

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- Public Hearing

January 13, 2025

Location: Reidville Presbyterian Church

Mayor ProTem Bob Jordan called the meeting to order at 6:01 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Pro Tem Bob Jordan, Council Members James Richard and Amy Gore. Mayor Josh Simpson and Justin Beardsley were absent.

Mayor Josh Simpson opened the floor up for public hearing for the following agenda items.

- Ordinance 2025-02-An Ordinance to Amend the business license ordinance of the town to update the class schedule as required by Act 176 of 2020.
- Ordinance 2025-03 – 2026 Budget “A”- An Ordinance to provide appropriations for the fiscal year beginning January 1, 2026, and ending June 30, 2026, for ordinary and other town purposes; to provide for a levy of taxes on all taxable property in the town of Reidville for all town purposes; and, to provide for the expenditure of said taxes and other revenues coming to the town during the fiscal year.

There was no one in the audience when floor was open, 4 residents came in during open floor but had nothing to comment on.

Action: At 6:06 p.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 Pro Tem, District 1

Mr. James Richard

District 4



Minutes of Meeting

December 9, 2025

Location: Reidville Presbyterian Church

Mayor Josh Simpson called the meeting to order at 6:30 p.m. Town Administrator Christine McKaba conducted roll call, confirming the presence of Mayor Simpson, Mayor Pro Tem Bob Jordan, Council Member Justin Beardsley, Council Member James Richard, and Council Member Amy Gore.

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

Town Administrator swore in recently elected Josh Simpson and Bob Jordan. Amy Gore would be sworn in later in meeting once her family arrived.

Town Administrator swore in recently appointed Planning Commission member Kelsey Hendrix and Board of Appeals Member Sandra Eby.

Action: A motion was made by Josh Simpson, seconded by Bob Jordan, to approve the special called council minutes from November 11, 2025, as presented. The motion passed unanimously.

Action: A motion was made by James Richard, seconded by Josh Simpson, to accept the November 2025 Financial Report as presented. The motion passed unanimously.

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

Mr. Richard addressed Council regarding the transfer of funds from First Piedmont to Certificates of Deposit.

Mayor Pro Tem Bob Jordan had submitted his report in advance, and Council had no questions. Mr. Jordan also noted that he has still not received notification from the County regarding the timeline for repairing the remaining roads in Reidville.

Councilmember Amy Gore had submitted her report in advance, and Council had no questions. Mrs. Gore informed everyone of the upcoming *Rockin' Around Reidville* festival and parade.

Action: A motion was made by Josh Simpson and seconded by James Richard to move New Business ahead of Old Business on the agenda for this meeting. The motion passed unanimously.

Action: A motion was made by Josh Simpson, seconded by Justin Beardsley, to accept the second and final reading of Ordinance 2025-02, An Ordinance to Amend the business license ordinance of the town to update the class schedule as required by Act 176 of 2020.

Action: A motion was made by Josh Simpson, seconded by Justin Beardsley, to accept the second and final reading of Ordinance 2025-03, An Ordinance to provide appropriations for the fiscal year beginning January 1, 2026, and ending June 30, 2026, for ordinary and other town purposes to provide levy of taxes on all taxable property in the Town of Reidville for all town purposes; and, to provide for the expenditures on the said taxes and other revenues

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

December 9, 2025

coming to the town during the fiscal year. Mr. Simpson stated that the millage would be 21.48 and the budget projected at \$2,259,750.00. The motion passed unanimously.

The council moved back to the old business agenda item which was discussed on 7304 Reidville Rd-Multipurpose Community Life building with Marsh Bell.

Marsh Bell thanked Council for meeting with them to review the previously submitted conceptual drawing. They stated that they would like to finalize their submissions and move forward with the interior design phase, noting that they are seeking confirmation of the approved exterior and the updated site plan reflecting generator requirements. A representative noted that the demolition plan is currently being developed in the background. DP3 representatives explained that they will continue refining the exterior and overall plans as they progress into architectural development and building detailing. At that stage, they will submit samples for color options. They also indicated that their engineers would have questions for Town Council once they begin specifying the mechanical systems. DP3 discussed the creation of a “get ready room,” and Council agreed that such a space would be beneficial. Town Administrator Christine McKaba emphasized the need for durable, easily cleanable paint for the facility. A Marsh Bell representative noted that several items—such as the need for a generator pad, ceiling adjustments, and asbestos abatement in the old building prior to demolition—were not included in the original quote and had increased the budget. They stated they are working to address these items cost-effectively while still meeting design goals. Following the asbestos abatement discussion, the Town of Reidville will contact A1 to conduct full asbestos testing in preparation for demolition. Regarding scheduling, Marsh Bell stated that the best-case scenario is to present pricing for approval at the February Council meeting. If approvals move quickly, demolition could begin in late February, contingent upon issuance of the land disturbance permit. The projected final completion date for the project is end of 2026.

Action: At 7:23 p.m., a motion was made by Josh Simpson, seconded by Amy Gore, to enter into executive session for the announced and posted reasons. The motion passed unanimously.

Action: At 79:04 p.m., a motion was made by Justin Beardsley, seconded by Amy Gore, to exit executive session and return to open session. The motion passed unanimously.

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

Action: A motion was made by James Richard, seconded by Bob Jordan, to approve a bonus for each employee. \$500 for Town Administrator, \$250 for Road Sanitation Employee, and \$100 for Assistant Clerk. The motion passed unanimously.

Action: A motion was made by Josh Simpson, seconded by Bob Jordan, to approve the agreement with RTG and Town of Reidville. The motion passed unanimously.

The Town Administrator swore in recently elected council member Amy Gore as her husband was able to attend.

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

December 9, 2025

Action: At 9:11 p.m. a motion was made by Josh Simpson, seconded by Bob Jordan, 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 Advisory Committee Meeting

January 20, 2026

Reidville Advisory Committee Meeting Minutes

Time: 6:30 p.m. – p.m.

Location: Reidville Presbyterian Church

Call to Order

The Advisory Committee meeting was called to order at 6:30 p.m. by Mrs. McKaba. Roll was called to establish a quorum.

Roll Call / Attendance

Reidville Town Council Present:

- Mayor Josh Simpson
- Mayor Pro Tem Bob Jordan
- Council Member James Richard
- Council Member Justin Beardsley
- Council Member Amy Gore

Reidville Planning Commission Present:

- Kenneth Copeland
- Kelsey Hendrix
- Lee Mehaffey
- Steve Termini

Reidville Architectural Board Present:

- Darryle Hodges
- Brandon Nelson
- Bonita Chester
- Colton Sibley

Consultants Present (Davis & Floyd):

- Michael Ethridge
- Sean Dawkins

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 Advisory Committee Meeting

January 20, 2026

Other Stakeholders and Community Representatives Present:

- SJWD
- Reidville Presbyterian Church
- Allen View United Methodist Church
- Reidville First Baptist Church
- Walkers Chapel Presbyterian Church
- Rosie's in Reidville
- Reidville Elementary School
- Reidville Fire Department
- Orchards of Reidville
- Stone Gate
- Hanlon Knolls
- Reidville Subdivision
- Magnolia Place
- Forest Creek Subdivision

Opening Remarks

Mrs. McKaba thanked everyone for attending and turned the meeting over to the Davis & Floyd project team.

Project Overview & Introductions

Mr. Ethridge introduced the Davis & Floyd project team and facilitated stakeholder and community introductions. He explained that the purpose of this meeting was primarily to establish introductions and confirm participants involved in the master planning process.

Background on the Planning Process

Mr. Ethridge provided background information, noting:

- The Town previously developed a list of questions and priorities approximately one year or more ago.
- These items formed the basis of Davis & Floyd's response to the Town's Request for Proposals (RFP).
- The objective moving forward is to gain clarity, alignment, and momentum.

Stakeholders were invited to:

- Clarify earlier comments
- Share new insights or concerns
- Help refine community needs and expectations

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 Advisory Committee Meeting

January 20, 2026

Discussion of Priorities & RFP Assumptions

Mr. Ethridge explained that Davis & Floyd submitted an initial conceptual plan as part of their RFP response, emphasizing:

- The concept is preliminary and expected to evolve through stakeholder input.
- The original RFP requested a 50% public / 50% private land use split; however, the number of desired amenities does not align neatly with this ratio.
- The original list of amenities was aspirational and not mandatory.
- Some features may need to be removed based on feasibility.

Stakeholders clarified that:

- The intent was to ensure meaningful public space, not enforce a rigid land-use ratio.
- Desired public amenities include walking/biking trails, a campus theater, and community gathering spaces.
- The focus is on creating a place for interaction, recreation, and community building.

Consensus was reached that the 50/50 split represents a philosophical goal rather than a strict requirement.

Financial Considerations

The Town Administrator emphasized the importance of commercial development, noting:

- Commercial uses generate business tax revenue, hospitality tax, and higher property tax contributions than residential.
- Current residential property tax averages approximately \$300 per home per year across nearly 960 homes.
- Commercial revenue supports municipal services, infrastructure, and long-term sustainability.
- Residential growth will eventually slow, making commercial activity essential to future financial stability.

The group agreed that commercial development must be part of the plan while still prioritizing public benefit.

Building Scale & Architectural Character

Stakeholders discussed desired building scale and character:

- Two stories preferred; limited openness to three stories if upper floors are set back.
- Strong preference for human-scale, historic, small-town architecture.
- Desire to avoid modern, glass-heavy, or "greenhouse-style" buildings.
- Downtown Greer was cited as a preferred example of walkable, cohesive design.

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 Advisory Committee Meeting

January 20, 2026

Zoning & Planning Framework

Mr. Ethridge noted:

- Previous plans required a Planned Development (PD) zoning approach.
- The current master plan will serve as a guiding document, even if not formally adopted as a PDD.
- The plan will help communicate the Town's development expectations to future developers.

Residential Use Discussion

Stakeholders emphasized:

- A strong desire to avoid additional single-family housing.
- Preference for commercial-first development to generate tax revenue.

Town leadership clarified:

- No new single-family homes are planned.
- Any residential units would be located above commercial spaces.
- No land would be dedicated solely to residential use.

Mr. Ethridge added that:

- A limited amount of stacked residential supports walkability, vibrancy, and downtown activity.
- Mixed-use development strengthens the public realm and urban fabric.

Stormwater & Church Concerns

Representatives from Reidville Presbyterian Church raised concerns regarding stormwater and drainage impacts.

Mr. Ethridge and Mr. Dawkins explained:

- Conceptual planning includes evaluation of building massing, impervious surfaces, and stormwater volumes.
- Detailed engineering will occur later in the design process.
- Existing stormwater infrastructure from the former elementary school site may be expanded.
- All runoff will be captured and managed on-site and discharged appropriately, ensuring no impact to adjacent properties.

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 Advisory Committee Meeting

January 20, 2026

Conceptual Site Plan Overview

Davis & Floyd presented a high-level conceptual plan for the approximately 11-acre site, including:

- Town Hall as a visual anchor
- Central event lawn (~10,000 sq. ft.)
- Four to five mixed-use buildings
- Distributed parking areas
- Main Street alignment with potential angled on-street parking
- Stormwater management area near the former school site

The plan features a walkable “horseshoe” layout intended to create a cohesive downtown environment.

Additional considerations discussed:

- Parking strategies, including potential parking garage
- Emergency access requirements for fire apparatus
- Possible reduction in building count to increase open space
- Potential relocation of Town Hall to improve circulation or visibility

The Administrator noted that the Town is not in a position to assume liability for a playground or splash pad.

Visitor & Community Integration

Discussion included:

- Encouraging visitors to stay longer downtown (“3-hour rule”)
- Emphasis on dining, events, and relaxed gathering spaces
- Coordination with church schedules for events
- Potential use of public spaces by churches for community outreach and special services

Additional Discussion

The Town Administrator addressed concerns regarding historic properties near 300 College Street, clarifying:

- The property is privately owned.
- The Town does not plan to purchase the building.
- The Town supports private renovation efforts but is not responsible for maintenance.

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 Advisory
Committee Meeting**

January 20, 2026

Mrs. McKaba spoke on:

- The importance of financial sustainability over the next 10 years
- The need for anchor businesses
- Encouraging residents not to hold the current council responsible for decisions of prior councils
- Affirming that the current council and administration are acting in the best interest of the Town and its residents

Next Steps

- Completion of surveys, topography, utilities, and existing conditions
- Refinement of conceptual plans and cost analysis
- Next meeting scheduled in approximately 4–5 weeks
- Anticipated council consideration in late spring or early summer

Adjournment

The meeting concluded at approximately 7:30 p.m.

Attest: Christine McKaba-Town Administrator

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

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

January 2026 Financial Report

Revenue	\$227,258.79
Expenses	\$58,599.51

Bank Balances as of November 1, 2025

Truist-5561 General Account	\$672,597.17
Trusit-5596 Hospitality	\$22,916.74
First Peidmont-8924	\$242,558.37
Truist-2787 Investment Acct	\$312.50
Local Government Pool	\$1,397,548.24
Truist-1589 ARP	\$75.80
Multi Bank Securities-4181	\$249,910.00
Account Totals=	\$2,585,918.82



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

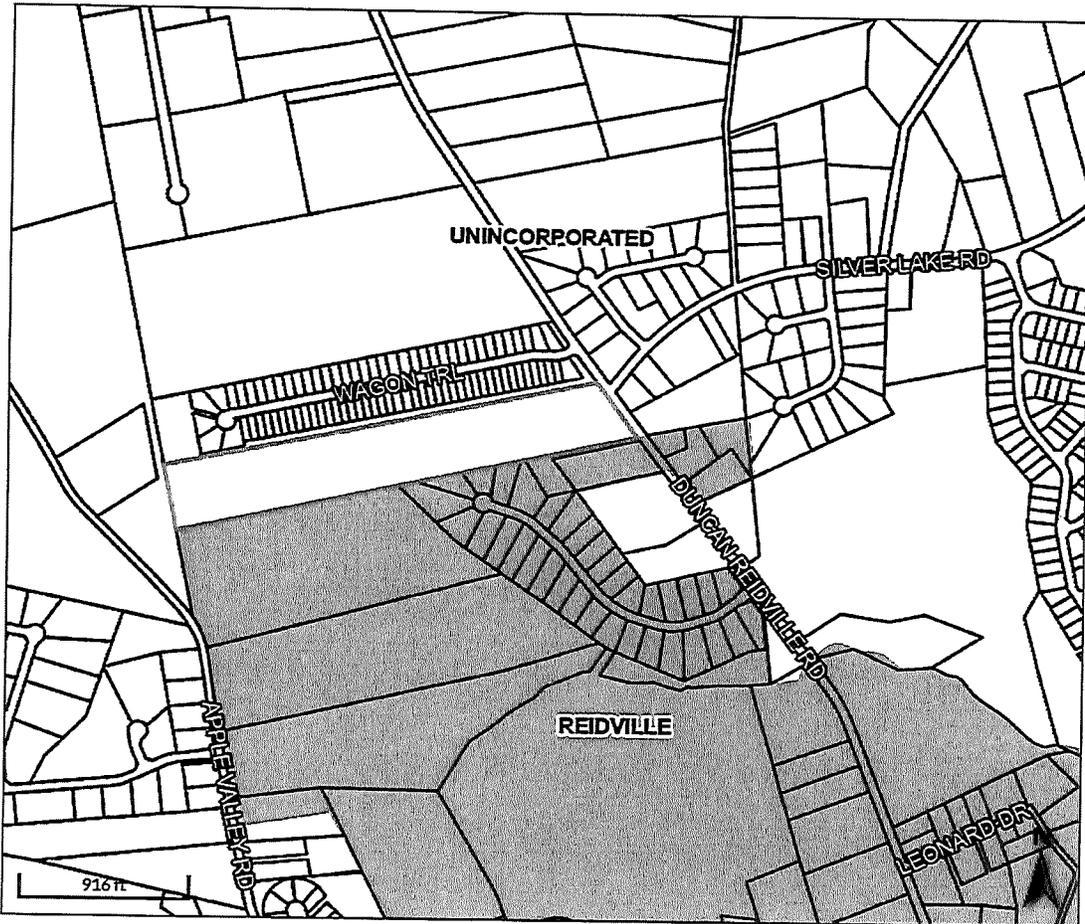
Justin Beardsley, Council Member

Amy Gore, Council Member

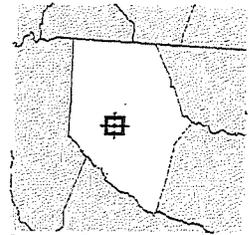
Attest: Christine McKaba, Town Administrator

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

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)
)
 COUNTY OF SPARTANBURG) **DEED AND TITLE TO REAL ESTATE**

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.

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}

Robert H. Reid III
Printed Name: Robert H. Reid, III

SIGNED, sealed and delivered in the Presence of:

Elizabeth Emory

Darlene 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)

Patricia Spisak
Kapf

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