, 2025	
Approved for consideration:		Assistant County Administrator	Aric A Jensen, AICP	
Meeting/Committee	Development & Services			
Subject:	Olympia Neighborhood Character Overlay District			

Richland County adopted the Capital City Mill District (CCMD) Area and Corridor Plan in November 2014. The CCMD master plan provided an analysis of the historic Olympia, Granby, and Whaley neighborhoods and recommended potential policies and projects relevant to the community. One of the plan's policy recommendations was to create a neighborhood character overlay district for the Olympia area to protect the historic character of the neighborhood. The Olympia Neighborhood is listed on the National Register of Historic Places.

Section 26-3.8.f. of the Land Development Code states that a Neighborhood Character Overlay District (NC-O) is intended to protect and preserve the unique design features and character of established neighborhoods throughout the County, and promote new construction that is compatible with the existing neighborhood character. Prior to the establishment of a NC-O for a specific neighborhood, a neighborhood master plan for the neighborhood must be completed and recommended for adoption by the Planning Commission.

The Community Planning and Development Department (CP&D) worked with Post Oak Preservation Solutions, LLC to study the character of the historic Olympia Mill Village and develop Architectural Design Guidelines for the neighborhood (Attachment 1). The design guidelines provide a collective understanding of the principal style and design characteristics that define and shape the neighborhood. The Design Guidelines give owners, developers, staff, and officials a clear understanding of the expectations of the design review process and were used to develop the requirements in the NC-O for Olympia. The Guidelines will be updated based on the final wording of the NC-O and made available to any owners or developers looking to build in Olympia.

CP&D first presented a proposed Neighborhood Character Overlay District to the Planning Commission in the spring of 2024. As part of the development of the NC-O, CP&D staff and the Planning Commission toured the Olympia Area, held meetings with the "We Are Olympia" neighborhood group, mailed flyers to all property owners in the area promoting a public meeting on the draft NC-O on January 30, 2025, and responded to comments received by citizens on the draft NC-O.

After reviewing the feedback received and staff recommendations, Richland County Planning Commission recommended the adoption of the NC-O for the Olympia Neighborhood at their June 2, 2025 meeting (Attachment 2). Their recommendation included a request for County Council to provide guidelines for the creation of a Board of Architectural Review (BAR) to ensure consistency in implementation of the overlay district. The Olympia Neighborhood Character Overlay District Standard

Operating Procedures (Attachment 3) identifies a recommended process for what constitutes staff review versus what requires BAR review. A draft ordinance establishing a BAR is currently under review by the County Administrator's Office.

ATTACHMENTS:

1. Architectural Design Guidelines for the Olympia Neighborhood
2. Draft Wording Recommended by Planning Commission to establish a Neighborhood Character Overlay for the Olympia Neighborhood
3. Olympia Neighborhood Character Overlay Standard Operating Procedures

OLYMPIA MILL VILLAGE
ARCHITECTURAL DESIGN
GUIDELINES



Acknowledgments

Thank you to the Olympia Mill Village Museum, Granby Hill Alliance, We Are Olympia, and all the historic property stewards who participated in this process.

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INTRODUCTION

Olympia Mill Village is located in Richland County, outside of Columbia, SC city limits. The Neighborhood is just south of Olympia and Granby Mills and the Granby neighborhood, which are located within the Columbia City Limits. To the east of the Neighborhood is a large quarry, to the south is a large school complex, and to the west is a non-historic neighborhood. A small creek runs through the northern part of the Neighborhood. Olympia Mill Village is a lovely area that consists of modest but well-designed homes built by the mill companies for the workers. A broad boulevard connects the Neighborhood to the Mill. The residential streets are narrow and lined with trees. The older houses built by Olympia Mill between 1900 and 1903, and between 1914 and 1915, are simple, one- and two-story, wood-clad structures with large front porches that face the street. The houses built by Pacific Mill from 1941 to 1949 are one-story, minimal traditional style with asbestos/fiberboard siding.

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A	<i>Welcome to the Olympia Mill Village Historic District</i>	8
B	<i>History of Olympia Mill Village</i>	9



Olympia Cotton Mill.

A. Welcome to the Olympia Mill Village Historic District

Officially, Olympia Mill Village consists of two smaller historic neighborhoods: “Olympia Mill Village” refers to the area of original construction by Olympia Mill, while “Granville” contains the newer, Pacific Mill houses. For simplicity, this document will refer to the entire area encompassed in the Design Guidelines (Olympia Mill Village and Granville) as “Olympia Mill Village” or the “Neighborhood.” Further, to avoid confusion between the two neighborhoods the Guidelines will use colloquial nicknames to refer to the older construction in Olympia Mill Village as the “Old Hill,” and the newer construction in Granville as the “New Hill.”

OLYMPIA MILL VILLAGE DISTRICT



Map of Olympia Mill Village Historic. The boundaries of Old Hill are outlined in blue; the boundaries of New Hill are outlined in red.

B. History of Olympia Mill Village



Historic photo.

This historic context is adapted from the Olympia Mill Village Historic District listing on the National Register of Historic Places.¹ It is significant in the areas of industry; community planning and development; social history; and architecture. The Period of Significance for the district is 1899-1954, spanning the time between the construction of Olympia Cotton Mill and the sale of the Mill by Pacific Mills Company to Burlington Industries. The listing was prepared by Dr. Lydia Brant and contains both Olympia Mill Village/ Old Hill, and Granville/ New Hill, the combined area these Design Guidelines encompass.

1. Brandt, Lydia. "Olympia Mill Village Historic District," National Register of Historic Places, Richland County, SC.

OLYMPIA COTTON MILL: ORIGINS

Olympia Cotton Mill, owned by W.B. Smith Whaley & Company, opened in Columbia, South Carolina in 1899 during a time of prosperity for cotton mills in South Carolina. Olympia was one of four cotton mills Whaley & Company constructed that Whaley personally managed in Columbia between 1894-1900, along with neighboring Granby Mill. The four mills were commonly referred to as the Whaley Mills or Olympia Mills.

Whaley planned for Olympia Cotton Mill to be the largest and most technologically advanced of the four mills; indeed, after opening in 1899, Olympia Cotton Mill quickly earned a reputation as "the largest cotton mill under one roof in the world."² Olympia produced finer textiles than its contemporaries, and boasted twice the amount of spindles as its neighbor, Granby Mill. Olympia Mill was also distinct for its power source, a combination of hydroelectric power from the nearby Columbia Canal as well as electricity from three generators constructed specifically for the Mill. Eventually, these generators would provide enough electricity to power all four Whaley Mills and the Columbia Electric Street Railway.

However, this success would not last-- by 1903, the Whaley Mills were all facing a tremendous amount of debt, resulting in Whaley's resignation. His successor, Lewis Parker, rebranded the Whaley Mills as the Hampton Cotton Mills Company, also referred to as the Parker Cotton Mills Company. A series of mergers with other South Carolina mills improved the financial situation until boll weevil infestations devastated the cotton industry. By 1916, the Hampton/ Parker Mills were bankrupt, selling all its mills, including Olympia Mill, in 1916 to the Boston-based Pacific Mills Company.

From 1916-1954, Olympia Mill and the other Columbia mills- now referred to as the Pacific Mills- saw a period of success and stability. In the 1930s, the Great Depression both negatively and positively affected the mills; the cotton market took a hit, but the Depression was actually an impetus for people to work at the mills in order to have much-needed housing that was guaranteed to workers. Concurrently, factory workers began organizing labor unions that led demonstrations and walkouts to collectively bargain for workers' rights. A strike in 1939 closed the four Columbia Pacific Mills for months.

2. Hamilton, "Olympia Mill"; "Peerless Olympia," State (SC), 8 July, 1901.

B. History of Olympia Mill Village

Pacific Mills continued its ownership of Olympia Mill and the three other Columbia mills until 1954, when they sold to Burlington Industries. Burlington's tenure was short lived, and between 1955-1996, Olympia Mill remained an active textile mill under several different owners. It closed in 1996.

Since then, both Olympia Mill and Granby Mill have undergone rehabilitation to serve as apartments for University of South Carolina upperclassmen students.

BUILDING THE VILLAGE



Map of Pacific Mills, 1939.

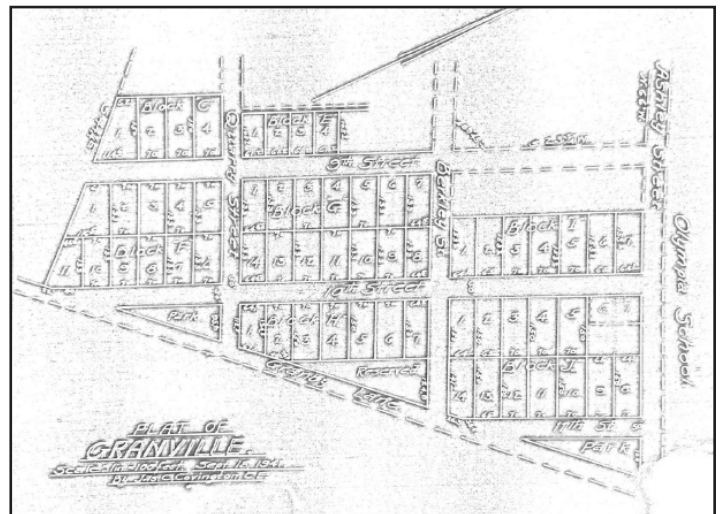
The opening of Olympia Cotton Mill in 1899 led to a demand for factory workers and housing for those workers. Whaley deeded 102 acres just south of his new mill for the construction of the "Olympia Mill Village." The first phase of construction spanned 1900-1903 and consisted of simple one- and two-story houses organized around a grid street system. There were five variations of workers' housing, all with wood siding, front porches, and simple gable roofs. Houses were arranged such that no two houses of the same type were next to each other; this was to ensure the look of a neighborhood rather than a uniform development of matching houses. By the time the first phase of construction was completed, Olympia Mill was under the umbrella of Hampton Cotton Mills Company.

By 1914, the number of workers at Olympia Mill had increased, necessitating additional housing. The second phase of construction from 1914-1915 was of a much smaller scale, only erecting a limited amount of houses. All of the second phase houses were a new, sixth type of house, still simple and compatible with the neighborhood. The following year the Pacific Mills Company purchased Olympia Mill.

In 1940, partially due to the strike and factory shutdown in 1939, Pacific Mills elected to divest all workers' housing. Individual workers' families were given the option to purchase their homes for \$1000, and they were offered first pick over outside buyers. The Olympia Mill Village would continue to house workers, but the Pacific Mills Company would no longer own that housing. With this change and the platting of more land for Olympia workers in 1941, a third phase of construction began.

The third phase of construction created the Granville neighborhood, just south of Olympia Mill Village. Granville extended the Village's street grid and created the terms "Old Hill," the preexisting Olympia Mill Village; and "New Hill," Granville. Construction of New Hill spanned the years 1941-1949 and introduced two additional house types, variations of a minimal traditional one-story house, which are very distinct from the early twentieth-century Old Hill construction.

With the sale of Olympia Mill in 1954 to Burlington Industries, followed by a number of other owners until 1996, the number of employees lessened, in turn lessening the need for workers' housing. Since then, Olympia Mill Village and Granville have seen changes through deterioration, demolitions, alterations, and new infill. Since the 2000s, the area has housed many University of South Carolina upperclassmen students, increasing the amount of demolition and new infill to provide housing.



Granville/New Hill plat, 1941.

B. History of Olympia Mill Village

LIFE IN THE VILLAGE

Whaley & Company began construction on the Olympia Mill Village in 1900 in a time of Paternalistic culture in factories--essentially, the benevolent mill owner would provide everything that workers and their families needed to live, work, and play, all under the eye of the mill owners. This was true in a figurative and literal sense for the Olympia Mill Village, as supervisors were provided nicer houses just north of Olympia Mill, separated by railroad tracks.

Catering to the needs of the workers was thought to promote a happy work environment, leading to less unrest amongst the workforce. In order to provide workers with everything they needed to create a self-sufficient community, Whaley and later Parker constructed churches, a school, a department store, an athletic field, and instated a fire department. Electricity, running water, and a sewage system were additional perks, and an electric streetcar system ran from Olympia Mill down Olympia Avenue, providing access from the Village to the mill, and from the village to the rest of Columbia. Later, under the ownership of Pacific Mills, Olympia Mill Village saw the construction of a YMCA with an indoor pool; a dairy; and a new space for fraternal orders to meet. Paternalism under Pacific Mills also included a community-wide news letter and community events.

Living in the Olympia Mill Village created a strong sense of community and identity for its residents. And, after Pacific Mills divested of the Village, workers purchased their own homes where families continued to live for generations. Residents of the Village identified themselves as “Lint-heads,” a reclaiming of the derogatory term directed at them for the cotton lint that stayed in their hair after a shift at the mill. Though Granville was constructed after the period of mill ownership and paternalism, it shared much of the identity, as well as many former occupants, of the original Village throughout the 1940s and early 1950s.

The era of Paternalism ended in Olympia Mill Village and Granville in 1954, when Pacific Mills sold Olympia Mill and Granby Mill to Burlington Industries. From 1955-1996, the mill was sold multiple times, and continued to decrease the amount of employees, causing workers to vacate the village. The area began to attract University of South Carolina students as well as owners looking to rent to those students. In 2022, renters make up about 75% of Olympia Village residents, and the identity of the neighborhood has transformed from a tight-knit community to an area for parking and tailgating on game days. Still, some “Lint-Heads” remain, continuing the legacy and maintaining the character of the Village.



Historic photo.



USING THE DESIGN STANDARDS

The purpose of Olympia Mill Village Design Guidelines is to provide a shared understanding of the principal design characteristics that help shape and define this unique neighborhood. As the neighborhood changes and evolves over time, these Design Guidelines will ensure that the essential design characteristics and historic character of the neighborhood remain. The Guidelines intend to give owners, developers, staff, and elected officials a clear understanding of the expectations of the design review process. The goal herein is to make the review process more consistent and therefore more efficient. The Guidelines aim to: identify important physical characteristics of the neighborhood; conserve cultural and historic resources; promote investment in existing historic buildings; boost compatible development that conforms to the size, orientation, and setting of existing buildings in the neighborhood; reduce the need for zoning variances for structures that conform to the patterns of the existing neighborhood; and accomplish these goals while maintaining property values.

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1.B	How to Use the Design Guidelines 15

1.A Principal and Goals

TERMINOLOGY

A number of specific terms are used throughout the design review process:

Standard: For the purpose of this document, the term “standard” is a criterion with which the Heritage Commission will require compliance when it is found applicable to the specific proposal. A standard is subject to some interpretation when determining compliance.*

Must: Where the term “must” is used, compliance is specifically required if applicable to the proposed action.*

Shall: Where the term “shall” is used, compliance is specifically required if applicable to the proposed action.*

Should: The term “should” indicates that compliance is expected, except in conditions in which the Planning Commission and/or County staff finds that the standard is not applicable, or that an alternative means of meeting the intent of the standard is acceptable.*

May: The term “may” indicates that the Heritage Commission has the discretion to determine if the action being discussed is appropriate. This decision is made on a case-by-case basis, using the information specifically related to the project and its context.*

Encourage: The term “encourage” means that the standard as it relates to an action is suggested and preferred but not required.

Appropriate denotes typical of the historic architectural style, compatible with the character of this property or district, and consistent with these design standards.

Inappropriate denotes incompatibility or not in character with the historic architectural style of the property or district, and inconsistent with these design standards.



Typical house, Old Hill.

The purpose of the Olympia Mill Village Design Standards is to provide a collective understanding of the principal style and design characteristics that define and shape the neighborhood. The design standards recognize that the neighborhood developed over time, with different architectural styles, each with a unique character of its own. Good design standards recognize that change is inevitable but the essential characteristics that define the neighborhood and the buildings will be maintained and enhanced, ensuring the unique and historic character of the neighborhood remains for future generations.

PRINCIPAL AND GOALS OF DESIGN STANDARDS

The Design Guidelines are intended to achieve the following goals:

- Retain the existing historic character of the neighborhood.
- Preserve the visual continuity of the neighborhood.
- Distinguish the difference between historic development patterns and current zoning regulations.
- Recognize differing characteristics between Olympia Mill Village houses on Old Hill and Pacific Mills houses in Granville/ New Hill.
- Ensure that additions, alterations, and infill are compatible.
- Encourage good design without stifling creativity.
- Protect private property values and investment.
- Appropriately maintain and care for properties

Design Standards are created to:

- identify the character-defining features of the buildings.
- identify the important physical characteristics and patterns of the neighborhood and foster redevelopment and infill that is compatible.
- conserve and maintain cultural and historic resources, maintain property values, and encourage investment.

Finally, Design Standards are intended as a resource to homeowners, property owners, architects, developers, County Council, and County staff. They lay the groundwork for positive discourse between the various stakeholders to maintain to ensure the unique character of Olympia Mill Village.

1.B How To Use The Design Guidelines

HOW ARE DESIGN GUIDELINES USED?

The Guidelines provide instructions for property owners, real estate agents, developers, tenants, and architects who are proposing a project. This document will help establish an appropriate direction for the design. When applying for a project, the Applicant should refer to the guidelines at the outset, to avoid planning efforts that later may prove to be inappropriate.

The Guidelines also provide criteria for Richland County staff to consult when reviewing proposed projects; the Guidelines determine if the design policies presented herein are followed. It is important to recognize that in each case a unique combination of design variables is at play and, as a result, the degree to which projects must meet each relevant guideline may vary.

In making its determination of the appropriateness of a project, the staff's main concerns are ensuring:

- Compliance with the criteria in the Design Guidelines.
- Preservation of the integrity of an individual historic structure.
- Compatible design for new buildings or additions that conforms with the character of surrounding historic properties.
- Protection of the overall historic character of the neighborhood.



Typical house, Old Hill.



Typical house, New Hill.

APPLICATION PROCESS

Step 1. Consider professional design assistance.

The County strongly encourages Applicants to engage licensed architects and other design and planning professionals to assist them in developing their concepts. Doing so may facilitate a smoother review process.

Step 2. Check other County regulations.

The Guidelines supplement other adopted County ordinances. Make sure the project complies with these regulations in addition to the Guidelines. Examples of adopted County ordinances include:

- The Land Development Code (LDC)
- The Building Code (current version, as adopted by the County)

Step 3. Become familiar with the design guidelines.

Review the basic organization of this document and determine which chapter(s) will apply to a project. Contact the County Planning and Development Department with any questions.

Step 4. Review the site context.

Consider immediately adjacent properties as well as the character of an entire block. In many cases, the overall character of the entire district is an important consideration.

1.B How To Use The Design Guidelines

APPLICATION PROCESS (CON'T.)

Step 5. Develop a design concept using the guidelines.

The guidelines form the basis for staff review decisions.

Step 6. Pre-application Conference.

Prepare a packet for preliminary review by the Planning and Development Department prior to creating drawings for final review.

Step 7. Prepare and submit a complete application packet for review.

Application should include:

- Site plan/roof plan (drawn to scale)
- Floor plan for each floor or level (drawn to scale)
- Proposed building elevations (drawn to scale)
- Photographs of building conditions (existing and historic)
- Accurate material samples and color samples

UNDERSTANDING NEIGHBORHOOD CHARACTER AND ARCHITECTURAL

One of the first steps in maintaining and enhancing the character of a neighborhood is recognizing just what that character is—understanding the basic features and attributes that make up the general traits of the neighborhood. Knowing why a certain place is special and being able to identify the features which enhance the neighborhood makes it easier to identify and verbalize why some structures seem to “fit in” and others don’t.

This chapter describes Olympia Mill Village (also referred to as the “Neighborhood”) on three basic levels, from the broader Neighborhood to the more specific structures. The first level of scrutiny begins at the **Public Realm**: the area where the public has access to the Neighborhood. It can be both a physical access, such as on streets and sidewalks, as well as a visual access of front yards and to some extent, the side yards. The **Public Realm** encompasses the space between the front of one house and the front of another house across the street. In many ways, the **Public Realm** is a great outdoor room with facades of houses forming walls and the tree canopy forming the ceiling.

The second level of scrutiny is determining the **Character of Individual Lots**. This level examines the layout of a lot or site and its relation to other lots and sites. The spatial relationships between houses, driveways, parking structures, and accessory structures characterize individual lots. The location of a house on one lot relative to houses on other lots, and relative to neighboring sites, begins to form a broader neighborhood pattern.

The third and final level of scrutiny this chapter describes is **Character of Architecture** of individual buildings. A very limited number of styles and forms make up Olympia Mill Village. Understanding the massing, materials, patterns, and ornamentation of existing buildings will inform and direct the construction of new buildings and will provide guidance for additions and remodels of existing buildings.

NOTE: Historic patterns should be based on the Olympia Mill Village NRHD’s Period of Significance. Only properties built within the Period of Significance (1899 to 1954) should be used to establish patterns. Incongruent, later construction in the Neighborhood should not be used as precedent to set patterns, or a gradual character transformation will occur. Only use examples built by the Olympia Mill or Pacific Mill companies.

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2.A Public Realm

The Public Realm is the open space from the front of a house, across the street, to the front of the opposite house. Contrary to what its name suggests, the Public Realm includes both public and private property. “Public” in this case refers to the area seen by the public. The front of one house and its front yard; the front of the opposite house and its front yard; and the sidewalks and street between comprise the Public Realm. As one drives down a street, it is the area viewed by the visitor that creates a sense of place. The width of the street, the distance the houses are setback from the street, and the landscaping all contribute to the character of the area.

NETWORK OF STREETS AND SIDEWALKS

The Network of Streets in Olympia Mill Village is generally a grid. The most important street in the Neighborhood is Olympia Avenue. This boulevard-style street has a large central median that historically contained the trolley line. Olympia Avenue connects the Neighborhood generally from north to south; it is the central spine that unites the NRHD. Its role as high street of the Village, and its median that once was home to the trolley, give Olympia Avenue a distinctive character that identifies the Neighborhood as a special place.

Other streets are relatively narrow, some without curbs or sidewalks. The distinct difference between the almost rural residential streets and the formal Avenue contributes to the character of the district.



Olympia Avenue is the most important street in the Neighborhood.



Rural-like residential streets without curbs or sidewalks are typical in the Neighborhood.

2.A Public Realm



Rural-like residential streets without sidewalks are typical in the Neighborhood.

SIDEWALKS AND PARKWAY

Sidewalks and Parkways are rare in Olympia Mill Village. Sometimes character defining features can be described by what is not present. In this case the lack of sidewalks is part of the existing character of the Neighborhood. However, this does not prohibit the addition of sidewalks to the Neighborhood in the future.

The only parkway is the parkway (or median) at Olympia Avenue. Landscaping on the median consists of trees, shrubs, and grass, planted over time.

NOTE: Historically, packed dirt alleys bisected each block in Old Hill (Olympia Mill Village) between rear yards. Almost all alleys have been absorbed into rear yards over time.



Parkway at Olympia Avenue.



Sidewalks are rare in the Neighborhood.

2.A Public Realm

LANDSCAPES

Landscapes in Olympia Mill Village are organic, rather than formal and well ordered. Large trees can be found in some front yards, but many trees are in the side and rear yards. Historic photos show that landscaping was not a consideration in the early years. Photos from the 1930s show formal rows of trees lining the street. While there is grass on front lawns, these are not highly manicured lawns.

During football season many residents rent out their front yards for parking at the nearby Williams-Brice Stadium.



Typical landscape, Olympia Mill Village.



Typical landscape, Olympia Mill Village.



Typical landscape, Olympia Mill Village.

2.A Public Realm

FENCES



Typical fence, Olympia Mill Village.

Fences, especially front yard fences, are rare in Olympia Mill Village. The three primary types of fences are wood picket, chain link, and simple iron metal fences. The fences do not block the view of the houses, as there is space between fence components allowing for visibility. Fences are also of simple design. These are a more modern addition and do not appear in historic photographs.



Typical fence, Olympia Mill Village.



Typical fence, Olympia Mill Village.

2.A Public Realm



Typical fence, Olympia Mill Village.

MAILBOXES

Mailboxes in Olympia Mill Village are a part of the Public Realm. Mailboxes are almost universally simple metal mailboxes mounted on wooden poles, though the minority of metal mailboxes rest on metal poles. There are a few modern plastic mailboxes scattered throughout the Neighborhood. However, the NRHD does not have large brick mailbox structures with planters that are common in many suburban neighborhoods.



Typical mailbox, Olympia Mill Village.



Typical mailbox, Olympia Mill Village.



Typical mailbox, Olympia Mill Village.

HISTORIC ELEMENTS

The Public Realm in Olympia Mill Village contains other Historic Elements. Low walls made of brick and concrete remain; these perhaps outlined property lines in the past. Further research is needed to determine if these are indeed historic elements that should be retained.

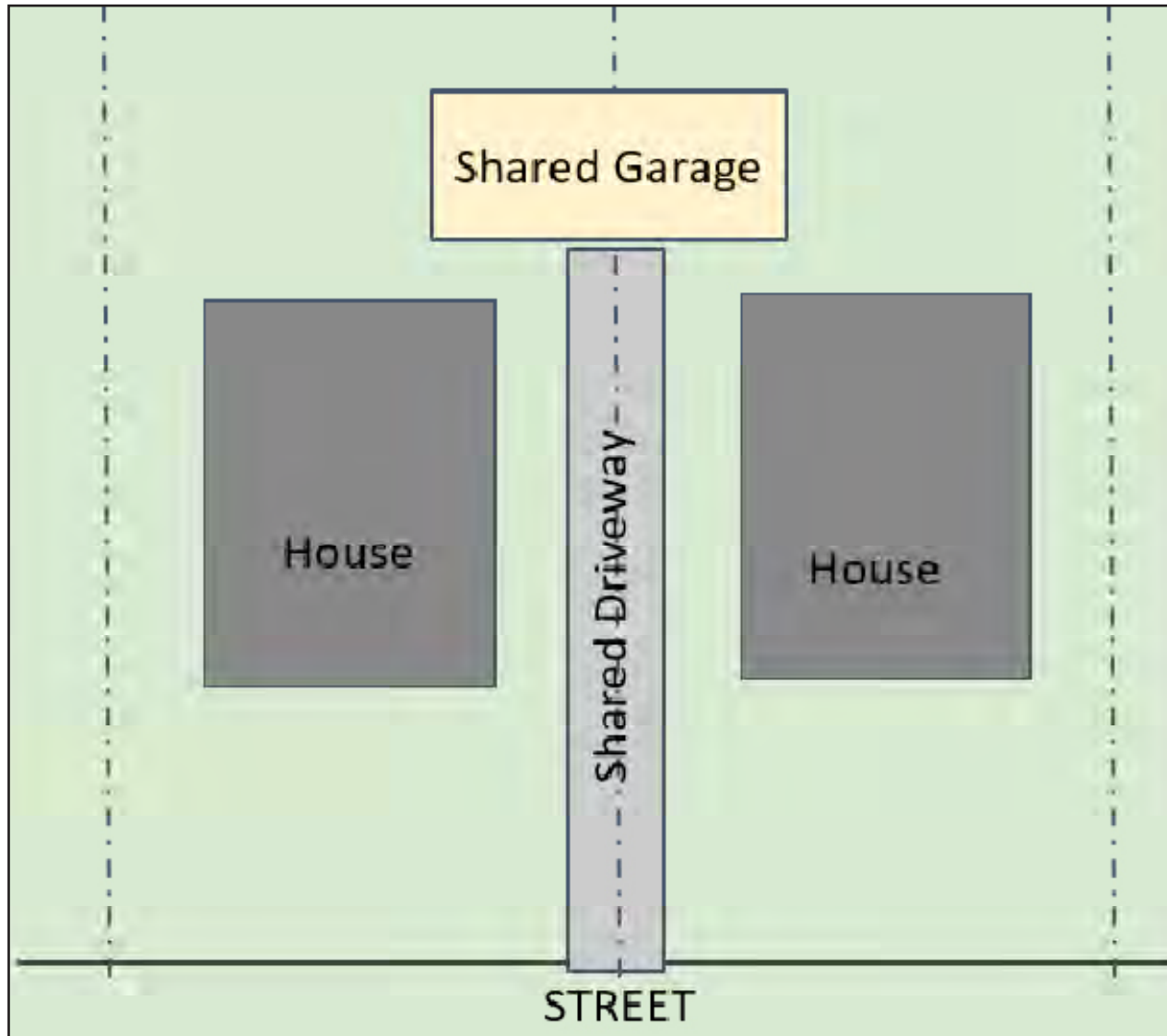


Typical historic element, Olympia Mill Village.

2.B Site and Lot Design

The consistent size and shape of lots in the Olympia Mill Village NRHD create a recognizable pattern that gives definition to the Neighborhood. The original lots were rectilinear. In the last century a few lots were combined, and apartment houses or mid-block businesses were built that drastically changed the character of the Neighborhood.

PRINCIPAL BUILDING



Typical site and lot design, Olympia Mill Village.

The character of the lots can be described by many features, but primarily by the way the house and other structures that occupy the lots. In the Olympia Mill Village NRHD, the houses are situated in the center of the lot, leaving no room for driveways to the garages which are to the rear of the house. It is common to find shared drives leading to shared garages. Other accessory buildings, such as sheds, are in the rear yards of houses.

2.B Site and Lot Design

SETBACKS AND SIDE YARDS

The lots on Old Hill (Olympia Mill Village/ 1900-03; 1914-15 Olympic Mill construction) have slightly different Setbacks and Side Yards than the lots on New Hill (Granville/ 1940s Pacific Mill construction).

Old Hill

The patterns of spacing between houses and yards as well as the varying house types define the Old Hill Neighborhood.

Old Hill Setbacks and Side Yards are generally standard. The Old Hill houses were built by one developer, resulting in a clear rhythm of setbacks. Each house sets back from the street an equal distance. As one views the street, there is a clear alignment of the fronts of houses. Over the years, additions have made some variation in the pattern, but there is a uniformity to the setbacks.

In addition to a clear rhythm of setbacks, there is also a discernable pattern of spacing between the houses. These patterns are a character defining feature. When a new house does not follow the pattern, it is obvious, and the house seems out of place.

Another character defining feature of the public realm is the arrangement of house types. Houses are arranged such that no two houses of the same type are immediately next to each other. This ensures the look of a varied neighborhood rather than a uniform planned development of matching houses.



Typical setback and spacing between houses, Old Hill.



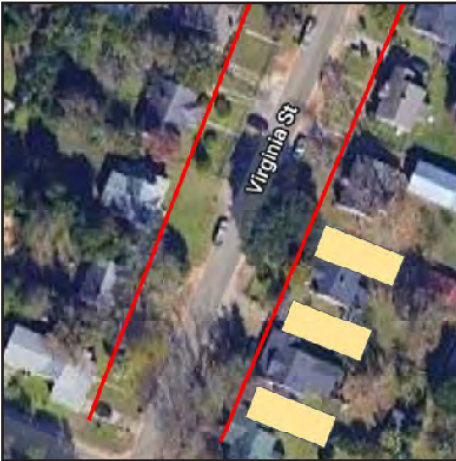
Typical setback and spacing between houses, Old Hill.

New Hill

New Hill Setbacks and Side Yards, like those in Old Hill, are fairly standard. The New Hill houses shared one developer, so the houses are similar in character, and there is a clear rhythm of setbacks. Each house sets back from the street an equal distance.

There is a discernable pattern of spacing between the houses. The spacing between houses is slightly larger than that between Old Hill houses. Because the New Hill houses are one story in height, this increases the perception of greater distance between the houses. Any interruption of the rhythm of houses due to additions, new construction, landscaping, etc. would greatly impact the character of the Neighborhood.

2.B Site and Lot Design



Typical setback and spacing between houses, New Hill.



Typical setback and spacing between houses, New Hill.

GREEN SPACE AND REAR YARDS

Green Space or space without structures typically appears at the western edge of Olympia Mill Village. Where Quarry Street meets Maryland and Ohio Streets; and where Georgia Street meets Dover and Whitney Streets, there are large open lots. Vacant lots are scattered throughout the Neighborhood. There is a swale running between Florida and Carolina Streets.

Rear Yards are often the same size as front yards due to the central location (back to front) of a house on its lot. Although fences enclose some rear yards, most rear yards in the Neighborhood lack fences. Rear yards tend to be informal with large trees. There are very few large grass yards. There are only a few swimming pools. Many rear yards in Old Hill have absorbed historic alleys over time. This does not greatly impact the character of a lot.



A swale runs between Florida and Carolina Streets.



Vacant lots are scattered throughout the Neighborhood.

2.B Site and Lot Design

DRIVEWAYS

Driveways are often made of concrete or asphalt. Though some driveways lead to a rear garage, most terminate beside the house. Some driveways are more organic and result from erosion caused by parking in front yards. These organic driveways tend to be packed earth. Driveways are generally around 12 feet wide, accommodating the width of one car. Often, cars park in tandem on these narrow drives.



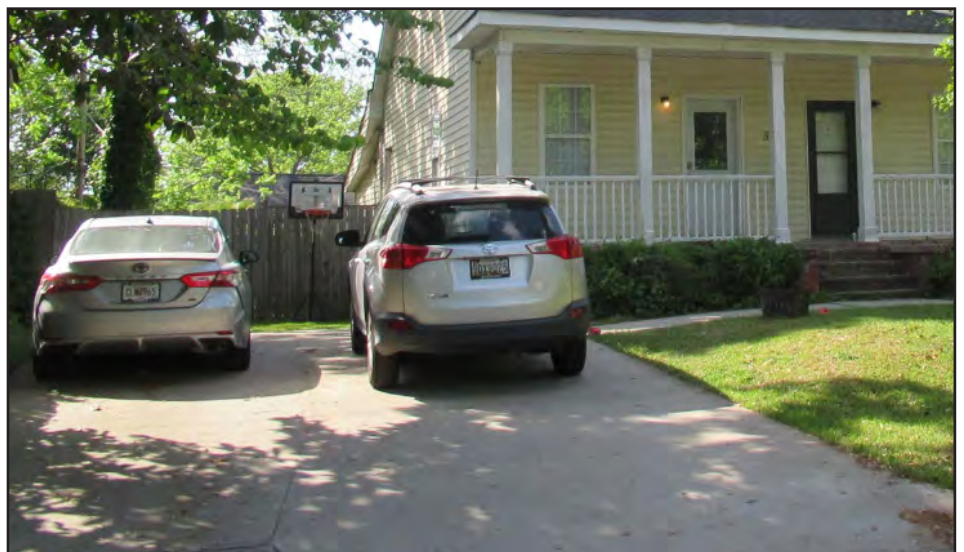
Typical driveway, Olympia Mill Village.



Typical driveway, Olympia Mill Village.

PARKING

Parking can become an issue that affects the character of the Neighborhood. In Olympia Mill Village, front yards are frequently used for parking during football season. Sometimes this is on asphalt and sometimes on grass. Since garages are rare, carports have been erected in front yards. Multiple tenants in one house also present a problem of accommodating their cars.



Typical parking configuration, Olympia Mill Village.

2.B Site and Lot Design



Typical parking configuration, Olympia Mill Village.



Typical parking configuration, Olympia Mill Village.



Typical parking configuration, Olympia Mill Village.

SIDEWALKS TO FRONT DOORS



Typical sidewalk to front door, Olympia Mill Village.

Sidewalks to Front Doors are generally made of concrete. Whether there are steps, or the approach is relatively flat, the sidewalk leads straight from the street to the front door. There are not curving sidewalks, nor are there sidewalks that run alongside the driveway and then run perpendicular to the house.



Typical sidewalk to front door, Olympia Mill Village.

2.C.1 House Types

There are eight types of Workers' Houses in Olympia Mill Village as defined by these Design Guidelines. Six of these were constructed by Olympia Mill between 1900-1903 and 1914-1915; these populate the Olympia Mill Village proper on the Old Hill. Two types were constructed by Pacific Mills in the 1940s; these populate Granville on the New Hill.



Old Hill: Type 1.



Old Hill: Type 2.



Old Hill: Type 3.



Old Hill: Type 4.



Old Hill: Type 5.



Old Hill: Type 6.



New Hill: Type 7.



New Hill: Type 8.

2.C.1 House Types

OLD HILL: TYPE 1

- Constructed 1900-1903
- Two-story duplex
- Side-gable roof
- Full porch with a hipped, sloping roof
- Two centered doors and two flanking windows spaced evenly on first floor
- Two windows on second floor
- Facade is made up of two bays that are identical to TYPE 2 houses and mirror each other horizontally.
- Central chimney
- Historically had wood siding



Old Hill: Type 1.

OLD HILL: TYPE 2

- Constructed 1900-1903
- Narrow two-story single-family dwelling
- One door and window at first floor
- One window at second floor
- Facade is identical to one bay of a TYPE 1 house
- Hipped roof
- Hipped roof porch
- Centered chimney
- Historically had wood siding



Old Hill: Type 2.

2.C.1 House Types

OLD HILL: TYPE 3

- Constructed 1900-1903
- Two-story duplex
- Identical to TYPE 2 (Narrow two-story with hipped roof) with the addition of a one-story sloped side-gable wing.
- Side-gable roof porch
- Historically had wood siding



Old Hill: Type 3.

OLD HILL: TYPE 4

- Constructed 1900-1903
- One-story duplex
- L-shaped with a front-gable roof and a side-gable roof on each wing of the L
- L-shape porch: Inset on front-gable wing; extends out from side-gable wing
- Some porches have been screened
- Historically had wood siding



Old Hill: Type 4.

OLD HILL: TYPE 5

- Constructed 1900-1903
- One-story single-family dwelling
- Identical to front-gable wing of TYPE 4:
- Front-gable roof
- Inset porch on side elevation
- Some porches have been screened
- Historically had wood siding



Old Hill: Type 5.

2.C.1 House Types

OLD HILL: TYPE 6

- Constructed 1914-1915
- One-story duplex
- Side-gable roof
- Two centered doors; one window flanking each door; some entrances have been reconfigured
- Shed-roof porch
- Centered chimney
- Historically had wood siding



Old Hill: Type 6.

NEW HILL: TYPE 7

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation



New Hill: Type 7.

NEW HILL: TYPE 8

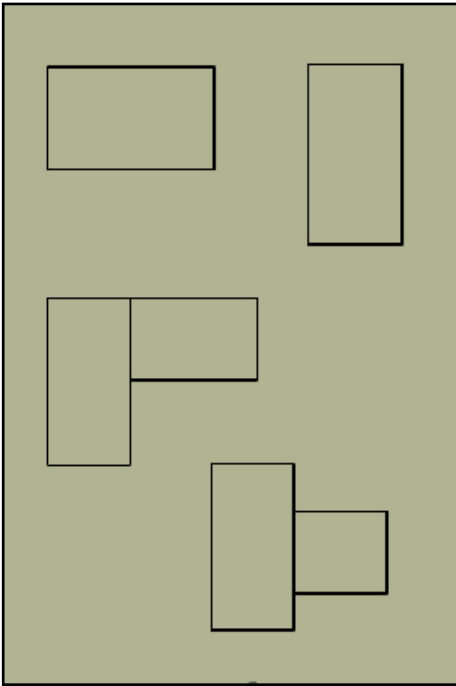
- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation



New Hill: Type 8.

2.C.2 Building Design: Massing, Roof Shape, and Materials

MASSING



Typical massing, Olympia Mill Village.



Typical massing, Olympia Mill Village.

The massing of houses refers to the basic shape of the house in 3 dimensions - height, width and depth. The historic houses of Olympia Mill Village have very simple massing. They are simple shapes in plan as illustrated in the adjacent diagram. They are either one or two stories in height. The character of these houses is a simple, straightforward design. There are not ins and outs, turrets or towers, or curved forms.

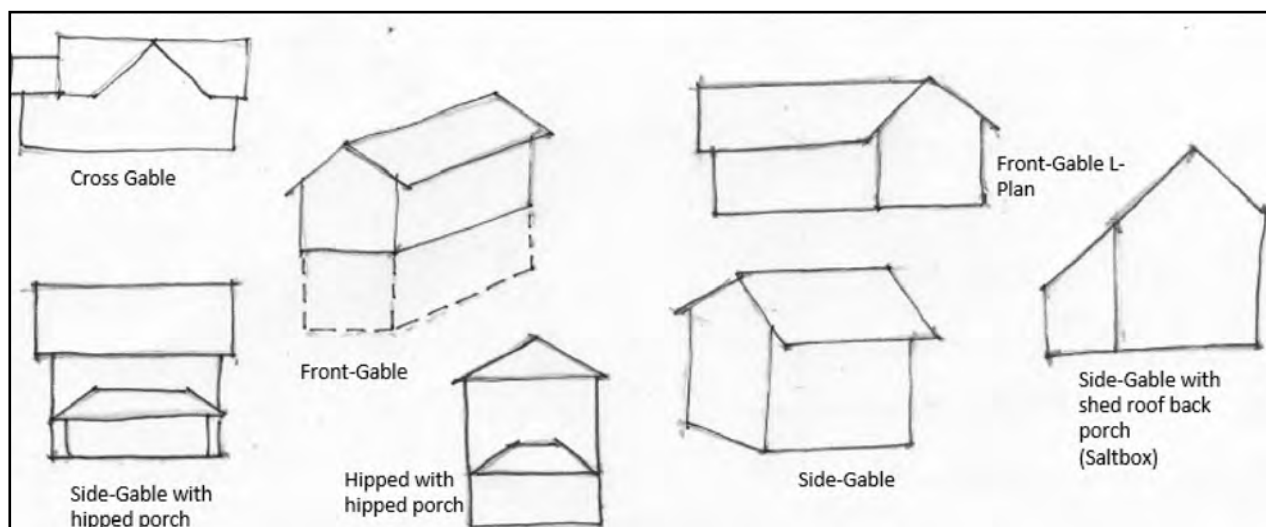


Typical massing, Olympia Mill Village.



Typical massing, Olympia Mill Village.

ROOF SHAPES



Typical roof shapes, Olympia Mill Village.

The Roof Shape of a house is an important character defining feature. The roof shapes in Olympia Mill Village are very simple. They are either side-gable, front-gable, or cross-gable. There are also hipped roofs and shed roofs on porches. Houses do not have multiple peaks and complicated roofs. There are not dormers or decorative gable ends that might have been found in more elaborate styles.

2.C.2 Building Design: Massing, Roof Shape, and Materials

TYPICAL WALL MATERIALS

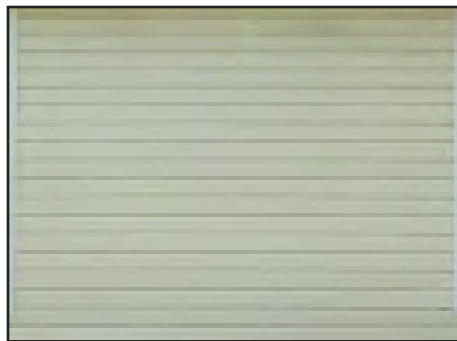
Siding on houses in the Neighborhood has changed over the years. Originally wood siding (Olympia Mill Housing) or asbestos shingles (Pacific Mill Housing), over time the siding materials have changed with new products. There are a variety of profiles of the wood siding. Asbestos shingles were popular in the late 1940s and 1950s and have replaced wood siding on some houses. More recently, there have been renovations using vinyl siding. Although rare, there are also examples of brick houses.



Typical wall materials: wood siding.



Typical wall materials: asbestos shingles.



Typical wall materials: vinyl siding.



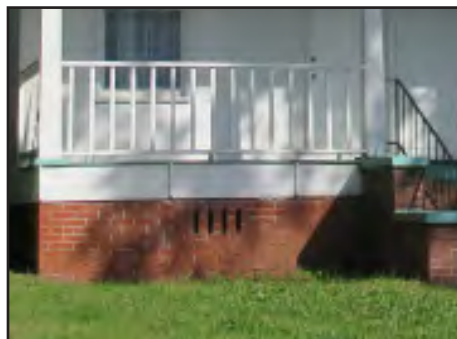
Typical wall materials: brick.

TYPICAL FOUNDATION MATERIALS

Originally the houses had exposed pier and beam construction. Later foundation skirts were added. Today foundation skirts are made of wooden lattice, brick, concrete block, or stucco sheathing.



Typical foundation materials: concrete.



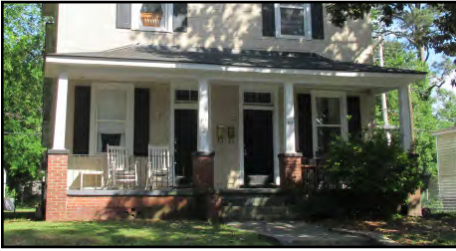
Typical foundation materials: brick.



Typical foundation materials: wood lattice.

2.C.3 Building Design: Porches

OLD HILL: PORCHES



Typical porch, Old Hill.



Typical porch, Old Hill.



Typical porch, Old Hill.

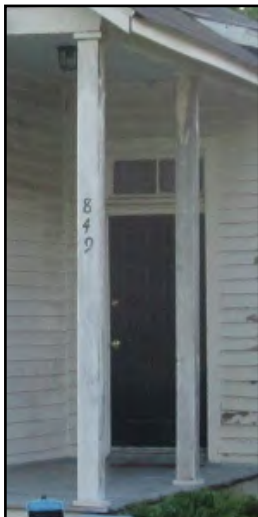


Typical porch, Old Hill.

Porches are a critical element in the design characteristics of Olympia Mill Village proper, on the Old Hill. Almost every house has some type of porch. Most are open, but some have been screened in. None have been totally enclosed. Porches provide the transition space between the outdoors and the interior. They function as both an extra room for living and as a street presence. Porches provide a semi-public opportunity to engage with neighbors. Sometimes we call this “eyes on the street,” which creates the feeling and perception of a safe neighborhood.

Almost all back porches have been enclosed.

OLD HILL: PORCH COLUMNS



Typical porch columns, Old Hill.

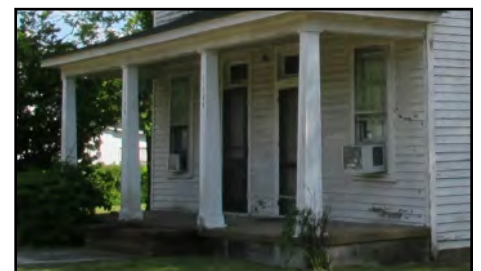


Typical porch columns, Old Hill.



Typical porch columns, Old Hill.

Porch columns were originally wood. The early columns appear to be either straight or chamfered. As taste changed, residents replaced or altered the wooden columns. On some porches, straight or chamfered wood columns top brick piers on a brick foundation skirt, lending a more craftsman style. Original square columns were replaced with round columns or decorative metal columns. Many older six by six columns have deteriorated and been replaced with smaller four by four columns.



Typical porch columns, Old Hill.

2.C.3 Building Design: Porches

OLD HILL: PORCH RAILINGS AND STEPS

Railings were originally wood and simple in design, reflecting the simplicity of the houses. Square posts and simple rails were common. Steps are typically made of brick, though this is not the original material; early photos of the Old Hill during construction do not show brick. However, brick dates to the Period of Significance and is therefore an appropriate material. Wooden steps would also be appropriate, though those are very rare in the Neighborhood. Another common material for steps found in the Neighborhood is concrete.



Typical porch railings and steps, Old Hill.



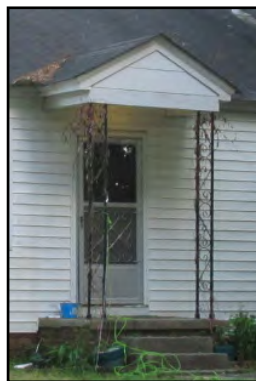
Typical porch railings and steps, Old Hill.



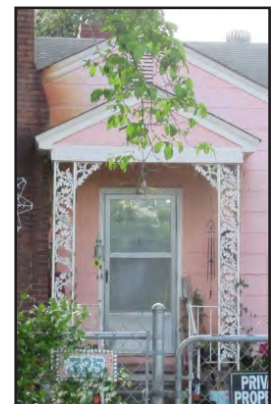
Typical porch railings and steps, Old Hill.

NEW HILL: STOOPS

Houses in Granville on the New Hill area do not have porches, but rather stoops. Stoops differ from porches because they are not meant to be occupied as seating areas, they simply provide shelter and a landing at doors. Stoops have small landings with either gable or shed projecting roofs. New Hill houses have front and side stoops, though many side stoops have been enclosed. Stoop columns are primarily decorative metal, but some wood posts and turned columns exist in



Typical stoop, New Hill.



Typical stoop, New Hill.



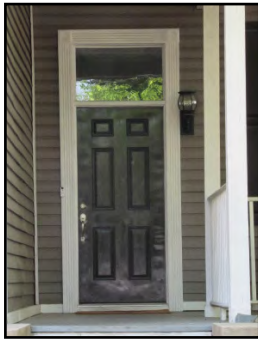
Typical stoop, New Hill.



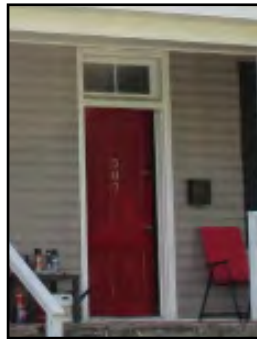
Typical stoop, New Hill.

2.C.4 Building Design: Doors and Windows

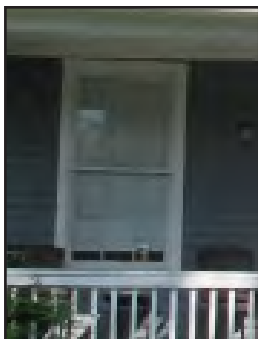
OLD HILL: DOORS AND WINDOWS



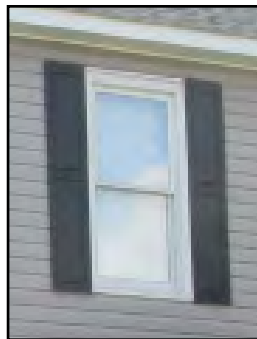
Typical door, Old Hill.



Typical door, Old Hill.



Typical window, Old Hill.

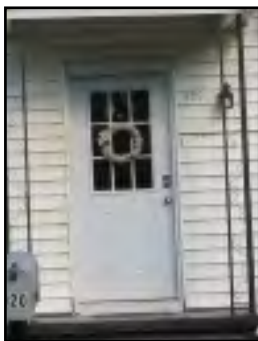


Typical window, Old Hill.

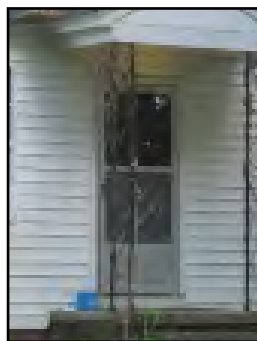
Doors are typically painted wood six-panel doors. Historically, doors always had a two-light transom above the door; many entrance configurations have since changed, and the transoms have been removed. Single-light modern doors, flat panel doors, hollow metal doors, or French doors are not appropriate for houses on Old Hill. The location of entrances should not change.

Historic windows were double-hung wood windows. Historic photos indicate that they were probably six-over-six. Today many houses have new replacement windows that are six-over-six but made of vinyl. There are also many one-over-one windows. The location of window openings should not change.

NEW HILL: DOORS AND WINDOWS



Typical door, New Hill.



Typical door, New Hill.



Typical window, New Hill.



Typical window, New Hill.

Doors in New Hill are more decorative than doors in Old Hill. Entrances often contain aluminum or wood screen doors. The primary entrance has lite openings within the door.

Windows in New Hill vary greatly. There are one-over-one windows, as well as six-over-six. Many windows have been replaced with vinyl windows. Many houses in this area of the neighborhood have decorative shutters.

2.D Other Structures

Olympia Mill Village contains other structures including two churches, a school, the armory, union hall, and various non-contributing commercial properties.



Clockwise, from top left: Olympia Learning Center, Union Hall, the Armory, St. Luke's Church.



DESIGN GUIDELINES

This chapter provides guidance and standards for treatment of existing historic buildings in Olympia Mill Village. It includes information on repair, maintenance, as well as common requests that are brought to County Council or County staff.

The standards in Chapter 3 specifically address the issues involving existing primary structures. They are intended to preserve their character defining features, while recognizing that over time these historic structures will need maintenance and repair. The standards also acknowledge that over time property owner’s needs change and technologies evolve. The standards advocate for repair of features rather than replacement. The standards guide appropriate rehabilitation and maintenance to preserve the integrity of the district over time.

Protection of character defining features does not prohibit changes that may be required to achieve accessibility, life safety provisions, mandated code requirements, or in some cases, energy efficiency. However, these necessary changes shall be made in a manner that minimizes their impact and effect on the character defining features of the site or building.

CHAPTER 3 CONTENTS		
3.A	Public Realm Guidelines	40
3.B	Individual Lot Design	43
3.C	Architectural Guidelines	45

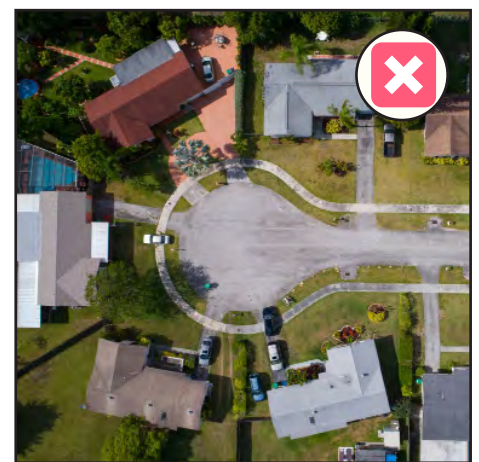
3.A Public Realm Guidelines

Goal: Maintain the natural and built elements of the Public Realm that are character defining. The Public Realm is the area that includes the streets, sidewalks, and front yards on both sides of the street.

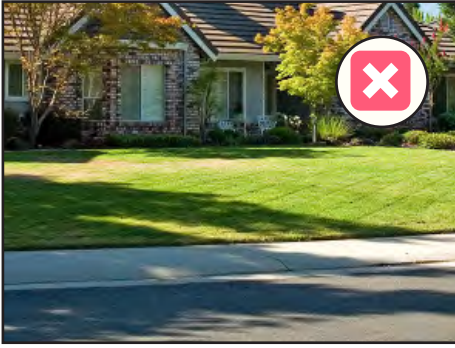
A.1 STREETS AND SIDEWALKS

- Olympia Avenue is the most important street in Olympia Mill Village. It is essential to the preservation of the character of the Neighborhood. Any improvement must retain the street widths and the central parkway. The parkway shall remain a green space throughout the Neighborhood. New plantings and curbs should reflect the historic character of the Neighborhood.
- The existing street grid shall remain intact. Street widths shall be maintained and not increased. Cul-de-sacs and roundabouts are inappropriate.

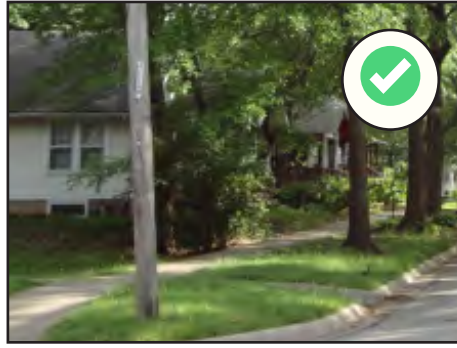
Clockwise from top: Olympia Mill Village, street grids outlined in blue; cul-de-sacs are not appropriate in the Neighborhood; aerial view of Olympia Avenue.



3.A Public Realm Guidelines



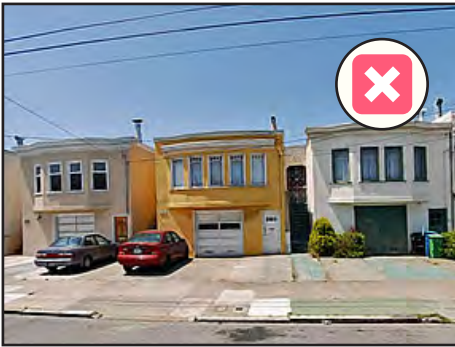
Sidewalks directly at the curb are not appropriate for Olympia Mill Village.



Sidewalks set back from the curb are appropriate for Olympia Mill Village.

- New sidewalks shall be placed back from the street curb to allow for a planting area between the curb and sidewalk. Sidewalks placed directly against the back of the curb would create too much visual concrete and are not in character with the Neighborhood.

A.2 LANDSCAPE



Paved front yards are not appropriate for Olympia Mill Village.



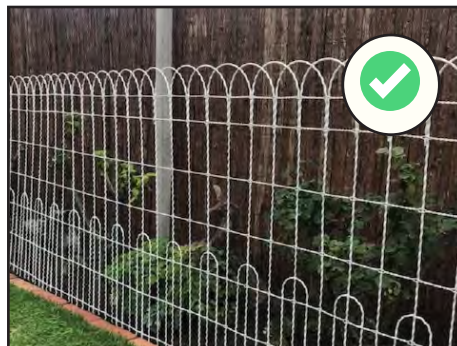
Grassy or planted yards are appropriate for Olympia Mill Village.

- Street trees should match the character of existing street trees. They are large canopy trees which are 40-50 feet in height. Smaller ornamental trees should be planted nearer to the house. Shrubs should be limited to foundation plantings and should no be more than 10 ft in height. All plants should be native and noninvasive.

- Yards should be grass or low plantings. Front yards shall not be paved or graveled.



Picket fences appropriate for Olympia Mill Village.



Woven wire fences are appropriate for Olympia Mill Village.

- Fences in the front yard shall be constructed with wooden pickets, woven wire in historic patterns, welded wire mesh or chain link. Front yard fences must be no higher than 42 inches.

3.A Public Realm Guidelines

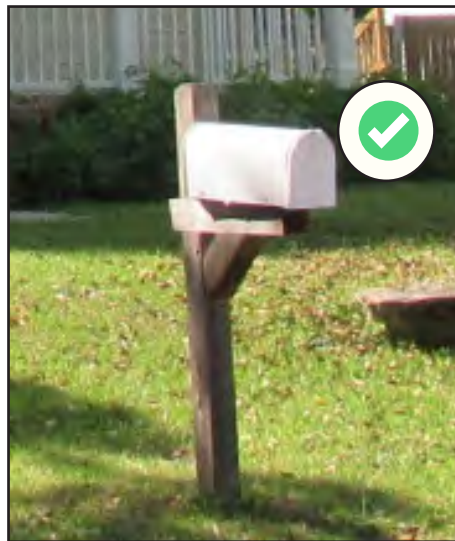
- Historic elements, such as the low (4-6") brick and concrete walls at property lines shall be retained if possible.
- Mailboxes should be mounted on simple square wooden posts or simple metal posts with minimal bracing. Large masonry planter boxes, such as those found in suburban neighborhoods, are inappropriate.



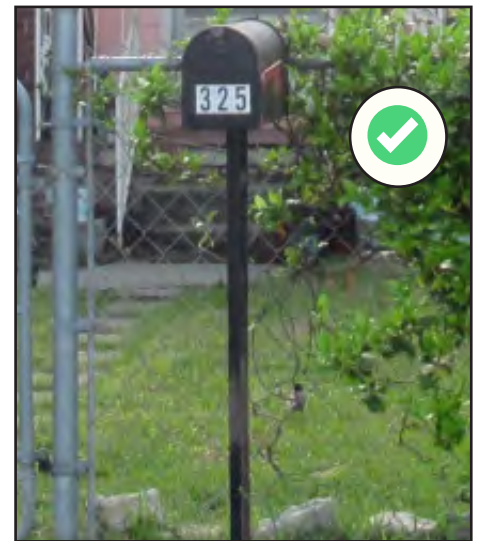
Typical historic brick wall, Olympia Mill Village.



Large masonry mailboxes are not appropriate for Olympia Mill Village.



Simple wood post mailboxes are appropriate for Olympia Mill Village.

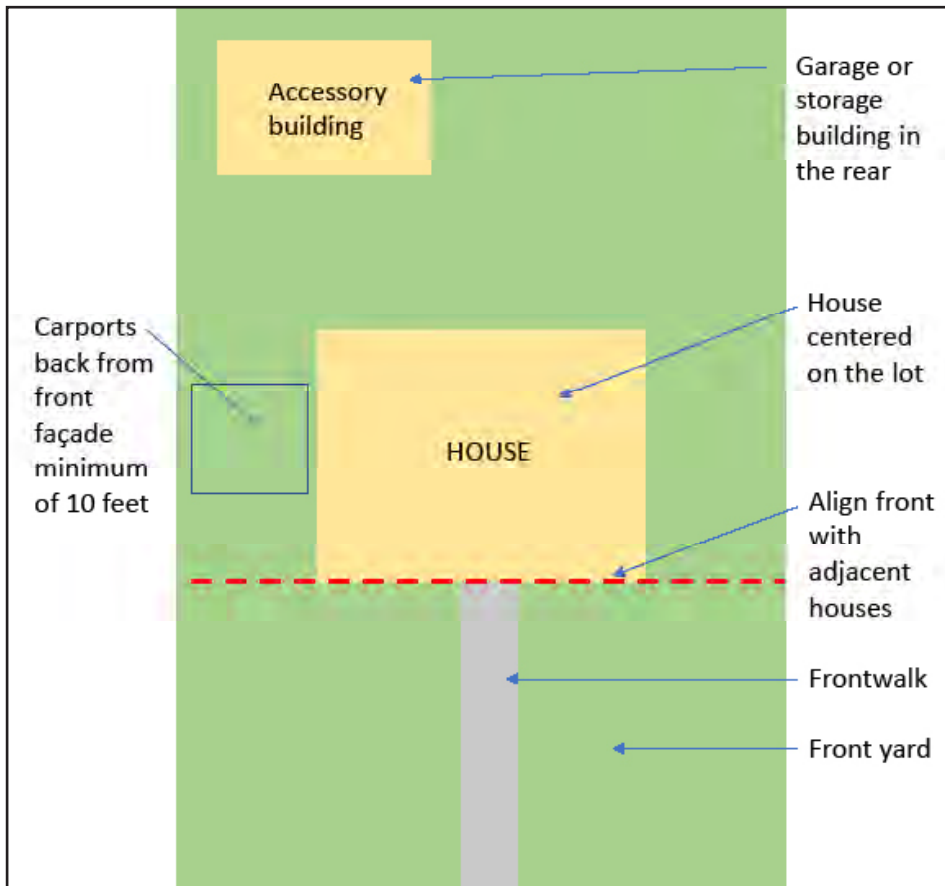


Simple metal post mailboxes are appropriate for Olympia Mill Village.

3.B Individual Lot Design

Goal: Maintain the established pattern of lot development. Combining lots into larger parcels is not appropriate. Respect and maintain the traditional relationship to the street and to neighboring properties, the common orientation of structures, the established configuration of green space, and the placement of parking in the rear.

B.1 LOT CONFIGURATION



Typical lot design in Olympia Mill Village.

- Discourage lots from being combined to create larger lots. If vacant lots are combined or larger than a single lot, new construction must replicate the rhythm and pattern of the historic single-family houses.
- It may be appropriate to absorb a remaining historic rear alley into a rear yard, as this is in keeping with the historic and character of the Neighborhood.
- Primary buildings shall be located in the middle of the lot. Garages and accessory structures shall be in the rear.

B.2 RELATIONSHIP TO STREET, SIDE YARDS



Typical façade/front yard setback alignment in Olympia Mill Village.

- Front yard setbacks shall align with the other historic façade setbacks on the block.
- Side yard setbacks between houses are consistent and equal on both sides. This pattern shall be maintained as closely as possible.

3.B Individual Lot Design

B.3 RELATION TO NEIGHBORING HOUSES

- Houses of the same type should never be next-door neighbors. Any new construction must not have a matching appearance to the house adjacent to it.
- New construction shall echo the house immediately across the street from it, in keeping with the historic neighborhood planning.

B.4 GARAGES, CARPORTS, AND ACCESSORY STRUCTURES

- Garages and accessory structures shall be located behind the house in the rear yard.
- Carports shall be located on the side of a house back a minimum 10' from the front façade.

B.5 DRIVEWAYS

- Driveways and curb cuts must be no more than 12' wide. Double-wide driveways are not appropriate.
- Driveways shall be located to the side of the lot and must not be directly in front of a house.
- A shared driveway with the neighboring property is encouraged. The shared driveway shall not be wider than 12'.

B.6 PARKING

- If a curb cut already exists, an additional curb cut must not be added.
- Parking in the front of the house shall be limited to parking in the driveway.
- No parking on the front yard except on football game days.



Parking on the front yard is not appropriate for Olympia Mill Village.

3.C. Architectural Guidelines

C.1 GENERAL

Respect and Retain Original Historic Style and Features

- Recognize and understand the historic style of the building. Retain historic features, including character-defining elements and original scale and massing.
- Do not add stylistic elements that were not originally present. Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period or a false sense of history.
- Work undertaken to remove non-historic alterations that detract from the original historic style is encouraged.



Historic features and fabric in Olympia Mill Village shall be retained.

Should I Repair or Replace?

- *When to Preserve:* Repair rather than replace deteriorated historic features and architectural elements whenever possible. Many times, materials that initially appear beyond repair may be preserved successfully.
- *When to Rehabilitate:* If an original architectural feature has deteriorated beyond repair, the replacement shall match the historic feature in size, scale, profile, and finish. The substitution of compatible recycled historic materials is acceptable, provided that the replacement material is compatible with the historic style and character of the resource. In order to be appropriate, synthetic or composite replacement materials shall match the original in size, scale, profile, and finish.
- *When to Restore:* Missing architectural features may be restored using photographs, historic architectural drawings, or physical evidence as a guide. Physical evidence might include other matching elements that remain extant on the building or a “ghost” showing where the missing element historically was attached. The restored element shall match the original in size, scale, profile, and finish.
- *When to Construct New:* New construction within the Neighborhood is appropriate only if it will not demolish or significantly alter an extant contributing resource. For example, new construction may be appropriate on an empty lot or to replace a non-contributing building.

3.C. Architectural Guidelines

C.2 RESTORATION, REHABILITATION, AND RENOVATION OF HISTORIC STRUCTURES

Front Elevation

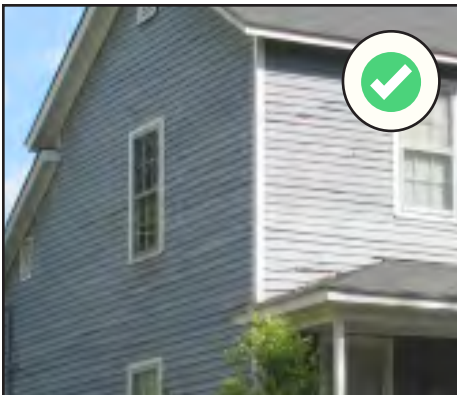
- Maintain the original elevations of the structure that are visible from the public right-of-way. Do not change the appearance, character, arrangement of architectural features, design, or materials, except to restore a structure to its original appearance. Adding architectural features to a structure that were not present historically is not appropriate. (e.g., do not add a tower to a house that never had one.)

Building Walls

- Repair damaged walls with like materials that match the weathered material of the original structure in color and texture. Replace only those sections that are deteriorated beyond repair. Using wood siding to replace deteriorated wood siding is encouraged. When using cementitious fiberboard, it must match the original in size and scale.
- Aluminum or vinyl siding as a replacement for a primary building material is not appropriate. Artificial siding materials can cause irreparable damage to underlying materials and structural members.



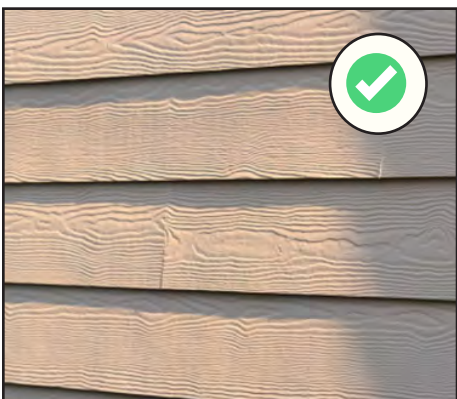
Maintaining the front elevation is appropriate for Olympia Mill Village.



Wood siding is appropriate for Olympia Mill Village.



Vinyl siding is not appropriate for Olympia Mill Village.

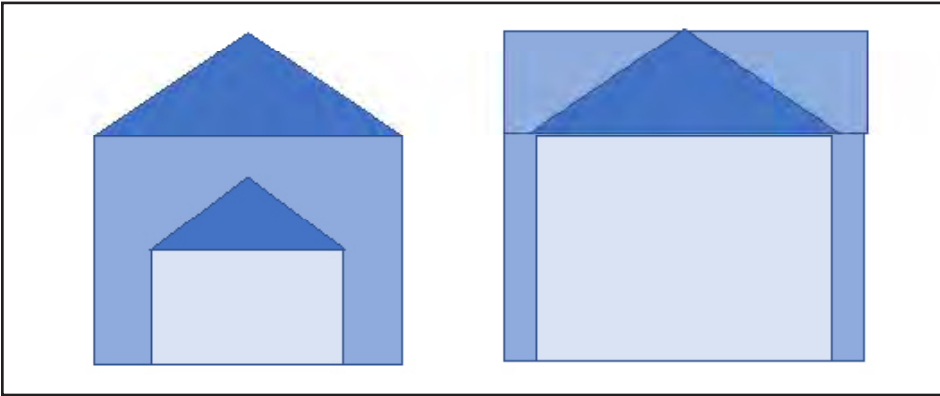


Wood finish cementitious board is appropriate for Olympia Mill Village.



Smooth finish cementitious board is not appropriate for Olympia Mill Village.

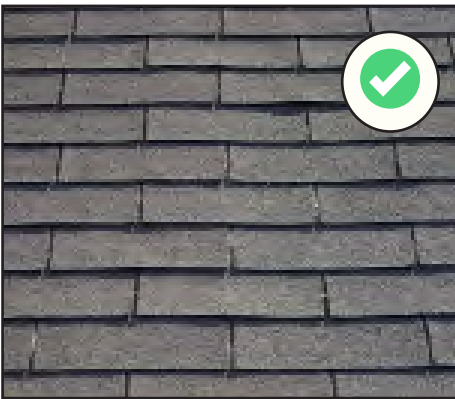
3.C. Architectural Guidelines



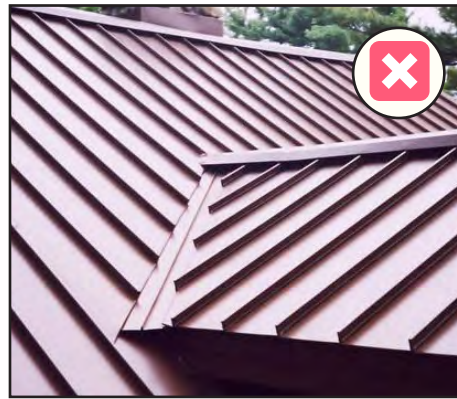
Roofs of new additions shall have the same slope as the original house.



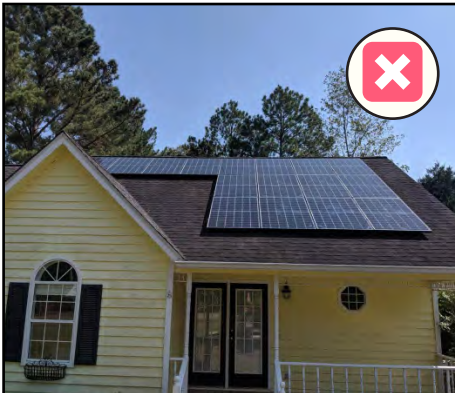
Maintaining the original roof slope is appropriate for Olympia Mill Village.



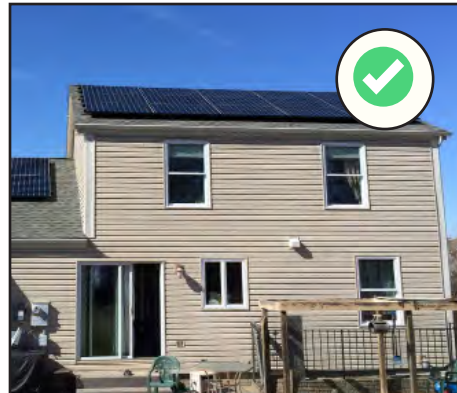
Asphalt shingles are appropriate for Olympia Mill Village.



Metal roofing is not appropriate for Olympia Mill Village.



Solar panels on the front roof slope are not appropriate for Olympia Mill Village.



Solar panels on the rear roof slope are appropriate for Olympia Mill Village.

Roofs

- The shape and slope of the original roof is an important character defining feature of the houses. The original roof shape and slope as seen from the street shall be maintained.
- Roofing materials shall duplicate the appearance and profile of the historic materials whenever possible. The color of the new roofing material shall be comparable to the color of the historic material.
- Locate solar panels on the back of the roof so that they are not visible from the street.
- A metal roof is not appropriate.

3.C. Architectural Guidelines

Porches

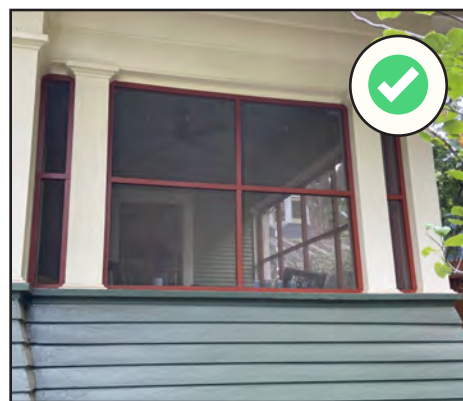
- Front porches are important character-defining features for the historic houses in the Old Hill, no matter the architectural type. Retain original front porch elements such as columns, balustrades, and decorative trim. Damaged elements of the porch shall be repaired whenever possible. When replacement is required, replace only those elements deteriorated beyond repair using materials that match the original. If original porch features are missing, make sure there is sufficient documentation to accurately reproduce the missing pieces. Do not add porch elements that were not historically present.
- Enclosing front porches is not allowed, though screening may be acceptable. If a front porch is screened, it shall be constructed so that the primary architecture elements, such as columns and balustrades, are still readily visible from the street. The addition of screen material should be reversible and not damage any historic features.
- New porches or decks shall not be added to a front elevation if one never existed.

Stoops

- Stoops are important character defining features of New Hill houses. Retain original stoop elements such as gable or shed projecting roofs and stoop columns. These should be decorative metal, though wood posts and turned columns may be appropriate.
- Enclosing front stoops is not allowed. Enclosing side stoops with the same siding as on the main body of the house is acceptable.



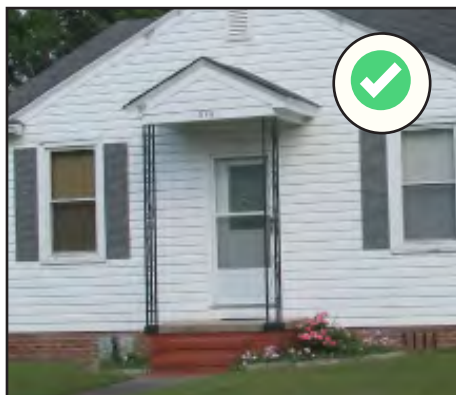
Maintaining the original front porch is appropriate for Olympia Mill Village.



Screening the front porch is appropriate for Olympia Mill Village.



Enclosing the stoop is not appropriate for Olympia Mill Village.

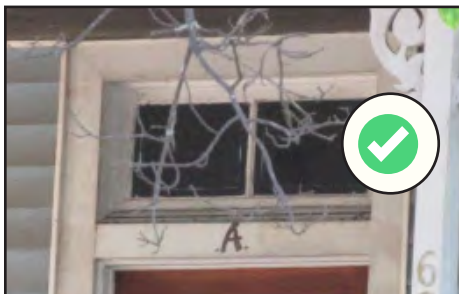


Reatining the original stoop is appropriate for Olympia Mill Village.

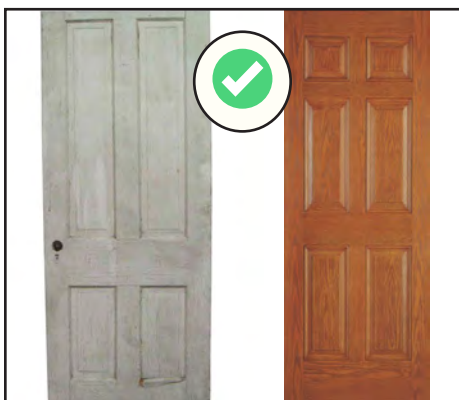


Adding elements that were not historically present is not appropriate for Olympia Mill Village.

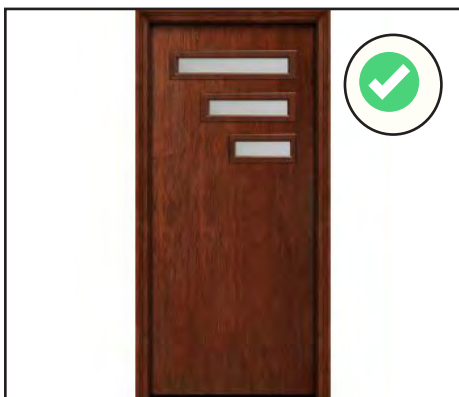
3.C. Architectural Guidelines



Maintaining original transoms is appropriate for Olympia Mill Village.



Four- and six-panel wood doors are appropriate for Olympia Mill Village.



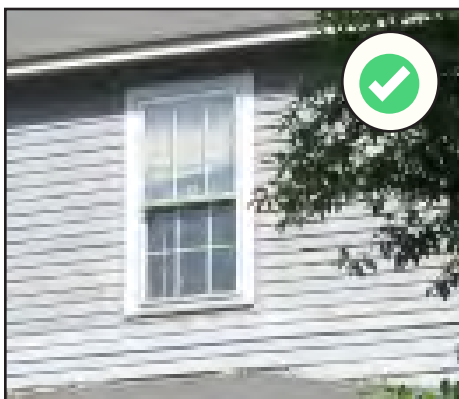
More decorative doors are appropriate in New Hill.

Doors

- The location, size, and style of doors are important character defining features of a building. Enlarging or enclosing original door openings on the front elevations is not allowed. Moving or adding doors is not appropriate. On the other hand, restoring original doors openings that have been enclosed is encouraged.
- Retain and repair original doors, door surrounds, and transoms using materials that match the original. If doors and surrounds have deteriorated beyond repair or the original door has been replaced with an inappropriate door, a replacement may be necessary. The door, door surround, and transom shall match the style, materials, and finish of the original door. Solid wood doors with recessed panels and frames are appropriate to the neighborhood. Steel and hollow-wood doors are not appropriate for main entries. New Hill doors can be slightly more decorative, with lite openings and with aluminum or wood screen doors.

Windows

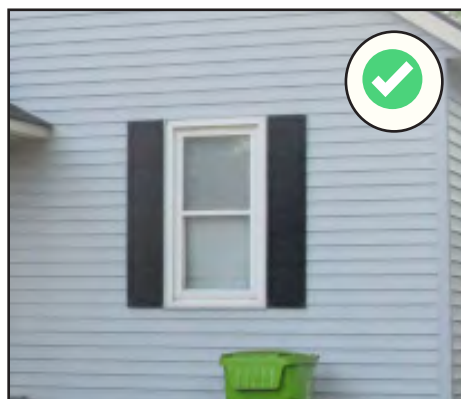
- Window placement and patterns are a character defining feature of a structure. Enlarging or enclosing original window openings on the front elevation is not allowed. It is inappropriate to move or add new window openings on front elevations. On the other hand, restoring original window openings that have been enclosed is encouraged.
- Retain and repair original windows, window surrounds, and screens using materials that match the original. If original windows or screens are deteriorated beyond repair, replacement windows shall maintain the same size, profile, configuration, finish, and details as the original windows.
- It is important that during the installation of replacement windows, the jamb is recessed from the front façade at the same depth as the original windows. The shadow line caused by the recess greatly affects the character of the window.
- Storm windows either on the outside or inside can provide increased energy efficiency without damaging historic windows. Interior storm windows are encouraged to maintain the historic exterior appearance of the window. Storm windows should be installed so that they do not damage historic jambs and surrounds.
- Windows on New Hill houses can have decorative shutters provided they are wood and compatible with shutters on surrounding houses.



Wood windows are appropriate for Olympia Mill Village.



Replacement windows shall be recessed from the front façade.



Window shutters are appropriate in New Hill.

3.C. Architectural Guidelines

Chimneys

- Original chimneys add character to a building. It is important to retain original chimneys. If new chimneys are added, they must be located behind the ridge line and shall not be visible on the front of the house as seen from the street in Old Hill. In New Hill it is appropriate to have chimneys visible on the front façade.



Chimneys in Old Hill are not visible from the front façade.



Chimneys in New Hill are visible from the front façade.

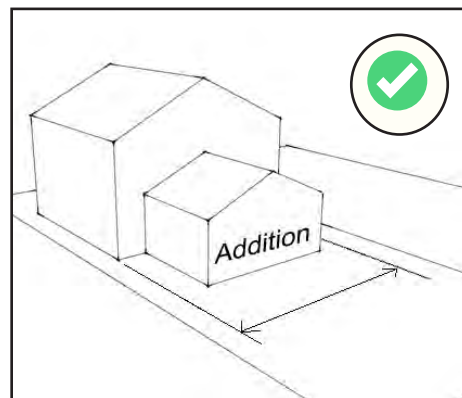
C.3 ADDITIONS TO CONTRIBUTING BUILDINGS

Location and Height

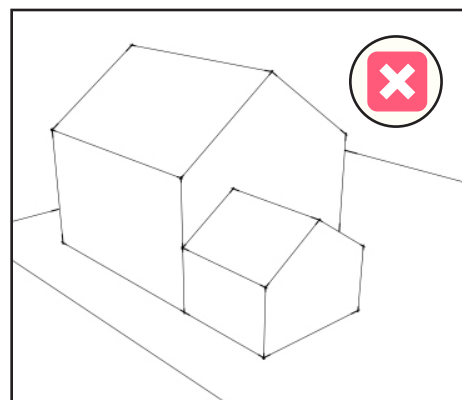
- New additions shall not overwhelm or overshadow the existing building. They shall appear subordinate and be located as inconspicuously as possible. New additions shall reinforce the original historic character and shall not destroy significant historic features.
- New additions shall be made toward the rear of the property. Whenever possible, additions shall be located behind the original rear façade of the historic building. It is not appropriate to align an addition with the front façade, nor shall the new addition project in front of the original front façade.
- 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. The roof height of the new addition shall be as low as possible to minimize visual impact.
- Retaining the appearance of the original roofline is important. 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.

Design and Style of New Additions

- An addition shall mimic the original construction in terms of method and materials. Modern construction techniques, materials, and contemporary manufacturing processes will differentiate hand-made from machine-made materials to the trained observer.
- 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.



New additions shall be subordinate to the existing building.

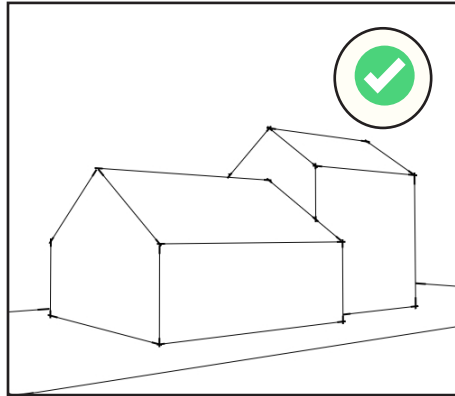


New additions shall not align with the front façade.

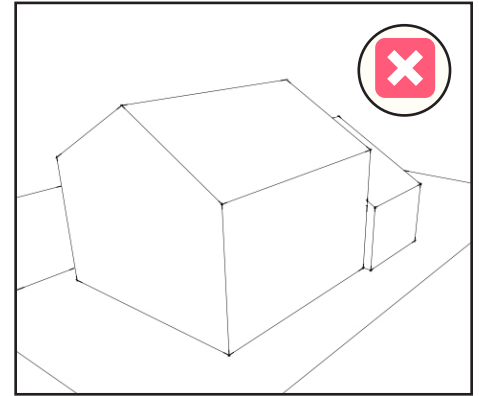
3.C. Architectural Guidelines



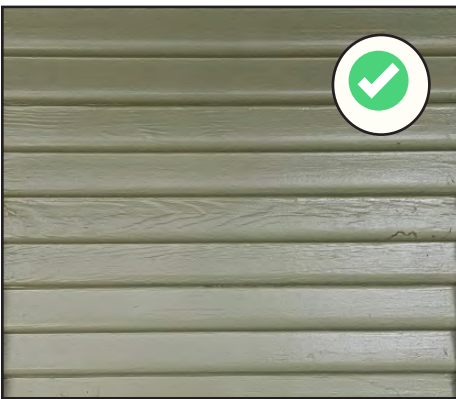
New additions shall not overwhelm or overshadow the existing building.



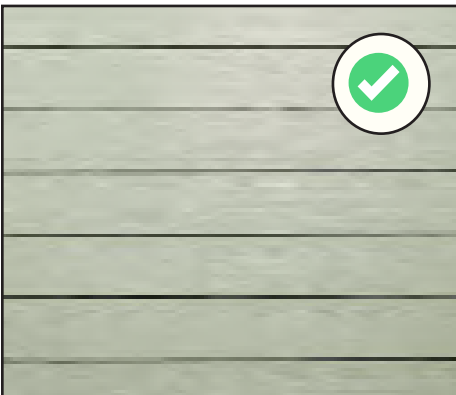
Rear additions shall not be visible from the front façade



New additions shall not project in front of the original front façade.



Wood siding is appropriate for new additions.



Fiber cement board is appropriate for new additions.

Exterior Wall Materials

- When designing an addition which will be visible from the street, it is appropriate to have the addition harmonize with the exterior wall materials of the original house. Additions shall only be made of wood lap siding or fiber cement board siding. Plywood or metal siding is inappropriate.
- It is desirable to allow the original house to be distinguished from the addition so that the historic form can be seen. Sometimes a visual edge such as a slight recess, change in materials, or a vertical trim board can distinguish where the new construction begins. 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.

Porches and Stoops

- Porches are a strong character defining feature of Old Hill, but porches shall not be added on the front of a house if not originally present. Adding new back porches and decks in the rear are acceptable, but they shall not be visible from the street when the house is viewed from the public right-of-way.
- Stoops are a strong character defining feature of New Hill, but stoops shall not be added if not originally present.

Roofs

- When constructing a new addition, the roof of the new addition 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 new roof shall match the slope of the existing house.
- Roof materials shall match or be similar to the roof materials on the existing house in color, scale, and texture.
- Locate solar panels on the back of the roof if possible so that they are not visible from the street.

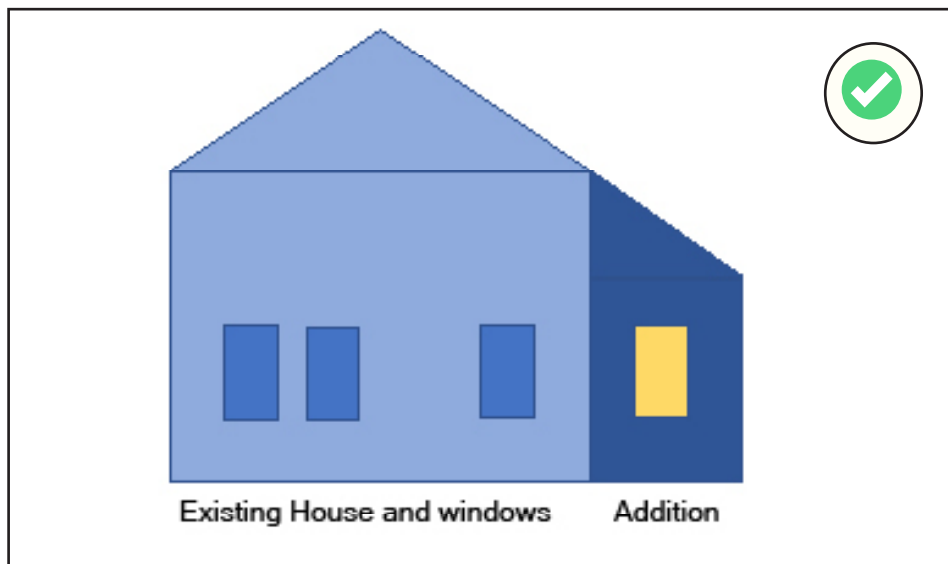
3.C. Architectural Guidelines

Windows

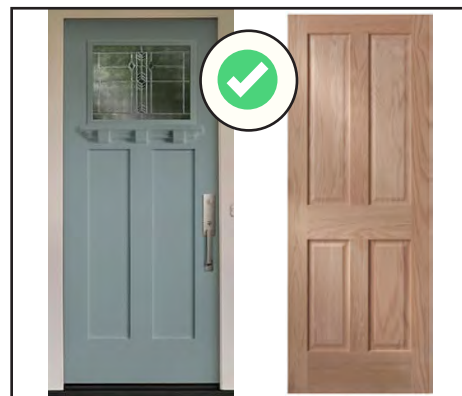
- When constructing an addition, the windows shall emulate the windows of the historic structure in terms of fenestration pattern, size, configuration, profile, and finish, especially if they are visible from the street.
- For windows located on the rear or not visible from the street, it is not as important to match original window patterns and sizes. However, rear windows should generally be of the same materials and be compatible with the historic windows.
- Windows on New Hill houses can have decorative shutters provided they are wood and compatible with shutters on surrounding houses.

Doors

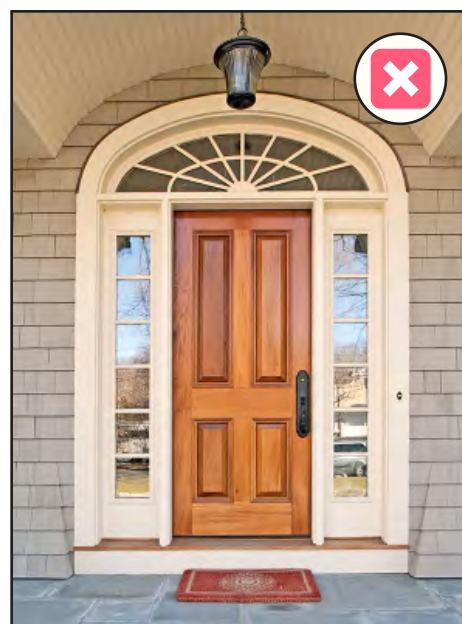
- Doors in an addition shall complement those of the existing house.
- Old Hill doors shall be solid wood doors of a simpler design. Glass windows in the door can be appropriate if they are designed in the architectural style of the house. Four-panel and six-panel doors are most appropriate.
- New Hill doors can be slightly more decorative, with glass windows and with aluminum or wood screen doors.
- More latitude in the design of the doors can occur if not visible from the street.



Windows in new additions shall match the size and placement of the original windows.



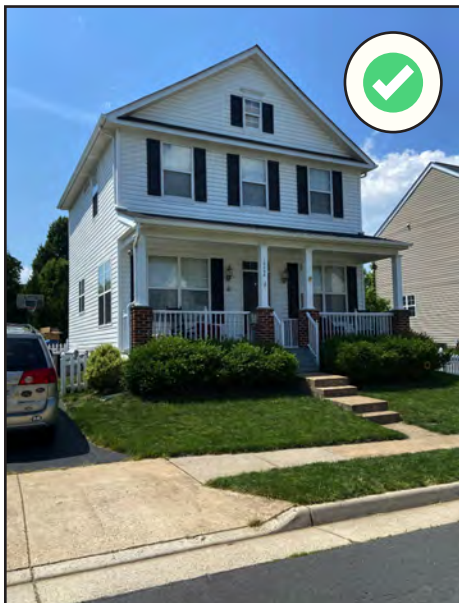
Wood doors can be solid or have windows that fit the style of the house.



Doors that do not match the style of houses are not appropriate.

3.C. Architectural Guidelines

C.4 NEW CONSTRUCTION



Appropriate style for Olympia Mill Village.

Demolition

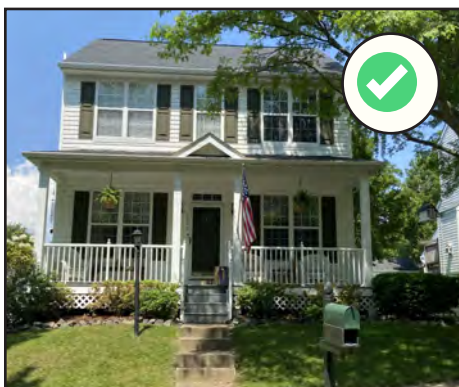
- Demolishing a historic structure within Olympia Mill Village to build a new structure shall always be an order of last resort. See Chapter 4 for more information on demolitions.

Design Context with the Neighborhood

- When new construction is appropriate, it shall blend and balance with the historic character of the Neighborhood by acknowledging and echoing the primary design characteristics. The way the structure fits into the public realm, the way in which it is situated on the lot, as well as the massing, proportions, roofs, window opening patterns, materials, and architectural styles shall reflect what is historically found in Olympia Mill Village.

Inappropriate Styles

- Chapter 2: NEIGHBORHOOD CHARACTER** can be valuable in determining which building types were historically present within Olympia Mill Village. Historical styles that were not present shall not be used as a basis for new construction. As an example, a high style Victorian design or a large Craftsman bungalow are not appropriate.



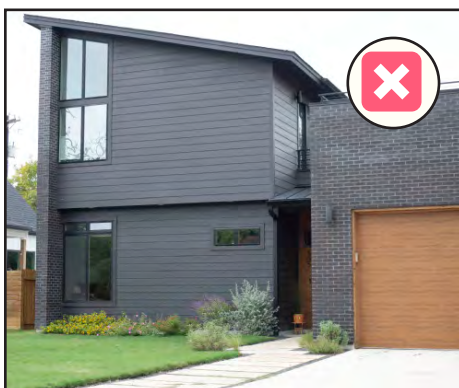
Appropriate style for Olympia Mill Village.



Appropriate style for Olympia Mill Village.



Appropriate style for Olympia Mill Village.



Inappropriate style for Olympia Mill Village.



Inappropriate style for Olympia Mill Village.



Inappropriate style for Olympia Mill Village.

3.C. Architectural Guidelines

Contemporary Design

- 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.

Massing

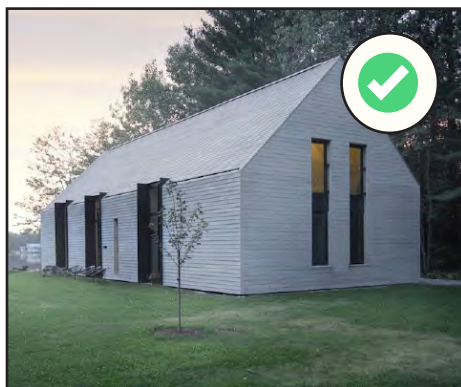
- House shapes (depth, width, and height) in the Neighborhood are simple shapes. New construction shall reflect the simple mass of the historic houses. A complicated footprint with many projections, where walls move in and out is inappropriate. Complicated footprints result in complicated roof forms, which are also inappropriate.
- Houses of the same type should never be next-door neighbors. Any new construction shall not have a matching appearance with the house adjacent to it. New construction shall echo the style of the house immediately across the street from it, in keeping with the historic pattern of house types.
- In the New Hill area the massing shall be one story in the front. A second story shall not begin until 20 feet behind the setback line.
- On large lots the new massing shall be at the same scale of the houses along the street. See illustration.



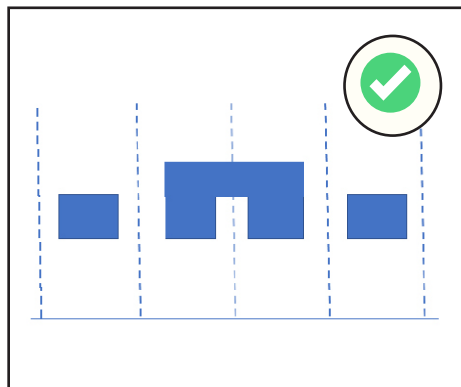
Appropriate contemporary style for Olympia Mill Village. Credit: McKay-Lyons Architects



Appropriate contemporary style for Olympia Mill Village.



Appropriate contemporary style for Olympia Mill Village.



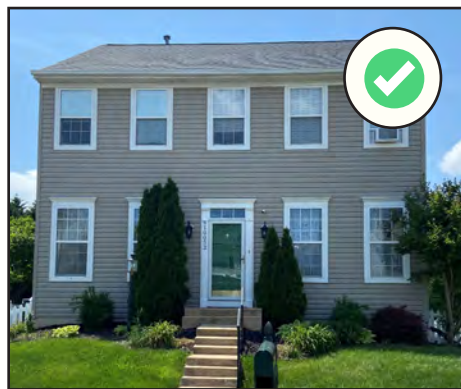
Appropriate massing for larger lots.



Inappropriate complex gable roof and massing.



Appropriate front gable roof and massing.



Appropriate side gable roof and massing.

3.C. Architectural Guidelines



Porch detailing shall reflect the simple details of the original houses.

Exterior Walls

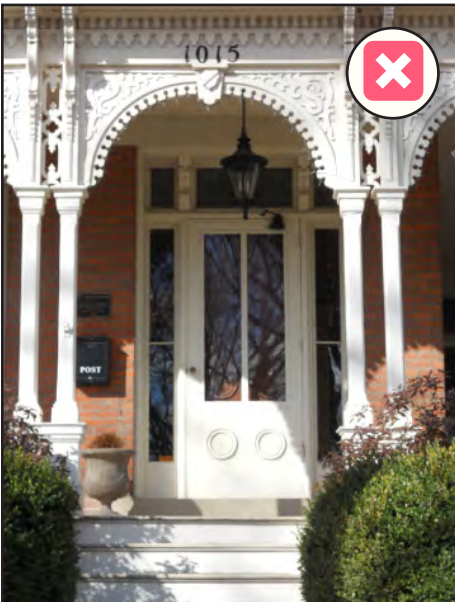
- The exterior wall material of new construction shall be constructed of materials that can be found on other houses within the Neighborhood. Primary building materials such as wood need to be used in comparable ways that they were used on historic buildings. For example, lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not appropriate.

Porches

- Porches are a common character-defining feature among houses within the Old Hill portion of Olympia Mill Village. New construction within the Old Hill shall have a front porch. Porch columns, railings, balustrades, and detailing should reflect the simple details of the original houses. Refer to the “Character of Architecture” section in CHAPTER 2 of these Design Guidelines. It is not appropriate to add historical architectural elements such as gingerbread detailing to a new porch.

Stoops

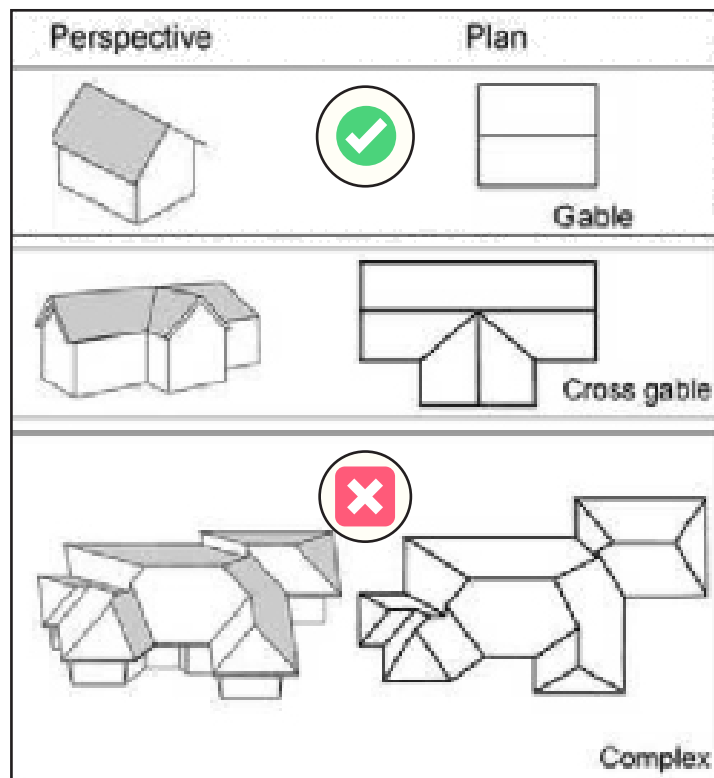
- Stoops are a common character defining feature among houses on the New Hill. New construction within the New Hill area shall have a front stoop and a side stoop. Stoop roofs shall be front-gable or shed. Railings shall be decorative metal or wood posts.



Adding historical elements to new porches is not appropriate.

Roofs

- Roofs shall be a simple front-gable, side-gable, reflecting the character of the roofs on existing houses within the Neighborhood. Multiple peaks on roofs are not appropriate. Dormers and eyebrow windows are not appropriate.



Roofs of new additions shall have the same slope as the original house.

3.C. Architectural Guidelines

Windows

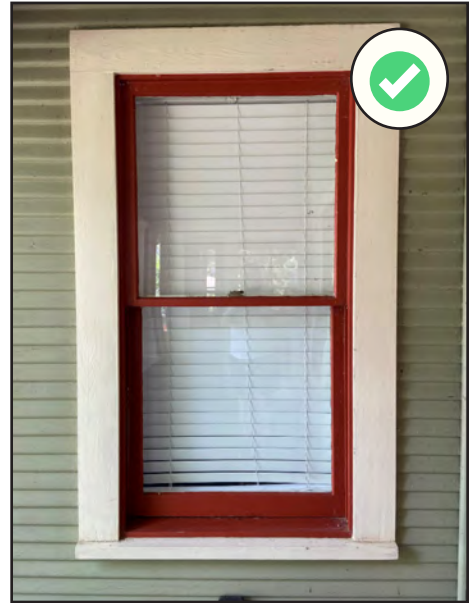
- Windows in new construction shall reflect the patterns of windows in historic buildings within the Neighborhood. The vertical shape of the windows from the wall surface shall be similar to those in historic buildings within the district, so that shadow lines are significant and reflect the historic character.
- The style of windows and doors in new construction shall relate to the architectural style of the original houses. Refer to the “Character of Architecture” section in *CHAPTER 2* of these Design Guidelines.

Doors

- Front doors shall be visible from the street. Solid wood doors with or without lights shall correspond to the style and design of the original houses in that area. Doors with panels and recesses are appropriate in the Neighborhood. Flat unadorned doors are not appropriate. Wood or aluminum screen doors may be appropriate on the New Hill.

Garages & Accessory Buildings

- Garages and accessory structures shall be detached and located at rear of lots. Garages and accessory buildings shall be compatible in scale for the property and subordinate to the main structure. They shall be sited to reflect and correspond to the historic patterns of the block on which they are located.
- The exterior materials for new garages and outbuildings shall be wood or cementitious fiber board such as Hardi-Plank. Lap siding is an appropriate material for garages in the neighborhood.
- Garage doors shall reflect the overall character of the Neighborhood. Their general appearance should reflect the early-mid twentieth-century character. They may be made of wood or painted metal if stylistically they resemble the wooden doors common to the Neighborhood.



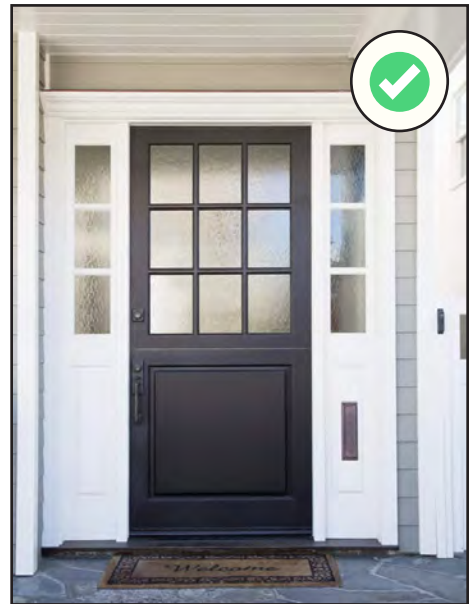
Windows in new construction shall reflect the style and character of the Neighborhood.



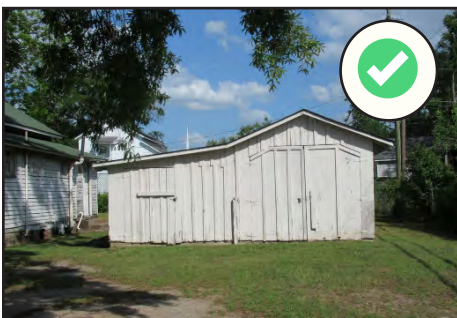
Doors with panels and recesses are appropriate in the Neighborhood.



Doors in new construction shall reflect the style and character of the Neighborhood.



Doors in new construction shall reflect the style and character of the Neighborhood.



Garage style and placement shall reflect the overall character of the Neighborhood.



Garage style and placement shall reflect the overall character of the Neighborhood.



Garage style and placement shall reflect the overall character of the Neighborhood.

3.C. Architectural Guidelines

C.5 ENERGY, ACCESSIBILITY AND MECHANICAL EQUIPMENT

Energy Efficiency

- Construction of any new structures or alterations to existing structures shall be done in such a way as to maintain historic character while maximizing energy efficiency.
- Maximizing energy efficiency shall in no case be the motivation to demolish a historic building or to change a historic building in such a way that its historic features are modified or removed.

Architectural Barriers and Accessibility

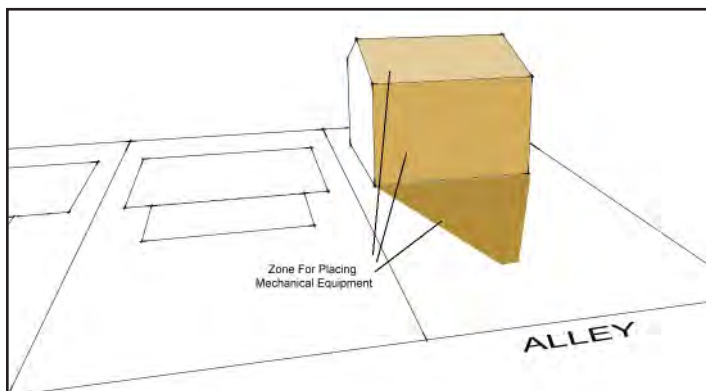
- Accessibility to historic properties shall be achieved with careful and creative design solutions when needed or required. Ramps, lifts, and accessible entrances shall be designed in such a way to avoid damage to character-defining features of a historic building.
- Contributing buildings may qualify for variances from the South Carolina Accessibility Policy.

Mechanical Equipment

- New mechanical equipment shall be located in such a way that it cannot be seen from the front of the building. When mechanical equipment must be attached to the exterior wall of the house, historic exterior wall material shall be minimally affected.
- Rainwater collection systems shall not be located on the front of the main façade. They shall use traditional materials such as metal and wood; use of PVC containers or piping is not appropriate.
- Photovoltaic and solar thermal installations must be designed to be in scale with the existing structure's roofline and must not damage historical architectural features or materials. These roof systems must be on the same plane as the roof. The color of the panels must be compatible with surrounding roof materials.
- Locate photovoltaic, solar thermal, wind power, and satellite dishes (external systems) on ancillary/secondary structures or new additions to the maximum extent possible.
- Wind power systems shall be located to the rear of the site or to new (rear) building additions. The color of the turbine must be muted and free from graphics.

Lighting

- Property owners are encouraged to incorporate exterior lighting in renovations and new construction. Owners are encouraged to use energy efficient lighting that are in the 3,000K color range which provides a natural looking light. Avoid harsh bright spots and shadows.
- Lights shall only shine directly onto the property to which they are attached. They shall not shine onto an adjacent property. Shield lights so there is not a glare on adjacent properties.



Mechanical equipment shall be placed in the rear of the building and shall not be visible from the front of the building.



Lights shall only shine directly onto the property to which they are attached.



4

OTHER BUILDINGS, DEMOLITIONS & RELOCATIONS

There are buildings within Olympia Mill Village that are historic and contribute greatly to the character of the district but are not residential structures. Chapter 4 looks at these unique buildings and provides general guidance for alterations, additions, and maintenance. These unique structures are mostly large institutional buildings. The churches and schools will most likely continue their current use into the near future. Others like Union Hall and the Armory are ripe for redevelopment. New compatible uses can re-energize these vacant structures and contribute to the vibrant life of the community. Historic tax credits are available to help offset the renovation cost.

Non-historic buildings can also be found in the neighborhood. These buildings are often more recent additions to the area that ignore the historic residential character of the neighborhood. These buildings are eligible for demolitions. Chapter 4 addresses the issue of which buildings should and shouldn't be demolished, as well as what buildings might be appropriate to move into the neighborhood to infill vacant lots.

CHAPTER 4 CONTENTS

4.A	<i>Unique Historic Buildings</i>	60
4.B	<i>Non-Historic Structures</i>	63
4.C	<i>Demolitions</i>	64
4.D	<i>Relocation of a Historic Structure</i>	65

4.A Unique Historic Buildings

A.1 ST. LUKE'S CHURCH

St. Luke's Lutheran Church is a red brick ecclesiastical building with a steeply pitched roof on Olympia Avenue. The main sanctuary is perpendicular to the avenue with the primary doors at the end of the sanctuary facing the street. A large 2 ½ -story classroom building in the same style is at the rear of the property and runs parallel to the avenue. A one-story parsonage is to the north of the sanctuary. St Luke's contributes to the character of the Neighborhood.

- Alterations and remodeling of the church should retain the existing character.
- New construction along Olympia Ave should respect the established setback of the church and parsonage.



St. Luke's Church.

A.2 CHURCH IN LORD JESUS CHRIST

Church in Lord Jesus Christ is a Mid-Century church that faces Olympia Avenue. The main sanctuary and classrooms are on the north side of Maryland Street. A large metal building and a one-story masonry building are on the south side of the street.

- The large metal building and one-story structure on the south side of Maryland street are non-contributing buildings and could therefore be demolished.
- Additions to the sanctuary building should reflect the character of the existing church using similar materials and forms.

4.A Unique Historic Buildings

A.3 THE OLYMPIA LEARNING CENTER



Olympia Learning Center.

The existing school complex on the southern edge of the district is an important anchor in the Neighborhood. The U-Shaped campus combines old and modern buildings in a harmonious style. The buildings are red brick with white windows. The older building on the north side of campus has light stone banding above the windows and at the parapet cap. An elaborate cast stone and brick portico delineates the primary entrance.

- The older buildings on campus should be restored and renovated rather than demolished.
- New construction should emulate the predominant style and materials of the existing buildings. Red brick with lighter trim is appropriate.

A.4 UNION HALL



Union Hall.

Union Hall is both historically and architecturally significant to the Neighborhood. It is a unique two-story design with significant brick buttresses along the exterior walls and corners. Union Hall is currently unoccupied.

- An analysis should be done of the important features of the building prior to any new uses, to ensure that the important features are not lost in a remodel.
- As much original material should be retained as possible.

4.A Unique Historic Buildings

A.5 THE ARMORY

The Armory is an important structure located along the southern boundary of the building. This impressive brick structure once housed the National Guard. It has great potential for rehabilitation, and there are many appropriate new uses that could be accommodated.

- Any changes to the structure should respect the character of the structure, using the same materials and decorative details.
- New openings should not be made in the façade facing the street save that a window may be turned into a door to accommodate access.
- New windows should retain the character of the old windows. Any additions must be made on the back of the building.



4.B Non-Historic Structures

Non-historic structures are those structures that due to age or design do not contribute to the historic character of the Neighborhood. Non-historic structures were not built during the Period of Significance (1899-1954), or their design does not reflect the predominant designs of the Neighborhood. The buildings are typically of a different scale than the surrounding buildings, the lots are often larger, and the use is different than the historical uses found in the Neighborhood.

Below are some examples of non-historic buildings.



All photos: typical non-historic structures.

4.C Demolitions

Demolition is forever, and once a building is gone, it takes away another piece of the Neighborhood's heritage and character. Demolition of a historic building or resource that retains most of its original design and features should only be an action of last resort.

The County may delay or deny requests for demolition while it seeks solutions for preservation and rehabilitation.

C.1 CONSIDERATIONS FOR DEMOLITION OR RELOCATION

Demolition or relocation of any resource which has historical and/or architectural significance shall not be considered unless:

- The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official. The County Planner will convene a meeting of the appropriate County Departments to look for viable alternatives to demolition. The purpose is to see if there are monies or resources available to the owner to alleviate the issue identified by the building inspector. If deemed appropriate in the circumstances, a licensed structural engineer familiar with historic resource preservation shall present a report to the County outlining the action needed for stabilization.

C.2 EVALUATING A PROPOSAL FOR DEMOLITION

The County Official should consider the following when evaluating proposals to demolish or relocate historic resources:

- Does the resource proposed for demolition or relocation have architectural and/or historical significance?
- What would be the effect on surrounding buildings of demolition or relocation of the resource?
- What would be the effect on the district as a whole of demolition or relocation of the resource?
- What has been the impact of any previous inappropriate alterations?
- Is the demolition solely a matter of convenience?
- Has the owner offered the property for sale?
- Has the owner asked a fair price?
- Has the property been marketed for a reasonable time?
- Has the property been advertised broadly in a reasonable manner?
- Has the owner sought the advice of a professional experienced in historic preservation work?
- What would be the effect of green space in that location if the lot is to be left open?
- What would be the effect of any proposed replacement structure to the neighborhood?
- What is the appropriateness of design of any proposed replacement structure to the district?



Typical buildings suitable for demolition.

4.D Relocation of a Historic Structure

Moving historic buildings is usually undertaken to save them from demolition or to fulfill the objectives of a preservation or revitalization plan. Often these two objectives complement each other; a historic building or structure threatened with demolition or surrounded by an incompatible setting can be relocated into a compatible environment and rehabilitated to a compatible use.

D.1 GUIDELINES FOR RELOCATION

- No contributing historic structure shall be moved out of the Neighborhood.
- No contributing historic structure shall it 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. Generally, the styles and types commonly seen in the Neighborhood and discussed in Chapter 2 would be appropriate.
- 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. Inconsistent spacing and setback make the proposed siting of a relocated building inappropriate.



Relocation of a building into the Neighborhood requires that the structure be compatible with the style of the Neighborhood and that siting for the relocated building be consistent with the rest of the block.

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.I.).
- (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.



OLYMPIA NEIGHBORHOOD CHARACTER OVERLAY DISTRICT STANDARD OPERATING PROCEDURE

The Neighborhood Character Overlay – Olympia Mill District is an architectural review overlay for the Olympia Neighborhood in unincorporated Richland County. Administration of said overlay district requires an internal process to guide Richland County Planning staff on which cases require action by the Board of Architectural Review (BAR) and which cases can be handled fully at the staff level.

BACKGROUND

The Olympia Mill Village is a historic district listed on the National Register of Historic Places, with homes being originally built in the early to mid-20th century. Olympia, along with the Granby and Whaley, are historic neighborhoods initially built to house workers and supervisors for the nearby cotton mills. Many of the houses built during this time still remain standing today.

In 2017, Richland County Council adopted the Capital City Mill District Plan as one of its neighborhood master plans. Richland County and the City of Columbia collaborated on the development of the plan which spans both incorporated and unincorporated parcels within its area. The plan identifies a number of issues and opportunities faced by neighborhood residents. One of those issues was the need for protections for the historic structures within Olympia. In order to address this need, Richland County Planning Division commissioned the development of architectural design guidelines for the Olympia neighborhood. Those guidelines have been further developed into the standards for the Neighborhood Character Overlay – Olympia Mill District.

INTERNAL PROCESSES

All zoning and building permit requests for parcels in the overlay district will be subject to review, either at staff level or by the BAR. Applicability of the overlay is determined by exterior features that are visible from the public right-of-way. Visibility is determined by Staff, typically includes the front and sides of the structure.

Projects Subject to Staff Review

1. General maintenance and repairs using materials that match or simulate historic materials, or minor alterations that comply with overlay standards
2. Additions and outbuildings that are minimally visible from the public right-of-way
3. Alterations or removal of non-historic features
4. Reconstruction of missing or damaged historic features
5. Fences and driveways
6. Alterations to non-historic structures, or additions to non-historic structures that do not increase total floor area by more than 25%
7. Demolition or relocation of non-historic structures or demolition of historic buildings catastrophically damaged by fire or other disastrous events
8. Alterations or new construction to meet ADA or accessibility requirements

Projects Subject to BAR Review

1. New construction



2. Actions that alter the exterior appearance, as viewed from the right-of-way, of a historic structure, including additions
3. Demolition or relocation of a historic structure
4. Actions otherwise reviewed by staff that do not meet overlay standards
5. Appeals of staff determinations or provisions of overlay ordinance





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 @		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
LINCOLNSHIRE	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
NEW LAKE DRIVE		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			



Agenda Briefing Addendum

Prepared by:	Michael J. Maloney, PE	Title:	Director
Department:	Public Works	Division:	
Contributor:	Sahad Khilqa, PE	Title:	County Engineer
Contributor:	Geo Price	Title:	Deputy Director
Date Prepared:	July 10, 2025	Meeting Date:	July 22, 2025
Approved for Consideration:	Assistant County Administrator	John M. Thompson, Ph.D., MBA, CPM, SCCEM	
Committee/Meeting:	Development & Services		
Agenda Item:	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]		

COUNCIL INQUIRY #1:

Staff is requested to confirm County Council's passage of a motion(s) which requires bonding for neighborhoods as they are created. The understanding is that the funds from said bonds would be used for the roads to be brought to County standards.

Reply:

Staff confirmed that bonds for the public improvements are required by Council actions. The requirement can be found in the Land Development Code and the Land Development Manual. Specific language may be found in the Richland County Code of Ordinances, Sec. 26-54. Subdivision review and approval. (d) Bonded subdivision plat review and approval. (6)

COUNCIL INQUIRY#2:

How does the previous reply apply to the process outlined in the motion and to the response as provide by staff?

Reply:

The bonds provide a surety that the public improvements are completed according to County Standards and the County approved plans. The bond is held and renewed if necessary until the improvements are completed and the right-of-way deeds (property for the roads) are approved and recorded.

COUNCIL INQUIRY#3:

Are there bonds the County needs to enforce when considering those roads which should have been deeded/secured?

Reply:

The projects the County has listed as “abandoned roads” have long-expired bonds. The current process ensures timely bond renewals occur until the developer completes the deficiency list, and the right-of-way (roads) are recorded in the name of Richland County.

COUNCIL INQUIRY#3:

How well does the County enforce the bonds?

Reply:

There has been the need to “call” on one bond within the past two years. Merely starting this process caused the developer to react in a positive manner to correct the deficiencies. Deficiencies are corrected without this action almost all of the time.

COUNCIL INQUIRY#4:

Who/which County department is responsible for enforcing the bonds?

Reply:

The Department of Public Works, New Development Division has an employee who tracks the bond status and sends notifications for bond creation and renewal. The employee reviews the bond status with the General Manager of New Development and when appropriate, releases the bonds.



Items Pending Analysis Summary Report

MOTION OF ORIGIN:

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.

Meeting	Special Called
Date	September 10, 2024

SPONSORING COUNCIL MEMBER(s):

- | | |
|--|--|
| <input type="checkbox"/> The Honorable Jason Branham, District 1 | <input checked="" type="checkbox"/> The Honorable Gretchen Barron, District 7 |
| <input checked="" type="checkbox"/> The Honorable Derek Pugh, District 2 | <input type="checkbox"/> The Honorable Tish Dozier-Alleyne, District 8 |
| <input type="checkbox"/> The Honorable Tyra Little, District 3 | <input type="checkbox"/> The Honorable Jesica Mackey, District 9 |
| <input type="checkbox"/> The Honorable Paul Livingston, District 4 | <input type="checkbox"/> The Honorable Cheryl English, District 10 |
| <input checked="" type="checkbox"/> The Honorable Allison Terracio, District 5 | <input checked="" type="checkbox"/> The Honorable Chakisse Newton, District 11 |
| <input type="checkbox"/> The Honorable Don Weaver, District 6 | |

RESPONSIVE DEPARTMENT(s):

Department:	Community Planning & Development
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SUMMATIVE STAFF UPDATE:

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

POTENTIAL COMMITTEE CONSIDERATION DATE:

First Reading of the Comprehensive Plan is anticipated for 21 October 2025.

MOTION OF ORIGIN:

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.

Meeting	Regular Session
Date	November 19, 2024

SPONSORING COUNCIL MEMBER(s):

- | | |
|---|--|
| <input checked="" type="checkbox"/> The Honorable Jason Branham, District 1 | <input type="checkbox"/> The Honorable Gretchen Barron, District 7 |
| <input type="checkbox"/> The Honorable Derek Pugh, District 2 | <input type="checkbox"/> The Honorable Tish Dozier-Alleyne, District 8 |
| <input type="checkbox"/> The Honorable Tyra Little, District 3 | <input type="checkbox"/> The Honorable Jesica Mackey, District 9 |
| <input type="checkbox"/> The Honorable Paul Livingston, District 4 | <input type="checkbox"/> The Honorable Cheryl English, District 10 |
| <input type="checkbox"/> The Honorable Allison Terracio, District 5 | <input type="checkbox"/> The Honorable Chakisse Newton, District 11 |
| <input type="checkbox"/> The Honorable Don Weaver, District 6 | |

RESPONSIVE DEPARTMENT(s):

Department:	Community Planning & Development
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SUMMATIVE STAFF UPDATE:

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

POTENTIAL COMMITTEE CONSIDERATION DATE:

Fall 2025.