

Mr. Josh Simpson

Mayor

Ms. Amy Gore

District 2

Mr. Justin Beardsley

District 3

Mr. Bob Jordan

Mayor ProTem, District 1

Mr. James Richard

District 4



Minutes of Meeting

January 13, 2025

Location: Reidville Presbyterian Church

Mayor ProTem Bob Jordan called the meeting to order at 6:30 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor ProTem Bob Jordan, Council Members Amy Gore and James Richard. Council Member Justin Beardsley was present via telephone. Mayor Josh Simpson was absent as he was out of town. 15 people present in audience.

Councilmember James Richard offered the invocation, followed by the collective recitation of the Pledge of Allegiance.

Action: A motion was made by James Richard, seconded by Amy Gore, to approve the public hearing minutes from December 9, 2025, as presented. The motion passed unanimously.

Action: A motion was made by Amy Gore, seconded by James Richard, to approve the public hearing minutes from December 9, 2025, as presented. The motion passed unanimously.

Action: A motion was made by James Richard, seconded by Amy Gore, to approve the special called council minutes from December 22, 2025, as presented. The motion passed unanimously.

Action: A motion was made by James Richard, seconded by Amy Gore, to accept the December 2025 Financial Report as presented. The motion passed unanimously.

Council Member James Richard provided an update on the Local Government Investment Pool.

Mayor Pro Tem Bob Jordan did not have a report to submit but informed Council that he and the Town Administrator conducted a walkthrough of the Reidville Subdivision and have provided a list of items that must be addressed prior to the Town's adoption of the roads.

Councilmember Amy Gore did not have a report to submit but notified the audience that an approved schedule of events for 2026 is now available.

Action: A motion was made by James Richard, seconded by Amy Gore, to adopt the following roads into the Town inventory (Chumley Estate-Layken Ln, Addie Ct, Jack Hunter Pl) (Magnolia Place-Magnolia St) (Gaston Towns-Powder Creek Dr, Harper St). The motion passed unanimously.

Action: A motion was made by James Richard, seconded by Amy Gore, to appoint Colton Sibley to the ARC board. The motion passed unanimously.

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Minutes of Meeting

January 13, 2025

Town Administrator swore in recently appointed Planning Member Lee Mehaffey and Steven Termini. Also recently appointed ARC member Brandon Nelson.

Action: At 6:49 p.m., a motion was made by Amy Gore, seconded by James Richard, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

Action: At 7:45 p.m., a motion was made by Amy Gore, seconded by James Richard, to exit executive session and return to open session. The motion passed unanimously.

Mayor ProTem Bob Jord stated that no decisions were made during the executive session.

Action: A motion was made by James Richard, seconded by Amy Gore, to authorize the city attorney, Mayor, and Town Administrator to negotiate a settlement for the Town Center contract. The motion passed unanimously.

Action: At 7:45p.m. a motion was made by Amy Gore, seconded by James Richard, to adjourn the meeting. The motion passed unanimously.

Attest: Christine McKaba-Town Administrator

This is a generalization of the meeting and not a verbatim transcript.

Mr. Josh Simpson

Mayor

Ms. Amy Gore

District 2

Mr. Justin Beardsley

District 3

Mr. Bob Jordan

Mayor ProTem, District 1

Mr. James Richard

District 4



Minutes of Meeting

February 10, 2026

Location: Reidville Presbyterian Church

Mayor Josh Simpson called the meeting to order at 6:31p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Josh Simpson, Mayor ProTem Bob Jordan, Council Members Amy Gore and Justin Beardsley. Council Member James Richard was present via telephone. 10 people were present in audience.

Councilmember Amy Gore offered the invocation, followed by the collective recitation of the Pledge of Allegiance.

Action: A motion was made by Josh Simpson, seconded by Bob Jordan, to approve the public hearing minutes from January 13, 2026, as presented. The motion passed unanimously.

Due to an error in posting, the approval for January 13, 2026, council meeting will be presented at the March meeting for approval.

Action: A motion was made by Josh Simpson, seconded by Bob Jordan, to approve the Reidville Revitalization Advisory Committee meeting minutes from January 20, 2026, as presented. The motion passed unanimously. Administrator McKaba stated that on the final minutes there would be a name spelling correction of Sean Goggin and Jonathan Diaddigo.

An audience member asked whether there were any updates on the RFP previously associated with the Town Center project. Mrs. McKaba clarified that the Town Center contract had been terminated, and that the initiative is now the Reidville Revitalization Project. Council members reiterated that the Town is currently finalizing the master plan for 300 College Street in partnership with Davis & Floyd and the project's advisory committee. They emphasized that no RFPs are currently active while the master planning process is underway.

Action: A motion was made by Josh Simpson, seconded by Justin Beardlsey, to accept the January 2025 Financial Report as presented. The motion passed unanimously.

Town Administrator Christine McKaba provided an update on the Local Government Investment Pool.

Mayor Simpson informed the Council that the Town will participate in a work-based internship fair on February 25, with the Town Administrator attending on behalf of the Town. He also announced that he has been appointed to the MASC Board, and Council acknowledged the significance of this leadership role for Reidville.

Councilmember Justin Beardsley reported that he has reached out to the newly appointed Sheriff to request a meeting regarding a potential agreement for a dedicated officer for the Town of Reidville. He is still awaiting a date for scheduling. He noted that he has already spoken with Mr. Rhyne, who appears more open and willing to explore this partnership than the previous administration.

Councilmember Amy Gore reported that she did not have a formal report to submit but informed Council that Mrs. Jackson has submitted her resignation from the Part-Time Event Support Coordinator position. She noted that she and Mrs. McKaba will begin actively searching for a replacement, emphasizing that this role is essential for

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Minutes of Meeting

February 10, 2026

securing the sponsorships that make the Town's events possible and sustaining the level of programming the community has come to expect.

Action: A motion was made by Josh Simpson, seconded by Bob Jordan Amy Gore, to appoint Timothy Yeargin to the ARC board. The motion passed unanimously.

Action: A motion was made by Josh Simpson, seconded by Bob Jordan to approve the first reading of Ordinance 2026-01 (An ordinance to provide for the annexation of properties owned by Robert H Reid & Jane M Reid Trustee located at Duncan Reidville Road, SC (tax map parcel(s) #5-36-00-028.25 by one hundred percent petition method pursuant to the provisions of S.C. Code Section 5-3-150(3); and to establish a zoning classification of AF-agriculture forest, for said property(ies)). Councilmember Amy Gore recused herself from voting due to personal interest. The motion was passed by majority, Json Simpson, Bob Jorddan and Justin Beardsley.

Town Administrator swore in recently appointed Architectural Review Board member Timothy Yeargin.

Action: At 6:50 p.m., a motion was made by Josh Simpson, seconded by Justin Beardsley, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

Action: At 8:14 p.m., a motion was made by Amy Gore, seconded by Justin Beardsley, to exit executive session and return to open session. The motion passed unanimously.

Mayor Josh Simpson stated that no decisions were made during the executive session.

Action: A motion was made by Josh Simpson, seconded by Amy Gore, to accept the agreement from SM&E for the scope of services to provide a boundary of the cemetery, and archival research in an attempt to identify unmarked graves in the wooded area. The motion passed unanimously.

Action: At 8:15 p.m. a motion was made by Josh Simpson, seconded by Justin Beardlsey, to adjourn the meeting. The motion passed unanimously.

Attest: Christine McKaba-Town Administrator

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Mr. Josh Simpson
Mayor

Mr. Bob Jordan
Mayor ProTem,
District 1

Ms. Amy Gore
District 2



Justin Beardsley
District 3

Mr. James Richard
District 4

February 2026 Financial Report

Revenue	\$103,533.24
Expenses	\$133,223.25

Bank Balances as of November 1, 2025

Truist-5561 General Account	\$658,438.02
Trusit-5596 Hospitality	\$22,941.04
First Peidmont-8924	\$242,781.66
Truist-2787 Investment Acct	\$796.23
Local Government Pool	\$1,402,249.04
Truist-1589 ARP	\$75.80
Multi Bank Securities-4181	\$249,911.25
Account Totals=	\$2,577,193.04



ORDINANCE 2026-01

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY ROBERT H REID & JANE M REID TRUSTEE LOCATED AT DUNCAN REIDVILLE ROAD, SC (TAX MAP PARCEL(S) #5-36-00-028.25 BY ONE HUNDRED PERCENT PETITION METHOD PURSUANT TO THE PROVISIONS OF S.C. CODE SECTION 5-3-150(3); AND TO ESTABLISH A ZONING CLASSIFICATION OF AF-AGRICULTURE FOREST, FOR SAID PROPERTY(IES)

WHEREAS, Robert H Reid & Jane M Reid are the sole owners of record title of real property containing 18.44 acres, more or less, located at Duncan Reidville Road, which property(ies) is contiguous to the Town of Reidville and are more particularly illustrated in Exhibit 1 attached hereto; and,

WHEREAS, an Annexation Petition, attached hereto as Exhibit 2, has been filed with the Town of Reidville by Robert H Reid & Jane M Reid (owner(s)), requesting that these property(ies) which are depicted in Exhibit 1 be annexed into the Town of Reidville; and,

WHEREAS, the property to be annexed is contiguous to the Town of Reidville, and is more particularly depicted in Exhibit 1 attached hereto; and,

WHEREAS, Robert H Reid & Jane M Reid Trustee, constitutes one hundred (100%) of the freeholders owning one hundred (100%) of the real property depicted in Exhibit 1 attached hereto; and,

WHEREAS, the proposed zoning of AF-Agriculture Forest is appropriate for these tracts at this location; and,

WHEREAS, the Mayor and Council conclude that the annexation is in the best interest of the property owner and the Town;

NOW, THEREFORE, be it ordained by the Mayor and Council of the Town of Reidville that:

1. ANNEXATION: The portion of the real property owned by Robert H Reid & Jane M Reid, and more particularly depicted in the map attached hereto marked as Exhibit 1 is hereby annexed into the corporate town limits of the Town of Reidville effective immediately upon second reading of this ordinance.

2. ANNEXATION OF A PORTION OF ADJACENT RIGHTS-OF-WAY: All of that portion of Duncan Reidville Road along the edge of and adjoined to the annexed property shown on the attached Exhibit to the centerline of the afore-mentioned rights-of-way is also hereby annexed into the corporate limits of the Town of Reidville effective immediately upon second reading of this ordinance.

3. ZONING ASSIGNMENT: The above referenced property owned by Robert H Reid & Jane M Reid, is hereby zoned AF-Agriculture Forest.

First Reading: _____

Public Hearing: _____

Second Reading: _____

Josh Simpson, Mayor

Bob Jordan, Mayor ProTem

James Richard, Council Member

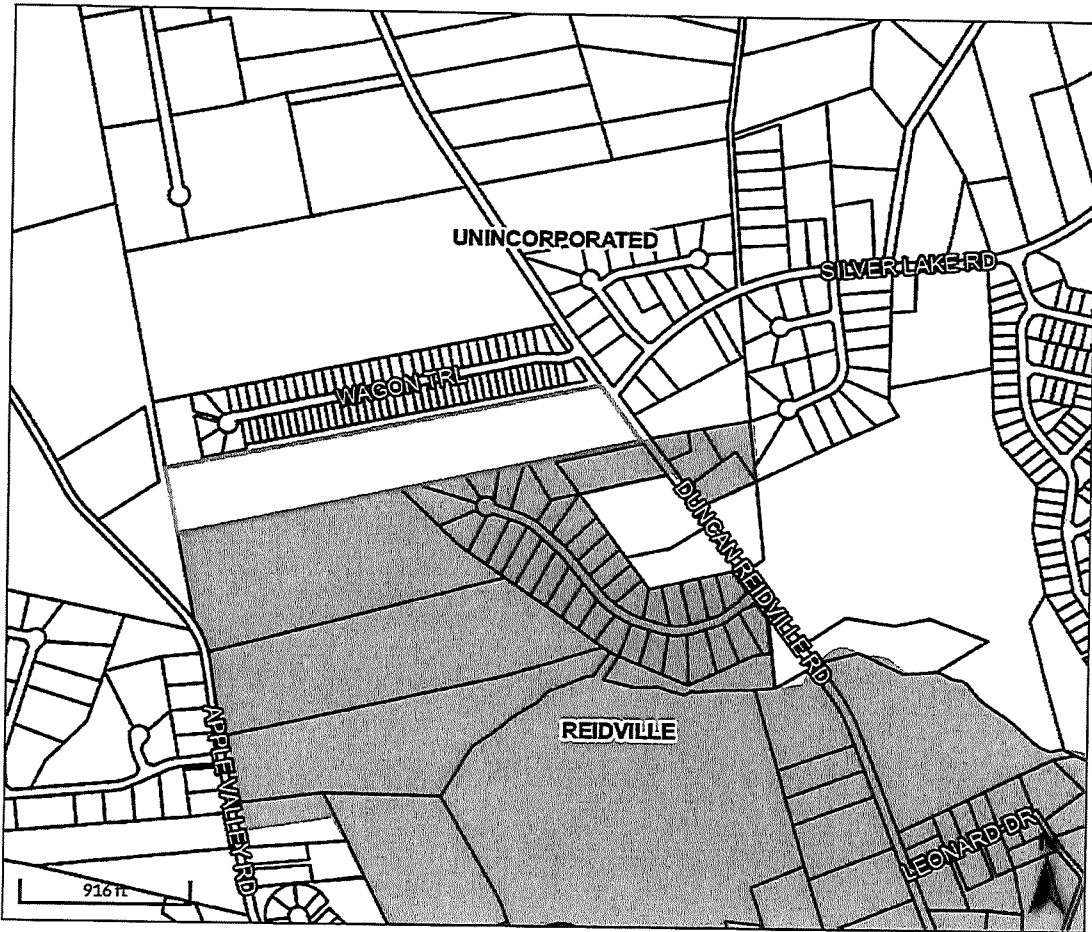
Justin Beardsley, Council Member

Amy Gore, Council Member

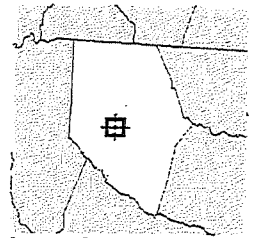
Attest: Christine McKaba, Town Administrator

Approved as to Form: Town Attorney

EXHIBIT 1 – ANNEXATION MAP



Overview



Legend

- Parcels
- Address Numbers
- Flood Zones**
- A,
- AE,
- AE, FLOODWAY
- AREA NOT INCLUDED,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD CONTAINED IN CHANNEL
- <all other values>

Parcel ID	5-36-00-028.25	Alternate ID	180049	Owner Address	REID ROBERT H III TRUSTEE & REID JANE M TRUSTEE
Sec/Twp/Rng	n/a	Class	Qualified Agricultural Farm Vacant		205 ADMIRAL LANE
Property Address	DUNCAN-REIDVILLE RD DUNCAN	Acreage	18.44		GREER, SC 29650
District	n/a				
Brief Tax Description	TRACT B LYNDA HORTON & ROBERT REID SURVEY PB 171-178 (Note: Not to be used on legal documents)				

Date created: 1/29/2026
Last Data Uploaded: 1/28/2026 11:57:46 PM

Developed by **SCHNEIDER**
GEOSPATIAL

Spartanburg County, SC

Summary

Parcel ID 5-36-00-028.25
Account # 180049
MillageGroup 9P00 - 5SSSWREF - SPARTANBURG SANITARY SEWER DISTRICT/
Land Size 18.44 AC
Utilities ,SEPTIC,PUBLIC WATER
Fire District REF
Site Conditions PAVED
Location Address DUNCAN-REIDVILLE RD
 DUNCAN 29334
Legal Description TRACT B LYNDA HORTON & ROBERT REID SURVEY PB 171-178
 (Note: Not to be used on legal documents)
Neighborhood Rural Land Map Number 5-36
Property Usage Qualified Agricultural Farm Vacant (4AGL)

Owners

REID ROBERT H III TRUSTEE &
 205 ADMIRAL LANE
 GREER SC 29650

REID JANE M TRUSTEE
 205 ADMIRAL LANE
 GREER SC 29650

Valuations

	2025	2024	2023	2022
Market Land Value	\$426,310	\$426,310	\$426,310	\$311,175
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market Value	\$426,310	\$426,310	\$426,310	\$311,175
Taxable Land Value	\$426,310	\$426,310	\$426,310	\$311,175
+ Taxable Improvement Value	\$0	\$0	\$0	\$0
+ Taxable Misc Value	\$0	\$0	\$0	\$0
- Ag Credit Value	(\$424,061)	(\$424,061)	(\$424,061)	(\$308,926)
= Total Taxable Value	\$2,249	\$2,249	\$2,249	\$2,249
Assessed Land Value	\$90	\$90	\$90	\$90
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Misc Value	\$0	\$0	\$0	\$0
= Total Assessed Value	\$90	\$90	\$90	\$90

Land

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
4 AG FV (4AGL)	4.00	Timber	ACRE	0	0
4 AG FV (4AGL)	5.00	NonTimber	ACRE	0	0
4 AG FV (4AGL)	2.44	Timber	ACRE	0	0
4 AG FV (4AGL)	7.00	NonTimber	ACRE	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Vacant or Improved	Grantor	Grantee
2/3/2025	\$10	Trust	<u>DEE-2025-06946</u>	150L	47	Vacant		
5/26/2016	\$1		<u>DEE-2016-29718</u>	112T	613	Vacant	HORTON,LYNDA R &	
9/1/2000	\$1		<u>DEE-2000-14035</u>	72Z	147	Vacant	REID ROBERT & EDITH-	

No data available for the following modules: Exemptions, Fees, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sketches, Photos.

Spartanburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 1/28/2026, 11:57:46 PM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

DEE-2025006946	EXEMPT
Recorded 3 on 02/19/2025 01:37:56 PM	
Recording Fee: \$15.00	
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.	
ASHLEY B. WILLIAMS REGISTER OF DEEDS	
BK:DEE 150-L PG:47-49	

Grantees' Address of Record: 205 Admiral Lane, Greer, SC 29650

NO TITLE EXAM

STATE OF SOUTH CAROLINA)	
)	DEED AND TITLE TO REAL ESTATE
COUNTY OF SPARTANBURG)	

KNOWN ALL BY THESE PRESENTS, that Robert H. Reid, III (hereinafter "Grantor"), for and in consideration of ten dollars (\$10.00) and no further consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Robert H. Reid, III and Jane M. Reid, as Trustee of the Reid Family Revocable Living Trust, Dated the Twentieth Day of March, 2024 (hereinafter "Grantee"), its heirs and assigns forever, to-wit:

"ALL that certain piece, parcel or tract of land, containing 18.44 acres, lying, being and situated near the Town of Reidville, in Spartanburg County, SC, fronting on the West side of Duncan-Reidville Rd. (S42-62) and more particularly being bounded and described as Parcel B on a plat prepared for Lynda R. Horton and Robert H. Reid by Wes E. Smith, S.C. RLS, dated March 22, 2016, and recorded in the Office of the Spartanburg County ROD as Plat 171-178. Reference to said plat is made for a more accurate description."

The subject property being the same conveyed to Grantor herein and Lynda R. Horton by Lynda R. Horton and Robert H. Reid, III, Trustees of the Robert H. Reid, II and Edith C. Reid Trust Under Agreement dated May 17, 1990 by Deed recorded on November 20, 2000 in the R.M.C. Office for Spartanburg County in Deed Book 72-Z, Page 147. Lynda R. Horton subsequently transferred her interest in the subject property to Grantor herein by deed recorded on July 15, 2016 in the R.M.C. Office for Spartanburg County in Deed Book 112-T, Page 613.

TAX MAP #: 5-36-00-0283.25.

This deed is made subject to any restrictions, easements, and rights-of way that may appear of record and/or on the recorded plat and/or on the premises.

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

)
)

AFFIDAVIT FOR EXEMPT TRANSFERS

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

1. I have read the information on the back of this affidavit and I understand such information.
2. The property being transferred is located at Duncan-Reidville Road, Duncan, SC bearing Spartanburg County Tax Map Number 5-36-00-0-283.25. The property was transferred by Robert H. Reid, III to Robert H. Reid, III and Jane M. Reid, as Trustee of the Reid Family Revocable Living Trust, Dated the Twentieth Day of March, 2024 on February 3, 2025.
3. The deed is exempt from the deed recording fee because of the following:

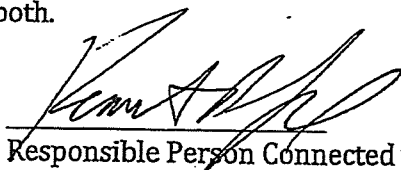
#8 - Deed to a Trust

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ___ or No ___.

4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

Attorney for the Grantor(s)

5. 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.



Responsible Person Connected with the Transaction
Print or Type Name Here: Kenneth P. Shabel

SWORN AND SUBSCRIBED BEFORE ME)
This 19th Day of February, 2025)

Kathryn S. Owens)

Notary Public for South Carolina)

Printed Name of Notary: Kathryn S. Owens)

My Commission Expires: 2/12/2028)

EXHIBIT 2 – PETITION



100 Percent Petition Form

100 Percent Petition Form TO THE MAYOR AND COUNCIL OF THE TOWN OF REIDVILLE

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the Town by ordinance effective as soon as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed:

Deed Description: ALL that certain piece, parcel or tract of land, containing 18.44 acres, lying, being and situated near the Town of Reidville, in Spartanburg County, SC, fronting on the West side of Duncan-Reidville Rd. (S42-62) and more particularly being bounded and described as Parcel B on a plat prepared for Lynda R. Horton and Robert H. Reid by Wes E. Smith, S.C. RLS, dated March 22, 2016, and recorded in the Office of the Spartanburg County ROD as Plat 171-178 . Reference to said plat is made for a more accurate description.

Accessor Description: TRACT B LYNDA HORTON & ROBERT REID SURVEY PB 171-178

The property is designated as follows on the County tax maps:5-36-00-028.25

Address of property to be annexed: Duncan Reidville Rd, Duncan SC 29334

A tax map is attached.

Name: Robert H Reid III Trustee & Jane M Reid Trustee

Address: 205 Admiral Lane Greer SC 29650

Mailing: 205 Admiral Lane Greer SC 29650

Signature: Robert H Reid Date: Jan 30, 2026

Signature: Jane M. Reid Date: 30 Jan 2026

For Municipal Use:

Petition Received By: Christine Mckaba Date: Feb. 2, 2026

Total Assessed Value: \$90