

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.

