

Kenneth Copeland -Chair

Rebecca Youngblood

Kelsey Hendrix

Lee Mahaffey

Steven Termini



Minutes of Planning Meeting

June 9, 2026

Location: Rosies In Reidville

Chairman Kenneth Copeland called planning commission meeting to order at 5:34 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Kenneth Copeland, Rebecca Youngblood, and Kelsey Hendrix. Lee Mahaffey reported his absence prior due to work schedule. There were 57 people present in the audience.

Action: A motion was made by Commission member Kenneth Copeland, seconded by Commission member Kelsey Hendrix, to approve the planning board meeting minutes from April 13, 2026, as presented. The motion passed unanimously.

Administrator Christine McKaba opened the New Business portion of the meeting.

It was noted that the Gaston Gas project had been previously approved. The applicant requested that the preliminary plan and architectural style be forwarded to the Planning Commission for approval, as the updated design now incorporates changes required by the Reidville Road widening project.

Action: A motion was made by Commission Member Rebecca Youngblood, seconded by Commission Member Kelsey Hendrix, to approve the Gaston Gas station plans as presented, with the stipulation that CC&I review all plans and setbacks. The motion passed unanimously.

Audience member Darlene Rozario asked about the location of the new gas station and whether it would have any effect on the existing gas station across the street. Town Administrator Christine McKaba responded that friendly competition is not a concern from the Town's standpoint. She added that once the Reidville Road widening project is completed, the improved roadway design should help alleviate current safety concerns, particularly those involving pedestrians crossing to the existing station.

Administrator McKaba then presented the next item for Planning Board consideration: a style change within an already approved and platted neighborhood. She noted that she had the original plat available for anyone wishing to compare the previously approved layout with the proposed modification. Mrs. McKaba explained that, instead of Cothran Homes serving as the townhome builder, the builder will not be Ryan Homes, utilizing the Dunmore plan.

Action: A motion was made by Commission Member Kelsey Hendrix, seconded by Commission Member Kenneth Copeland, to accept the presented style change for Ryan Homes to complete the town home builds for Reidville Subdivision. The motion passed unanimously.

Audience member Darlene Rozario stated that the plans presented at the meeting showed Main Street that her subdivision connects to remaining intact. She noted that in the April 13 Planning Meeting Minutes, it was stated that there was a possibility that Main Street may not be able to connect to the downtown project. She expressed concern because residents had been told that Main Street would be demolished and that townhomes would be built in its place. She asked whether there was any truth to this.

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Town Administrator Christine McKaba responded that all townhomes must be approved by the Planning Commission, and at this time, the only townhome plans that have come before the Commission are the ones previously approved and the item approved earlier in the meeting. Mrs. McKaba clarified that the Main Street referenced by residents is privately owned, and at this time, the future connection remains unknown.

Ms. Rozario then asked whether Main Street could be removed or demolished without residents being notified. Administrator McKaba explained that any construction or demolition of that nature would be required to go before the Planning Commission for approval or denial, and no such plans have been submitted.

Ms. Rozario asked whether residents signed up for Reidville Alerts could receive agendas and meeting packets through the alert system. Administrator McKaba explained that the TextMyGov system is designed for emergencies and urgent notifications, not for distributing documents. She informed the audience of how Council, Planning Commission, and other board meetings are scheduled and encouraged residents to regularly check the Town's website, recommending they make it a habit to check each Sunday evening.

Audience member Teresa Dalgatski asked for clarification regarding Ms. Rozario's earlier comments, noting that Triad had made a presentation to their community showing a proposed plan to demolish Main Street. She asked whether Administrator McKaba was stating that the Town had not received those plans. Administrator McKaba reiterated that no additional townhome plans, beyond those already approved, have come before the Planning Commission.

Audience member Jeff Callahan asked whether the Town could send agendas through the text alert system. Administrator McKaba responded that the system cannot send pictures, agendas, or attachments. She noted that agendas and packets are posted on the Town's website the same day they are provided to Council or Commission members and encouraged residents to check the website regularly.

Audience member Tina Adamson stated that she felt residents had been unaware of Town activities over the past few years and asked whether the Town could provide more notices to residents. Administrator McKaba recommended that the subdivision designate one or two community contacts who could regularly check the Town's website. She explained the state statutes regarding public notice of agendas, described how each board operates, and stated that a designated community contact person may email her directly to establish a communication channel for meeting updates if needed.

Administrator McKaba also noted that the Town has been receiving many duplicate questions, both to the office and to Council members, and having a single point of contact for the subdivision would help reduce confusion and streamline communication.

Audience member Ms. Rozario asked who would be responsible for answering questions regarding the downtown project. Administrator McKaba responded that Council would normally address those questions; however, due to ongoing litigation, those questions cannot be answered at this time.

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Audience member Darlene Rozario then read a statement that had been shared with residents: “During negotiations with the Town, in lieu of paying Triad what is owed, the Town agrees to let Triad demo Main Street to add more townhomes.” She stated this was the source of their concern. Administrator McKaba reiterated that no one will be commenting on any items related to litigation.

Audience member Evett Miselli asked how the Planning Commission process works and, specifically, who would review a proposal if Main Street were to be torn up. Administrator McKaba explained that such a request would require Planning Commission approval or denial. If denied, the applicant could choose to appeal to the Board of Zoning Appeals.

Audience member Dorey Lewis asked for clarification regarding entrances to the downtown area and parking availability. Administrator McKaba explained that the Reidville Revitalization Concept Plan is a preliminary plan. If the Main Street connection is ultimately not feasible, the Town would redirect the entrance down Cunningham Street. She added that Planning staff and engineers are fully aware of parking requirements for each business and will ensure that adequate parking is provided.

Administrator McKaba also reviewed state statutes and clarified what the Planning Commission is responsible for approving or denying.

Audience member Darlene Rozario asked who is responsible for amenities within residential developments. Administrator McKaba explained that most amenities are included in the original approved plans, but responsibility ultimately lies between the residents, builder, and developer. She added that these documents can be obtained through a FOIA request.

Audience member Nancy Sissen asked whether, if Main Street is a private road, any proposal to alter or remove it would still need to come before the Planning Commission. Administrator Christine McKaba reiterated that the Town will not comment on pending litigation and stated that no plans have been submitted to the Town or Planning Commission requesting permission to remove any privately owned road.

Audience member Teresa Dalgatski asked whether anything agreed upon through litigation would still be required to come before the Planning Commission. Chairman Copeland stated that the Commission can only comment on matters formally before Planning and cannot comment on litigation-related items. Administrator McKaba again emphasized that no board or Council will provide comments on pending litigation.

Audience member Evett Miselli asked whether a privately owned road would still require Planning Commission review if changes were proposed. Administrator McKaba confirmed that any alteration from the original approved plan, including changes to a private road, must be brought before the Planning Commission.

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An audience member who did not state their name asked whether the Town knew who currently owns the Main Street in question. Commission Member Rebecca Youngblood responded that it is owned by Reidville Road Properties II, LLC.

Audience member Darlene Rozario asked whether the Town was supposed to take the Reidville Subdivision roads into inventory and whether that had occurred. Administrator McKaba explained that the Town has not yet taken those roads into inventory because construction of the subdivision is not complete. She described the process required before roads can be accepted into the Town's inventory.

Another audience member asked whether they heard correctly that the subdivision must be fully completed before the Town can consider taking the roads into inventory. Administrator McKaba confirmed that the Town will not accept roads that are still being used for construction equipment, as such activity could damage the pavement.

Administrator McKaba reminded audience members that they must state their name for the record before speaking.

Audience member Jeff Callahan asked whether any assurance could be given that the Town will eventually take the subdivision roads into inventory, expressing concern that the HOA might be left responsible for maintenance. Administrator McKaba explained that the County does not own roads within a municipality, and therefore, if required inspection repairs are not completed, the roads would remain private.

Audience member Mason Gradus asked whether there is any legal requirement for the Town to take a road into inventory once inspections are passed, or whether it is simply a generally accepted practice. Administrator McKaba responded that the process is based on established precedent.

Audience member Darlene Rozario asked who is responsible for overseeing walkability within the Town. Administrator Christine McKaba responded that walkability matters fall under the Planning Department. Ms. Rozario then asked how it would work if Reidville Road Properties II, LLC were to remove Main Street before the downtown project was constructed. Chairman Kenneth Copeland stated that the Commission would not be commenting on that question.

Audience member Dorey Lewis asked whether, if the subdivision becomes 100% built out and the Town adopts the roads, the roadway known as Main Street would be included. Administrator McKaba explained that a road must be formally requested to be taken into the Town's inventory.

Mrs. Lewis then asked whether there could be a scenario where all requirements are met, yet Main Street remains private. Administrator McKaba and Chairman Copeland responded that they could not answer questions that have already been addressed or that fall under pending litigation.

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Mrs. Lewis asked them to “pretend there is no litigation” and answer hypothetically. Administrator McKaba responded that no one on any board, nor the Administrator or Council, can provide a scenario where litigation does not exist, as that is not the reality of the situation.

Administrator McKaba then reviewed the procedures for accepting a road into inventory, reiterating that no request has been submitted for Main Street to be taken in. Mrs. Lewis asked for clarification that roads cannot be accepted until the current owner requests that the Town take over. Administrator McKaba confirmed that is correct.

Mrs. Lewis then asked whether anything could force the owner to turn the road over. Administrator McKaba stated that no further comments would be made due to litigation.

Audience member Jeff Walden asked whether there is a timeline for when Ryan Homes will begin developing the remaining townhomes. Administrator McKaba stated that Ryan Homes plans to pull permits immediately once they receive the Town’s approval email.

Audience member Darlene Rozario asked whether any part of the litigation would become public. Administrator McKaba explained that, as with regular court proceedings, any exhibits or documents entered into the public record will be public.

Ms. Rozario then asked whether the litigation will delay the downtown project. Administrator McKaba responded that the final plan is scheduled to go before Planning once completed, and that the project will require significant funding. She noted that Council and staff have been working tirelessly to secure grants, earmarks, and support from state and federal representatives, and that community support will also be important.

Ms. Rozario asked whether Ryan Homes would help fund the project. Administrator McKaba clarified that Ryan Homes is a builder, not a developer, and therefore is not responsible for funding the downtown project. Ms. Rozario stated that Ryan Homes’ marketing is what brought many residents to the subdivision. Administrator McKaba reiterated that Ryan Homes is a builder, not a developer, and the Town cannot be held liable for what builders’ markets.

Chairman Kenneth Copeland offered closing comments, thanking everyone for attending and for sharing their concerns. He reminded the audience that Council, the Administrator, the Planning Commission, and all Town boards are working hard to bring the downtown project to reality. He stated that Town leadership wants the project just as much as the residents do, and that success will require everyone to be unified and supportive.

Chairman Copeland noted that with a project of this scale, and with the current circumstances, rumors will inevitably circulate, sometimes even from outside the Town. He encouraged residents to be mindful of misinformation and to rely on the Town for accurate answers, understanding that some questions cannot be answered due to legal constraints. He thanked the audience again for their participation and engagement.

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Action: At 6:15 p.m., a motion was made by Commission member Kelsey Hendrix, seconded by Chairman Kenneth Copelan, 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.



APPLICATION FOR ZONING CLASSIFICATION CHANGE

Property address involving zoning classification change:

7215 REIDVILLE RD

Tax Parcel Number: 5-36-08-027.00

Current zoning classification of property: R3

Current use of property: VACANT

Proposed zoning classification change: AB

Proposed use of property: COMMERCIAL

Does the applicant own the property proposed for this change? Yes ☒ No ☐ If no, give the name and address of property owner, and attach written authorization to file this application.

Describe the proposed change and the reason for the change:

CHANGE TO COMMERCIAL TO USE PROPERTY FOR SALE.

Applicant's Name (Print): THOMAS RILEY

Phone: 864.360.6323

Address: PO BOX 820, REIDVILLE, SC 29375

Signature: TLR Date: 07.20.26

Official Use Only

Date Received:

Zoning Administrator Signature: _____ Date: _____

Recommended by planning to the council? Yes ☐ No ☐ Date: _____

Approved by Council: Yes ☐ No ☐ Date: _____