

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 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 Goggin
- Jonathan Diaddigo

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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

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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.

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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.

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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.

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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 8:30 p.m.

Attest: Christine McKaba-Town Administrator

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