

Mr. Josh Simpson
Mayor
Ms. Amy Gore
District 2
Mr. Justin Beardsley
District 3

Town of Reidville
7304 Reidville Rd
PO Box 309
Reidville, SC 29375

Mr. Bob Jordan
Mayor ProTem, District 1
Mr. James Richard
District 4

February 11, 2025
Minutes

Mayor Simpson called the meeting to order at 6:30pm.

Town Administrator called roll. Josh Simpson, Bob Jordan, Amy Gore, James Richard, were all in attendance. Justin Beardsley was absent. There were nine citizens in the audience.

Council member Richard gave an invitation, and the council led in the pledge of allegiance.

Action: A motion was made by Bob Jordan to accept the January 14, 2025, town council minutes as written. James Richard seconded the motion. Motion carried unanimously.

Action: A motion was made by Bob Jordan to accept the February 4, 2025, regular council meeting minutes as written. Amy Gore seconded the motion. Motion carried unanimously.

Action: A motion was made by James Richard to accept the January 2025 Financial report as presented. Amy Gore seconded the motion. Motion carried unanimously.

Mr. Richard gave a financial update on the Local Government Investment Pool.

Action: A motion was made by Josh Simpson to accept the proposed draft of the VERP program for the Town of Reidville. Amy Gore seconded the motion. Motion carried unanimously.

Mr. Simpson went over the VERP program briefly. Mrs. Gore requested that interns be from D5 or D6 to support growth from our own communities. Mrs. McKaba asked that the final draft be given to her for agenda packet.

Action: A motion was made by Amy Gore to hire Ero Mutts for the October Fest costing \$2,500. Josh Simpson seconded the motion. Motion carried unanimously.

Action: A motion was made by Josh Simpson to approve the first reading of Ordinance 2025-01 as written. Bob Jordan seconded the motion. Motion carried unanimously.

Action: A motion was made by Josh Simpson to approve Alexis Jackson for the Town of Reidville Architectural Review Board vacant seat. Bob Jordan seconded the motion. Motion carried unanimously.

Action: A motion was made by Josh Simpson to accept the rental contract for 162 Leonard Dr to Artisan Frontier for 3 years. Bob Jordan seconded the motion. Motion carried unanimously.

The council discussed the pros and cons of the renters being able to bring their pet. Mrs. McKaba will seek the opinion of Town Attorney regarding the dogs.

Action: A motion was made by Bob Jordan to accept an extension of the ground maintenance contract of 12 months and increase to \$800 per month. Amy Gore seconded the motion. Motion carried unanimously.

The council discussed the increase and the benefits of an extension for 12 months.

Action: A motion was made by Bob Jordan to enter into executive session at 6:56 p.m. for the posted and announced reason. James Richard seconded the motion. Motion carried unanimously.

Action: A motion was made by James Richard to come out of executive session at 7:50 p.m. and enter back into open session at 8:18 pm. Bob Jordan Seconded the motion. Motion carried unanimously.

Mayor Simpson stated that no decisions were made in executive session.

Action: A motion was made by Bob Jordan to approve Kirby Sanitation bid for the Towns residential trash and town hall trash. James Richard seconded the motion. Motion carried unanimously.

Action: A motion was made by Bob Jordan to hire Denise Badillo as a project consultant for the Reidville Revitalization Project and needed areas. Amy Gore seconded the motion. Motion carried unanimously.

Action: A motion was made Bob Jordon to adjourn at 7:52 pm. James Richard seconded the motion. Motion carried unanimously.

Attest: Christine McKaba-Town Administrator

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

Reidville Revitalization Advisory Group Meeting

February 24, 2025

The meeting began at 5:00pm. Supper was provided for those in attendance.

Those who were in attendance signed a sign in sheet. In attendance were the following:

Project Consultant: Denise Badillo

Council: Josh Simpson, Bob Jordan, Amy Gore, Justin Bearsley

Staff: Christine McKaba, Patricia Spisak

Planning Commission: Kenneth Copeland, Emily Mulka, Rebecca Youngblood, Jim Garrison

Architectural Review Board: Ryan Mulka, Darryle Hodges, Bonita Chester, Alexis Jackson

Subdivision Representatives: Bill Berry, Sam Kheri, Clint Grant, Glenn Brown, Ruthann Riggs, Deanne Favata, Joseph Favata

Business Districts Representatives: Chris Gowan, Metta James

Entity Representatives: Buddy Carlton (June Carlton), Bill Chumley, Meredith Rose

Church Representatives: Ricci Allen, Duncan Hoopes, Larry Bradley, LaSheila Wyatt (Mr. Wyatt)

Town Administrator, Christine McKaba, led the advisory group meeting. She opened the meeting up by stating that this advisory group was put together to give suggestions and help set guidelines with the new Reidville Revitalization Project. Stating this project, it will be at 300 College Street, Reidville. Mrs. McKaba reminded those in attendance that the Reidville Town Council terminated the prior Reidville Town Center Project and that those drawings, plans, and the project in whole was off the table and could not be discussed.

Those in attendance were set at tables based on their representation group. During supper they were asked to discuss six topics. What would they like to see as the overall project goals? What are some of the wants for the property/project? What are some needs from the property/project? What are some things that other towns have, or areas have, or you have seen that you may like? What are some things that you don't want from this property/project? What are some suggested things you would like to see in a downtown area?

Ater about thirty minutes of round table discussion, Mrs. McKaba began to ask the advisory group to name off items in each category. Pointing out that these items are not necessarily going to be included in the project.

Those items discussed were as following but not limited to:

What would they like to see as the overall project goals?

- Economic Development
- To create a community Space
- To honor what the town was built on (Education and Agriculture)
- To highlight and recognize the history of Reidville
- To put Reidville on the map.
- Extend infrastructure.

What are some of the wants for the property/project?

- Chamber of Commerce
- Restaurants
- Have a central Place to go
- Streetscapes- focus on accessibility
- Have a meeting space that can be rented or used by the public
- Have a place for recreational activities
- Have a library or bookstore
- Have a unique historic look
- To have benches, swings, places to gather
- Think Green- be environmentally aware
- Have dog facility (trash for poo)

What are some needs from the property/project?

- Adequate greenspace
- Amphitheater (performance area)
- Adequate parking
- Infrastructure
- Retail & Residential Mixed-use buildings
- Restaurants
- Public Restrooms
- Adequate Lighting
- Town Hall
- ATM
- Car Charging Station

What are some things that other towns have, or areas have, or you have seen that you may like, what are some things that you don't want from this property/project?

- Event spaces
- Focus point
- Statues, Art, showcase local artist (possibly D5)
- Medical center (a place to see a nurse or doctor that is local)
- Parking Garage or place to fit parking for events
- Farmers Market
- Outdoor dining
- Indoor/Outdoor spaces that open up to greenspace

What are some things that you don't want from this property/project?

- Chain retail or restaurants
- ATV's
- 18 wheelers
- Loitering (negative hanging out)
- X-rated shops
- Vape Shops
- Overnight parking
- Strip Malls
- 24-hour drive thru's
- ABC store unless brewery
- If a business serves alcohol, they must serve food
- Water Fountain Features (slash pads)

What are some suggested things you would like to see in a downtown area?

- Unique Look (like downtown Greer)
- Want food truck spaces
- Would like to see these types of food (deli, café, steak, pizza, bbq, pub, bakery, fine dining, am diner, larger coffee shop)
- Market
- Barber/Salon
- Artistic Space
- Cycle Shop
- Fitness space
- Children Play Space

- Day Care or childcare

Many members of the advisory group expressed their enthusiasm for the Reidville Revitalization Project and economic development for the Town of Reidville.

Denise Ballido and Christine McKaba stated that the goal was for Mrs. Ballido to have the RFQ out to the public by late April.

Mrs. Badillo asked if members of planning, arb, staff, and council could stay a bit longer to answer a few more questions to help her with writing the RFQ and project documents.

Christine McKaba and Kenneth Copeland ended the general attendance meeting with an uplifting speech about cultivating a positive attitude and collaborating for success for the Reidville Revitalization Project.

General attendance left around 7:15pm.

Mrs Badillo met with members of planning, arb, staff, and council discussed the following topics:

- Total number of acres at 300 College St (10.82)
- Total number of acres willing to part with to developer (No more than 50%)
- Who will be on the committee to choose from the submitted RFQ and interview? (The group discussed and agreed it would be Josh Simpson, Justin Beardsley, Christine McKaba, Kenneth Copeland, Rebecca Youngblood)
- Is there any other available buildings that a developer may be interested in? (The group suggested reaching out to the historical society and the owner of the old post office, along with some private property owners abutting)
- Where does the Town see the street coming? (The group stated they would like to see Main Street connect from the old Main Street to the New Main Street)

Some action items to be completed:

- Mrs. McKaba is to get Mrs. Badillo a copy of an arial map of 300 College St
- Mrs. McKaba is to get Mrs. Badillo a guideline for a new Town Hall to be included at the 300 College St property
- Mrs. McKaba is to get Mrs. Badillo background information on Reidville (historic information)

- Mrs. McKaba is to arrange a meeting with Walkers Chapel, Allen View, and Reidville Presbyterian to include Josh Simpson, Justin Beardsley and Christine McKaba to discuss the churches desired outcome regarding their properties concerning the project.

The remaining of the group left around 8:15 p.m.



Reidville Town Council – Community Development Report

March 11, 2025

Chair: Amy Gore

April 26: Community Yard Sale

May 17: Spring Fest

- Amy to meet with Patricia and Christine planned March 21 at 2:30 pm

July 26th Community event

September 27 Oktoberfest

- Would like to use the field in front of Elementary School
- Ompah band – Euro Mutts – getting paperwork in place currently.
- Doennerkabab- Said they will take part (do we have paperwork?)
- The Wurst Wagon: said they would take part, but they were in Germany until this weekend
- Beer Wagon: has agreed to attend (do we have paperwork?)
- Bouncies/games appropriate:
- Petting zoo would be too.
- Candied nuts: Christine/Patricia: Do we have her contact?
- Festival games?
- *Banners to advertise need to be up by middle of August.*
- We will need to rent tents, long tables/benches o German flags/Bavarian flags for décor
- Police: secured
- Porta potties: secured

October 31 – Trunk or Treat

December 13 – Rockin’ around Reidville festival and parade (Parade theme: There is no place like Gnome)

- Amy to meet with Patricia and Christine planned March 21 at 2:30 pm

Public Safety Updates March 2025:

1. The need for an ordinance where the Town would do all of the SWPPP inspections, county would enforce. Working on legal aspects of this, this is something that the county supports.
2. Need code enforcement for another half day each week in the beginning of the week to better find and address issues in the town. Cost \$15/hr
3. Continuing to work on burn ordinance.

February 2025 Financial Statement

Income: **\$ 85,797.19**

Expenses: **\$ 49,211.68**

Bank Balances as of February 1, 2025

Truist-5561 General Account	\$514,035.57
Trusit-5596 Hospitality	\$22,746.27
First Peidmont-8924	\$239,887.12
Truist-LGIP 2787	\$312.50
Local Government Pool	\$1,347,113.89
Truist-1589 ARP	\$75.80
Account Totals=	\$2,124,171.15

Note:



ORDINANCE No. 2025-01

**An Ordinance to Amend
Article 4 Section 4-3 Accessory Uses and Structures
Of the Town of Reidville Zoning Ordinance**

Whereas, the Town of Reidville has adopted an Official Zoning Ordinance in accordance with South Carolina State Enabling Legislation, as included in Title VI, Chapter 29 of the South Carolina Code of Laws, for the purpose of promoting the public health, safety, and general welfare of the community, and

Whereas, the City Council and Planning Commission of the Town of Reidville do find that it is necessary to amend the Official Zoning Ordinance from time to time in order to most effectively promote the goals of the Ordinance, as established above, and

Now, therefore, the Town Council of Reidville of the Town of Reidville, upon review of a recommendation from the Planning Commission of the Town of Reidville, does adopt this ordinance to allow for the following sections to be amended as printed below, effective after the final reading, and shall continue in effect as hereafter mandated.

Amendment

Amendment to Article 4 Section 4-3 Accessory Uses and Structures of the Official Zoning Ordinance. The language for Section H.8.b. will be deleted from the ordinance to address the ownership requirements for Bed and Breakfast Inns and Short-Term Rentals and shall read

4.3 ACCESSORY USES AND STRUCTURES

H. Home Occupations. A home occupation shall be permitted in any residential district provided that such occupation:

8. Bed and Breakfast Inns and Short-Term Rentals

- a. Property owners shall obtain and maintain a Town of Reidville Business License and an Ordinance Compliance Letter from the Zoning Administrator prior to commencing operation of a Bed and Breakfast Inn or a Short-Term Rental.
- ~~b. The owner(s) of the property must reside on the premises and must operate the business with resident family members only. Acceptable proof of permanent residence includes applicant's driver's license, voter registration card or U.S. passport, showing the address of the property, or other document(s) which the~~

~~Zoning Administrator determines provide equivalent proof of permanent residence by the applicant at the property that is the subject of the application.~~

- c. No more than six (6) guest rooms can be offered.
- d. Parking. All parking spaces for tenants and guests must be contained on site and only on improved surfaces. During rentals, no parking for owners, occupants, tenants, or guests may be located on unimproved surfaces. Unimproved surfaces include, but are not limited to, grass, wooded, dirt, and mulched surfaces, as well as any other parking surfaces not in compliance with applicable Town Code requirements.
- e. No long-term boarding arrangements greater than thirty (30) days are permitted.
- f. No additions or extensions to the original structure are allowed, if for the express purpose of adding guest rooms.
- g. No meals can be provided other than to registered guests.
- h. A home occupation for a bed and breakfast inn or a short-term rental may be revoked by the Zoning Administrator: (1) in the event that three (3) or more substantiated complaints are received by the town within a calendar year; or (2) for failure to maintain compliance with any of the regulations set forth within this Section. A property owner whose home occupation has been revoked pursuant to this paragraph shall not be eligible to re-apply for a home occupation for a bed and breakfast inn or a short-term rental for the remaining portion of the calendar year in which the occupation is revoked, and for the entire succeeding calendar year.
- i. All conditions for home occupation, as set out in **Section 4-3(G)**, must be fully met, except that for a Bed and Breakfast Inn or a Short-Term Rental the percentage of floor space rule, as stated in **Section 4-3(G)(3)** is waived.

Now, therefore this ordinance repeals all previously issued ordinances, policies, or regulations pertaining that may conflict with these changes in the Official Town of Reidville Code. This ordinance shall be in full force upon its adoption by the Town Council of the Town of Reidville.

RESOLVED, This _____ Day of _____, 2025.

Planning Commission Recommendation February 6, 2025
First Reading February 11, 2025
Public Hearing March 11, 2025
Second and Final Reading March 11, 2025

Approved as to Form:
Chip Bentley, Appalachian Council of Governments

Josh Simpson, Mayor

Bob Jordan, Mayor ProTem

James Richard, Council Member

Justin Beardsley, Council Member

Amy Gore, Council Member

Attest: Christine McKaba, Town Administrator