



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

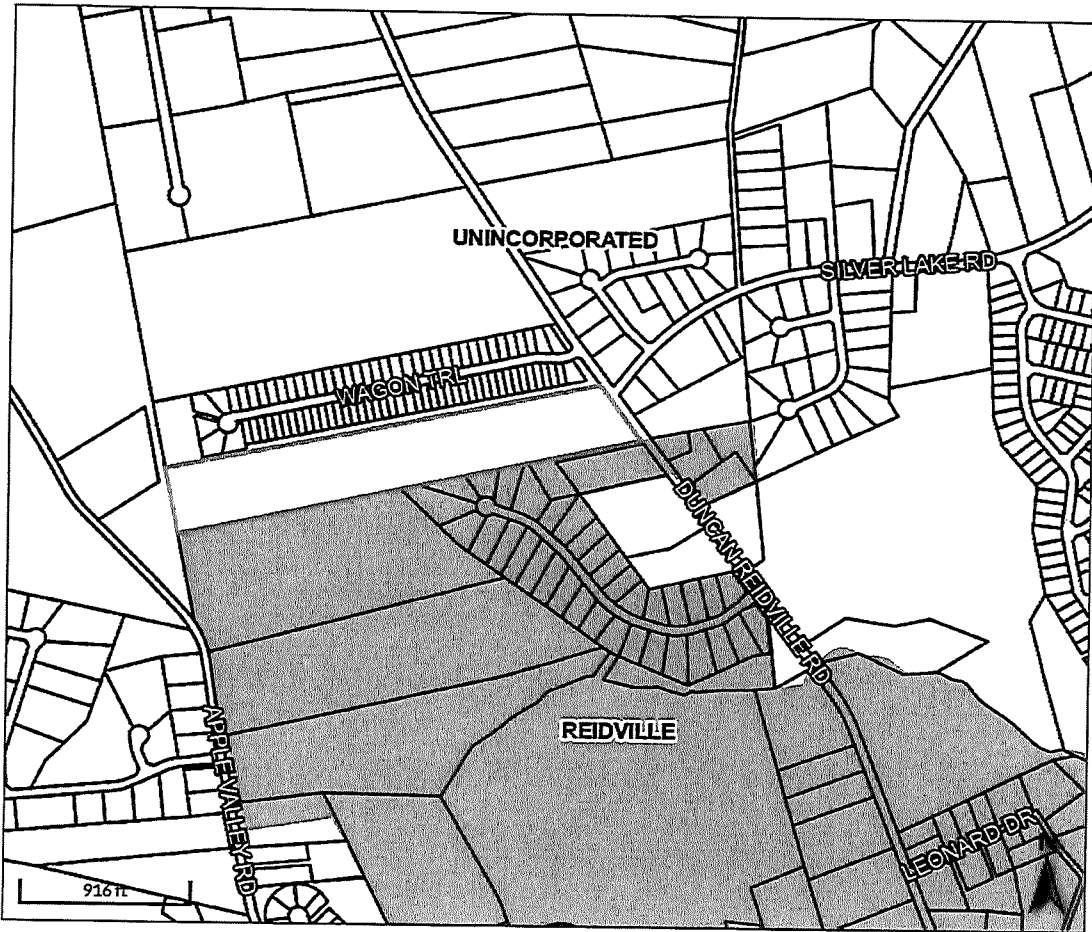
Justin Beardsley, Council Member

Amy Gore, Council Member

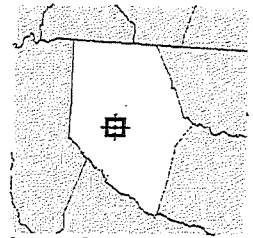
Attest: Christine McKaba, Town Administrator

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 205 ADMIRAL LANE GREER, SC 29650
Sec/Twp/Rng	n/a	Class	Qualified Agricultural Farm Vacant		
Property Address	DUNCAN-REIDVILLE RD DUNCAN	Acreage	18.44		
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.

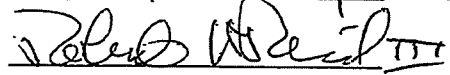
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Contact Us

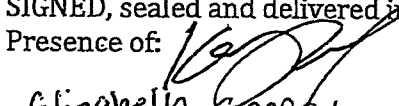
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 **SCHNEIDER**
 GEOSPATIAL

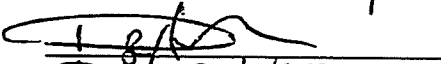
TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto Grantee, and Grantee's heirs or successors and assigns forever. AND Grantor does hereby bind Grantor and Grantor's heirs, successors, assigns, executors and administrators to warrant and forever defend all and singular said premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or an part thereof.

WITNESS Grantor's hand and seal this 3rd day of February, 2025 ^{PM}


Printed Name: Robert H. Reid, III

SIGNED, sealed and delivered in the Presence of:


Elizabeth Emory

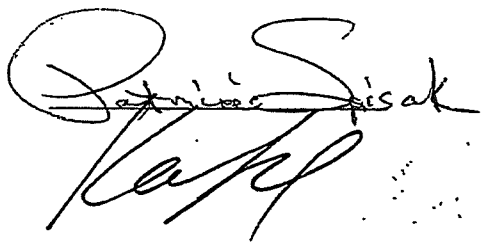

Danyelle Harts

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

PROBATE

Personally appeared before me, the undersigned witness, who is neither a party to nor a beneficiary herein, who being duly sworn did state that (s)he saw the within named Grantor sign, seal and as the Grantor act and deed, deliver the within written deed and that (s)he, with the other witnesses subscribed above, witnessed the execution thereof.

SWORN AND SUBSCRIBED BEFORE ME)
This 3rd day of February, 2025)
Patricia Spisak)
Notary Public for South Carolina)
Printed Name: Patricia Helen Spisak)
My Commission Expires: 8/20/2031)



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)

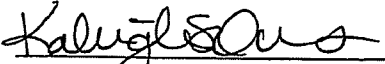

Notary Public for South Carolina)
Printed Name of Notary: Kaleigh S. Owens)
My Commission Expires: 2/12/2028)

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