

# AGENDA ITEM



**Subject:** AXZ-2025-01, Proposed Annexation/Rezoning of property located  
at 1601 W. Georgia Rd

**Meeting** April 15 2025

**Date:**

**LOCATION:** 1601 W. Georgia Rd (Tax Map# 0574.05-01-002.10) (Exhibit 'A' in attached ordinance)

**CURRENT ZONING:** R-S, Residential Suburban District (County)

**REQUESTED ZONING:** R-OI, Residential Office & Institution

**SIZE OF PROPERTY:** Approximately 4.1 +/- acres

**REQUEST** City of Simpsonville has received signed petitions requesting annexation into the City pursuant to South Carolina Code of Laws Section 5-3-150.

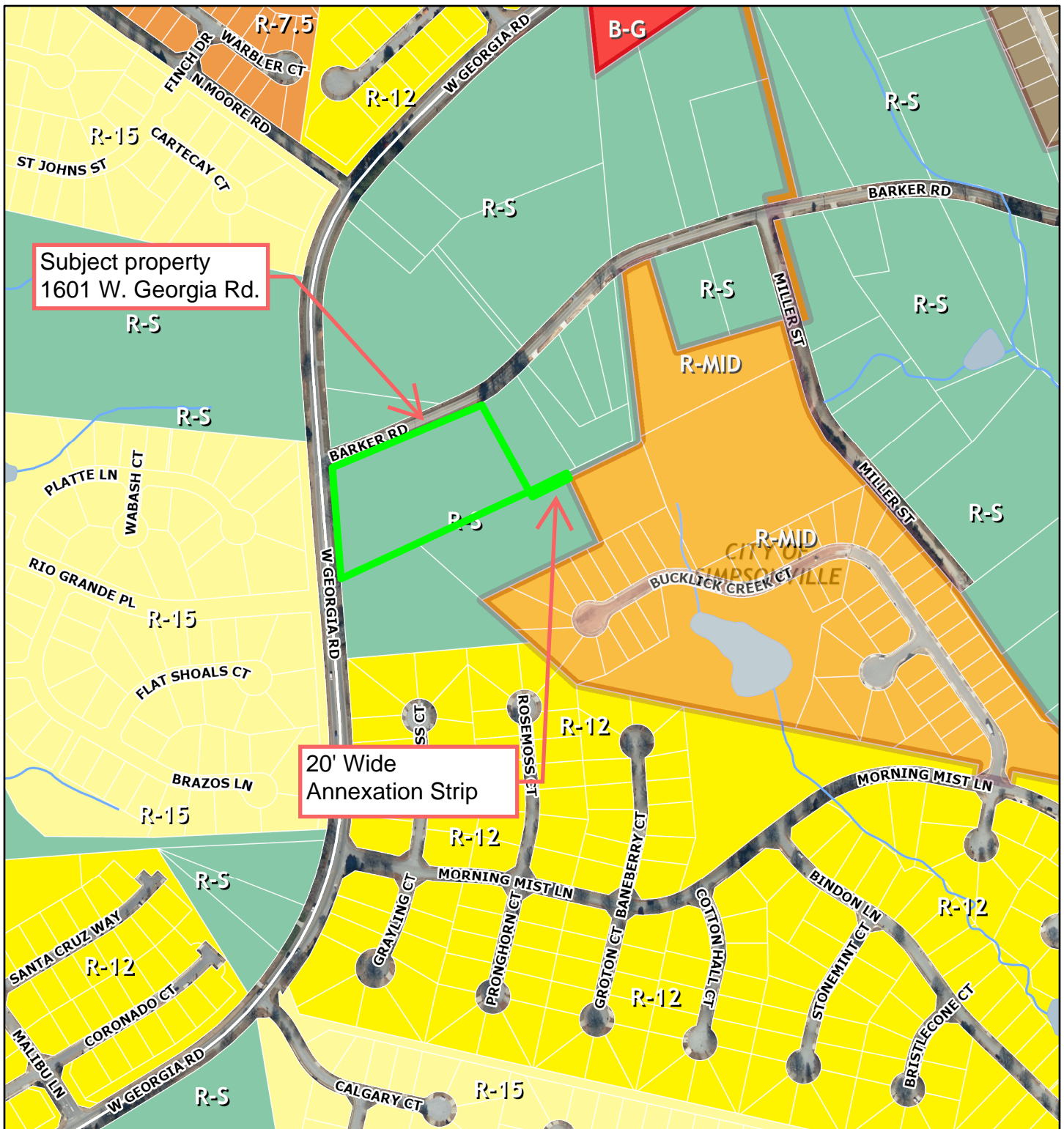
The applicant has requested that this parcel be rezoned from R-S (Residential Suburban) in the County to R-OI, (Residential, office, & Institution) within the City. The applicant is looking to develop the site for their church in the near future.

In addition, the petition for annexation also includes a 20-foot strip of land that runs across one property owned by a Timothy Wardlaw, at 307 Barker Rd. Mr. Wardlaw has consented to the annexation of the 20-foot strip so that Mr. Michael Graham may gain contiguity to the City's boundaries. The tax map number of Mr. Wardlaw's property is: 0574.05-01-005.05.

**LOCATION & SITE DESCRIPTION** The parcel of land to be annexed is identified by tax map numbers 0574.05-01-002.10. This property (1601 W. Georgia Rd.) is location at the corner of Barker Rd. & W. Georgia Rd. This parcel previously had a single-family structure on the site until it was relocated; this parcel is currently a vacant open field.

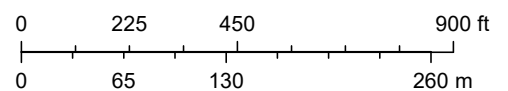
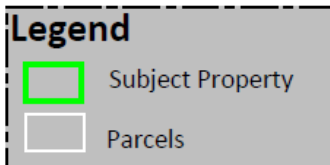
**Planning & Zoning 864-967-9526 ext 114**

# AXZ-2025-01 1601 W. Georgia Rd Annex/Rezoning to R-OI



February 7, 2025

1:4,800



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

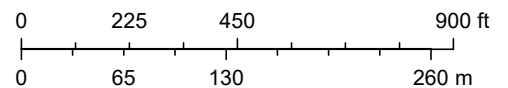
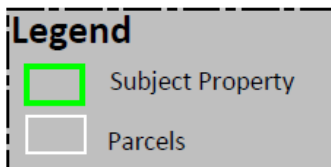


# AXZ-2025-01 1601 W. Georgia Rd Annex/Rezoning to R-OI



February 7, 2025

1:4,800



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division



## AXZ-2025-02

**Meeting Date:** April 15, 2025 6:30 pm

Type of Agenda Item: Annexation/Rezoning

Attachments: Location Map

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### ***REQUEST***

The City of Simpsonville has received signed petitions requesting annexation into the City pursuant to South Carolina Code of Laws Section 5-3-150.

The applicant has requested that these two parcels be rezoned from P-D (Planned Development) in the County to I-D, (Innovative Development) within the City. The applicant is seeking to bring these two parcels into the city, establishing a mixed-use development of single-family homes and commercial outparcels along Harrison Bridge Rd.

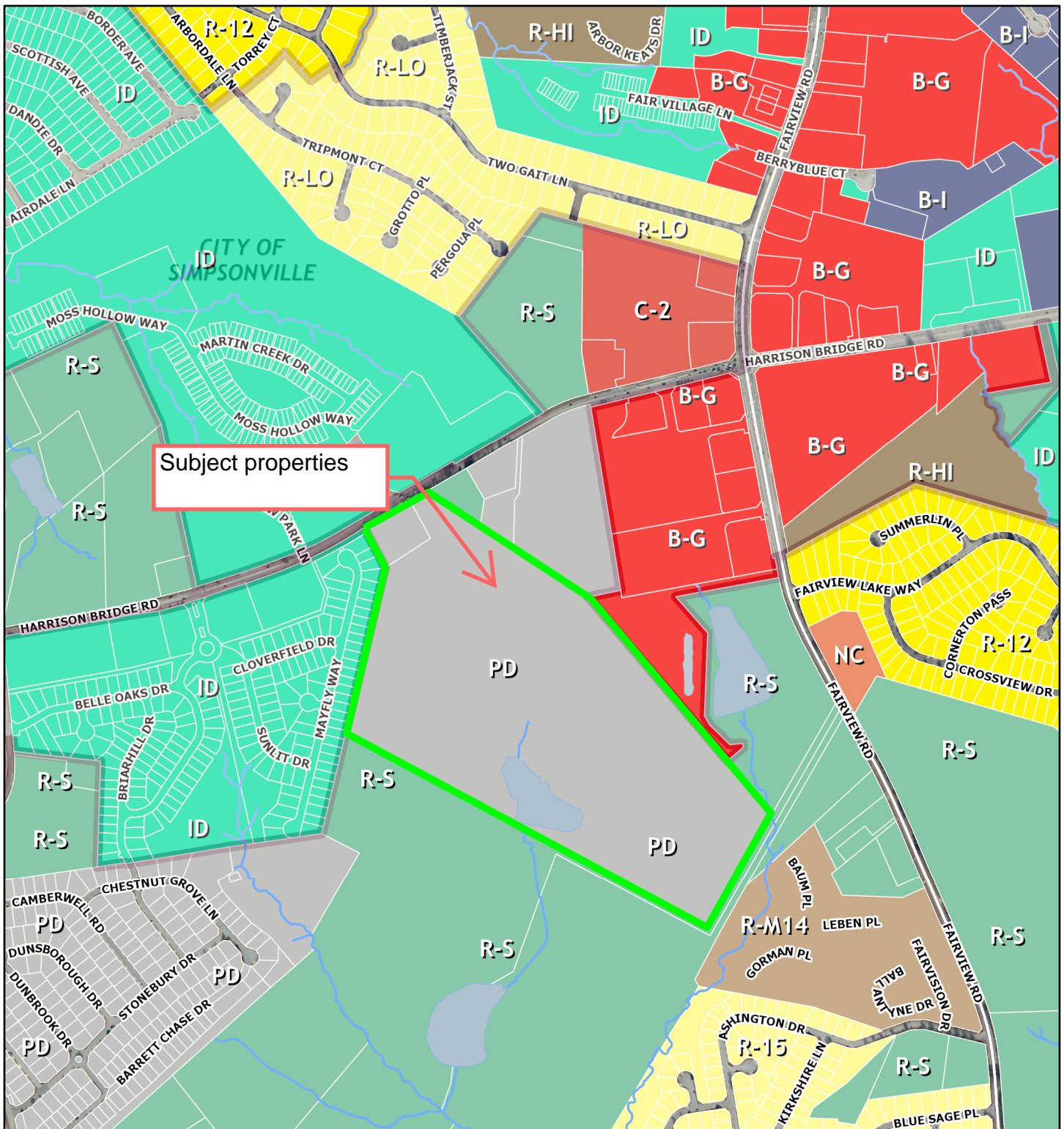
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### ***LOCATION & SITE DESCRIPTION***

The parcels of land to be annexed are 429 & 537 Harrison Bridge Rd. (tax map numbers 0566.01-01-003.01 & 0566.01-01-003.03. Property 429 is a wooded lot, containing a small, single-family structure. Property 537 Harrison bridge Rd also contains a single-family structure, located behind the tree line of 429. This parcel consist of approximately 69 acres of open, vacant pastureland. These two properties are situated across from the entrance to the Merrydale Village development. A traffic signal is being constructed at the intersection of Merrydale Farm Dr.

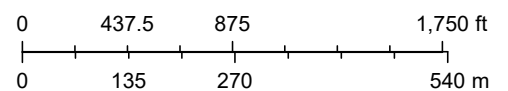
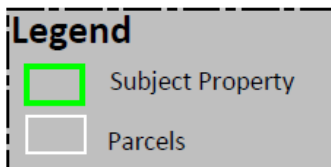
**Planning & Zoning Department 864-967-9526 ext 114**

# AXZ-2025-02 429 & 537 Harrison Bridge Rd Annex/Rezoning



March 10, 2025

1:9,600



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

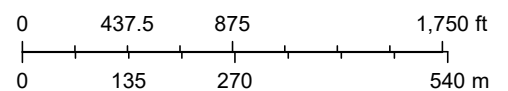
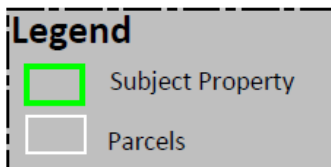


# AXZ-2025-02 429 & 537 Harrison Bridge Rd Annex/Rezoning



March 10, 2025

1:9,600



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division



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## ***REQUEST***

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Pursuant to Section 4.2.5, Building Fenestration, of the Simpsonville Zoning Ordinance, the City of Simpsonville has received an architectural plan review for a “PRISMA URGENT CARE” being proposed at the current site of 718 Fairview RD. This request is to use an alternate fenestration technique in lieu of transparent windows of the required 25-85%.

## ***LOCATION & PROJECT DESCRIPTION***

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This existing site will be a new building. The building and design of the medical office requires design for privacy. As a result, this provides little opportunity for the design of transparent windows to meet the zoning requirement of a minimum of 25% fenestration. The applicant has proposed using spandrel glass windows to meet the required fenestrations. This building will have three facades visible from the public ROW.

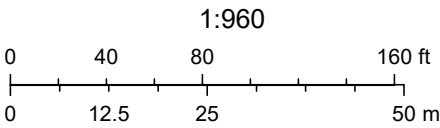
The North, East and South elevations include the use of spandrel glass on the lower portion of the windows and transparent glass on the top. The South elevation includes patient rooms, electrical room and x-ray room and presents additional challenges to façade. Therefore, the South façade incorporates taller evergreen landscape to screen blank wall areas.

**Planning & Zoning Department 864-967-9526 ext 114**

Prisma Urgent Care 718 Fairview Rd



April 7, 2025



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division