

# Olympia Neighborhood Character Overlay

Richland County Planning

November 18th, 2024

St. Luke Lutheran Church

# Purpose of the Overlay

Preserve and protect the architectural style and characteristics of the historic mill houses and other historic structures in the Olympia neighborhood

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

# Why Olympia qualifies for an overlay

26-3.8.f.2.a – Master Plan requirement

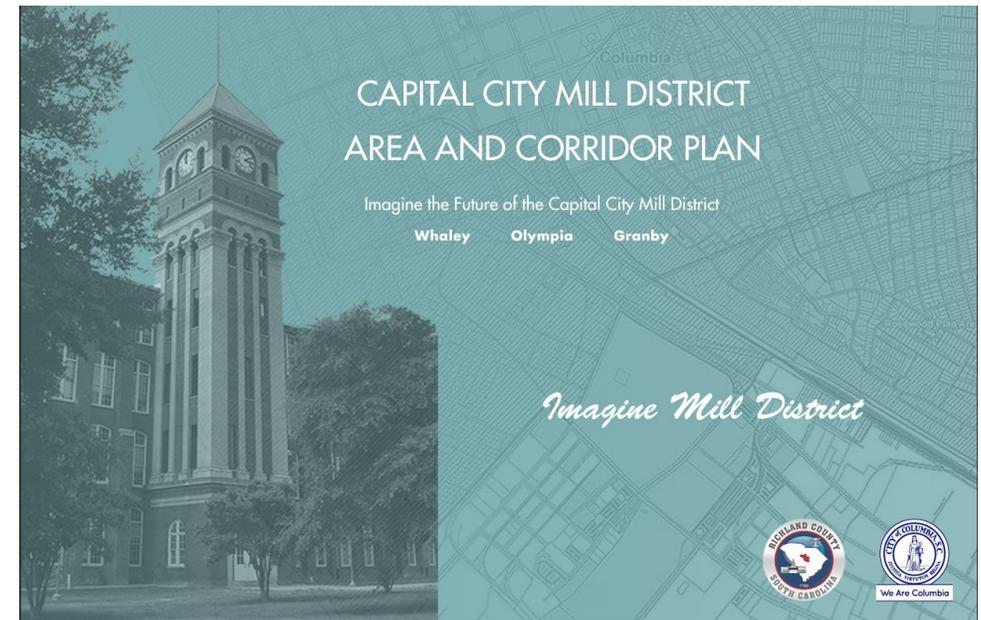
Capital City Mill District Plan

26-3.8.f.3.a – “distinctive, cohesive character”  
as applicable to Olympia:

Type of construction/building materials

Lot layouts and setbacks

Historic district



The CCMD Master Plan provides an analysis of the neighborhood and recommends potential policies and projects relevant to the community. It is not written to be an enforceable, regulatory document.

# Area

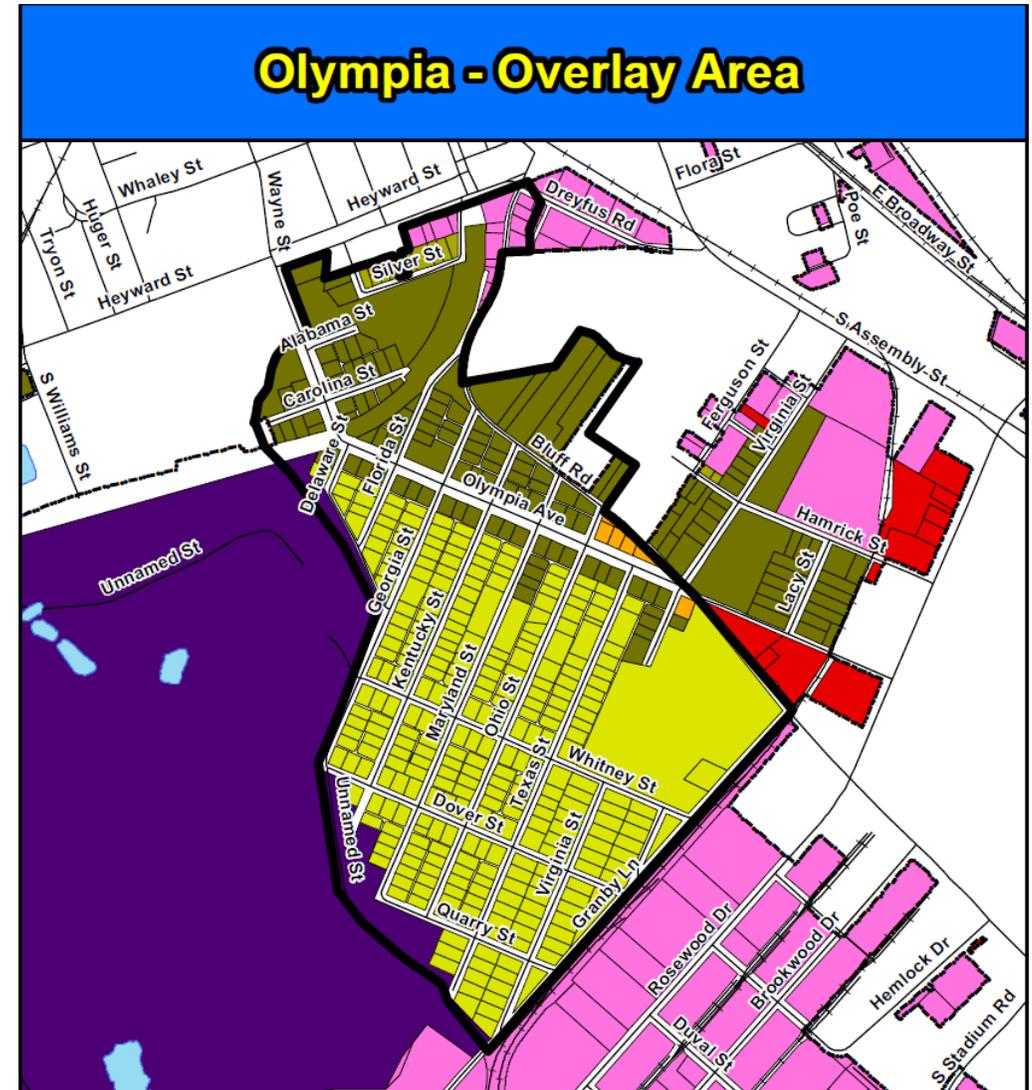
Underlying Zoning and **MAX**  
Densities:

R4 – 9 dwelling units per acre

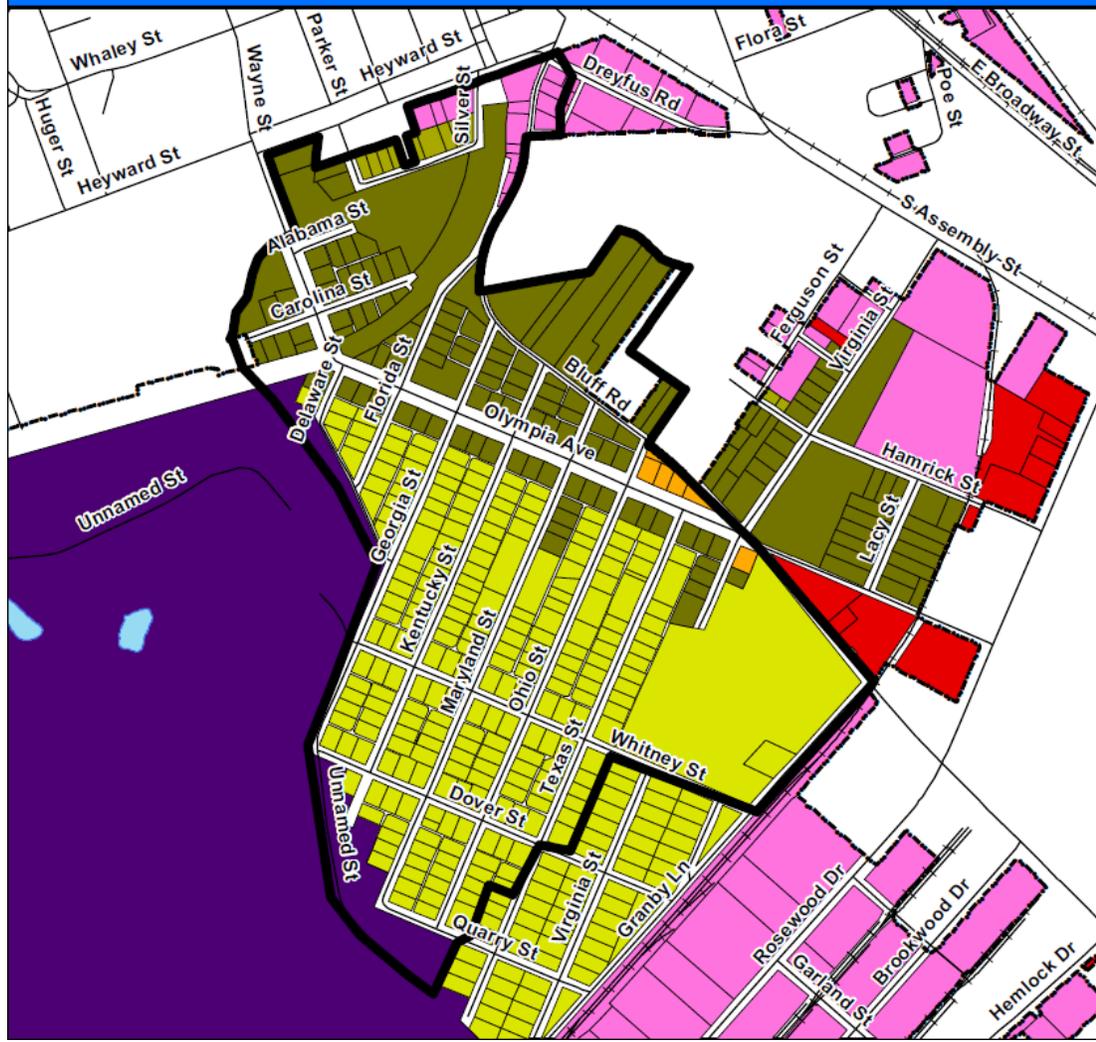
R6 – 18 dwelling units per acre

MU-1 – 10 dwelling units per acre

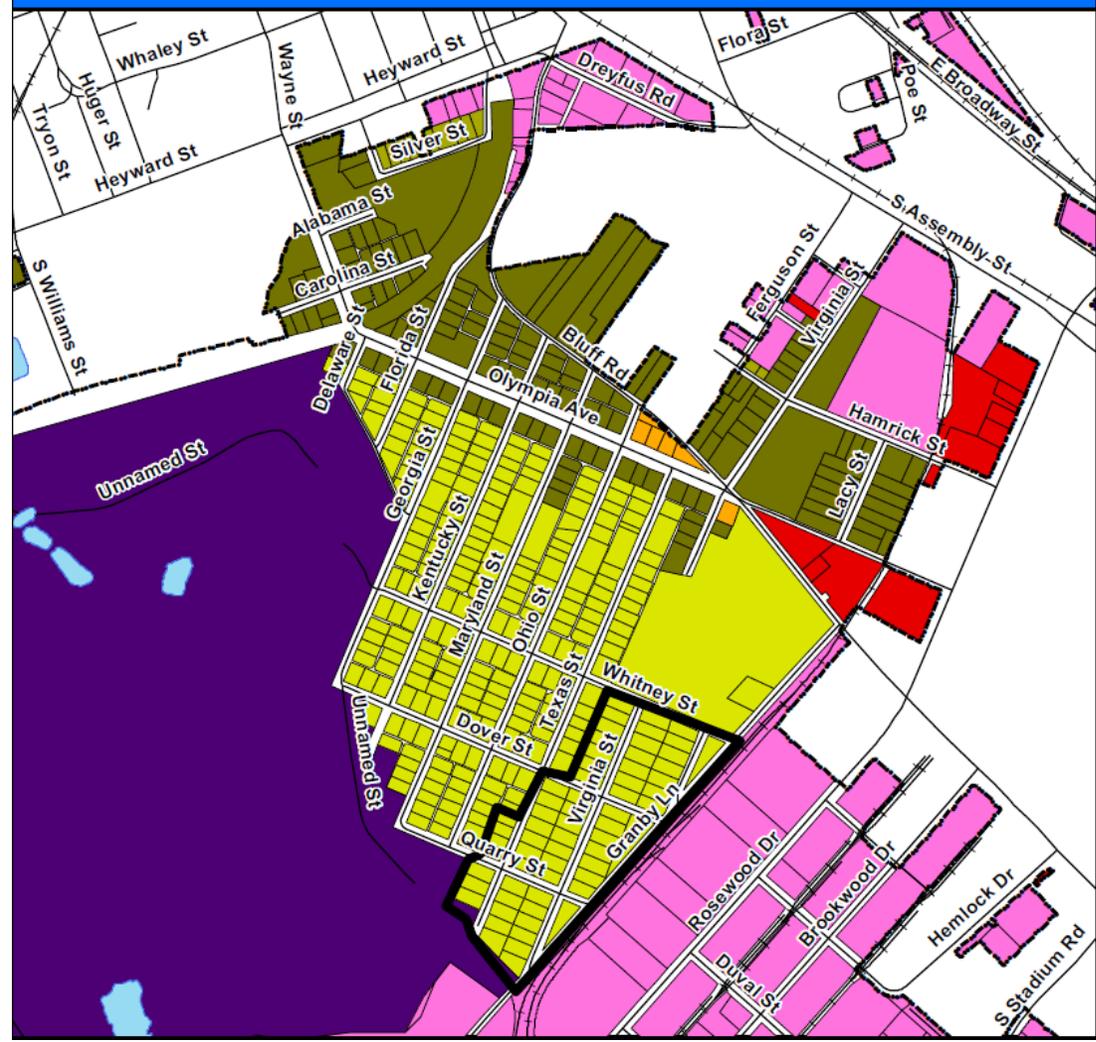
\*Note: Pink areas are zoned Legacy  
Light Industrial. Overlay standards  
would not be applicable



# Olympia - Old Hill



# Olympia - New Hill



# Housing Types

Period of significance:

Old Hill: 1900-1903, 1914-1915

New Hill: 1940s

Applicability in the Overlay (Section 1)

“The overlay standards shall be applicable for renovations and demolitions to historic structures as determined by architectural type and date of construction within the period of significance. The standards also apply to new construction within the overlay district.”



*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.*

# What the Overlay does

Dictates that renovations to historic structures preserve the historic architectural character of Olympia

Requires new builds to conform to or emulate the historic architectural characteristics of Olympia

Provides a framework to prevent demolition of historic structures

Dictates placement of main structures and accessory structures on the lot

Regulates parking and driveways on the lot

# Regulated by Neighborhood Character Overlay

Location of structures on lots (c)

Setbacks (d)

Building height (e)

Building footprint (f)

Building orientation (g)

Exterior building materials (h)

Roof lines (i)

Garage location (j)

Foundation materials (k)

Porches (l)

Landscaping and fences (n)

Driveways (p)

Exterior lighting (q)

Front façade (r)

Additions (t)

Demolitions (v)

Doors, windows, chimneys (w)

Architectural style of new construction (w)

Accessibility (w)

Parking location on lot (w)

# Regulated by underlying zoning (R4, R6, MU-1)

Density

Lot size

Lot width

Accessory dwelling units

Impervious surface coverage

Uses

Drainage

Off-street parking requirements

**Table 26-5.2(d)(1): Minimum Number of Off-Street Parking Spaces**

Principal Use Category	Principal Use Type	All Other Districts Proposed	MU3 and MU2 Proposed
	Community garden	No minimum	No minimum
	Forestry	No minimum	n/a
	Poultry farm	No minimum	n/a
	Swine farm	No minimum	n/a
Agriculture and Forestry Related	Agriculture research facility	No minimum	n/a
	Agritourism		n/a
	Equestrian center	No minimum	n/a
	Farm distribution hub	1 per 1,000 sf GFA	n/a
	Farm supply and machinery sales and service	1 per 2,500 sf of gross outdoor display area	1 per 2,500 sf of gross outdoor display area
	Farm winery	1 per 1,000 sf GFA	n/a
	Riding or boarding stable	1 per 2 stalls	n/a
	Rural retreat	No minimum	n/a
<b>Residential</b>			
Household Living	Dwelling, Live-Work	2 per du	1.5 per du
	Dwelling, Mansion apartment	2 per du	n/a
	Dwelling, Multi-family	2 per du	n/a
	Dwelling, Single-family detached	2 per du	n/a
	Dwelling, Three-family	1.5 per du	n/a
	Dwelling, Townhouse	2 per du	n/a
	Dwelling, Two-family	2 per du	n/a
	Group home, Family	0.75 per unit	0.75 per unit
	Manufactured home	2 per du	n/a
	Manufactured home park	2 per du	n/a
Group Living	Continuing care community	1 per 4 residents	n/a
	Dormitory	0.75 per bedroom	n/a
	Fraternity or sorority house	1 per 2 bedrooms	n/a
	Group home, Large	3 per 4 units	n/a
	Rooming or boarding house	1 plus 1 per 2 rooms	1 plus 1 per 2 rooms

# What the Overlay does not do

Prevent renovation or demolition of non-historic structures

Determine the density of the neighborhood (Zoning)

Regulate the interior of the structure (Building Code)

Preserve Olympia Ave median (SCDOT)

Regulate on-street parking (Sheriff's Department, SCDOT)

Encourage owner-occupation of structures

# Timeline (tentative)

December-February – Notification Mailers and Public Meetings

March – Planning Commission

April – Council Committee

May – Zoning Public Hearing / 1<sup>st</sup> Reading

June – Creation of Architectural Review Board

July 2025 – Anticipated Final Reading