



AGENDA
MAYODAN TOWN COUNCIL
August 10, 2026
6:00 p.m.
James A. Collins Municipal Building

CALL TO ORDER

PRAYER:

Given by Pastor Donovan Furstenberg with The Refuge Church

PLEDGE OF ALLEGIANCE:

Pledge of Allegiance led by Mayor Lake and Councilmembers

PUBLIC COMMENTS

RECOGNITION:

- A. Introduction of New Employee Colby Hollis, Wastewater Treatment Plant Apprentice
- B. Introduction of Brandi Shelton, Billing Clerk/PW Administrator
- C. Introduction of Verlyria Ellington, Billing Clerk
- D. Introduction of Code Enforcement Officer Matt O'Hal
- E. Dylan Garner Fire Chief Resignation
- F. Introduction of Fire Chief Mason James
- G. Firefighters Austin Wagner and Osmin Hernandez for successfully obtaining their North Carolina Firefighter Certification
- H. Introduction of NC Fellow Caroline Strada
- I. Police Sergeant Wayne Williams retired July 1, 2026
Council will recess briefly for refreshments in honor of Police Sergeant Wayne Williams in recognition of his dedicated service to the Town of Mayodan.

CONSENT AGENDA:

- A. Approval of Minutes
 - a. Regular Meeting Minutes of June 13, 2026
 - b. Agenda Meeting Minutes of July 8, 2026
 - c. Regular Meeting Minutes of July 13, 2026
- B. Resolution Approving Local Water Supply Plan 2025
- C. Budget Amendment #1 & #2
- D. Request for Waiver of Park Rental Fee at Elliott Duncan Park
- E. Resolution to adopt Northern Piedmont Regional Hazard Mitigation Plan

PUBLIC HEARING:

- A. Public Hearing & Decision on Annexation Petition for 270 Dan Valley Road
- B. Public Hearing & Decision on Initial Zoning Application for 270 Dan Valley Road
- C. Public Hearing & Decision on Special Use Application for Child Care at Muddy Dog Veterinary Hospital

OLD BUSINESS:

None

NEW BUSINESS:

None

CLOSED SESSION:

N.C.G.S. 143-318.11(a)(1)] to prevent the disclosure of privileged information, N.C.G.S. 143-318.11(a)(6)] for personnel reasons, and N.C.G.S. 143-318.11(a)(3)] to consult with the attorney

MANAGER COMMENTS/ANNOUNCEMENTS

DEPARTMENT HEAD COMMENTS/ANNOUNCEMENTS

COUNCIL COMMENTS/ANNOUNCEMENTS

ADJOURN

AGENDA ITEM COVER

Item for Agenda:	Recognize Austin Wagner and Osmin Hernandez for obtaining the NC Firefighter Certification
Placement on Agenda:	Recognition
Presenter:	Dylan Garner and Mason James
Description of Agenda Item or Other Pertinent Information for Council:	Background Requested Action Recognition for completion of the North Carolina Firefighter Certification for both individuals.

AGENDA ITEM COVER

Item for Agenda:	Recognition of Service for Sergeant Jimmie Wayne Williams
Placement on Agenda:	Recognitions
Presenter:	Chief Tim Knight
Description of Agenda Item or Other Pertinent Information for Council:	Background: Sergeant Jimmie Wayne Williams has dedicated more than two decades of service to the citizens of Rockingham County and the Town of Mayodan through his commitment to law enforcement. His career began in 2003 with the Rockingham County Sheriff's Office, where he served as a Deputy Sheriff before joining the Town of Mayodan Police Department in 2009. During his tenure with the Mayodan Police Department, Sergeant Williams faithfully served the community in a variety of capacities, ultimately earning the rank of Patrol Sergeant. Throughout his 17 years of service to the Town, he demonstrated a commitment to public safety, professionalism, and the daily responsibilities entrusted to him as a law enforcement officer. Although Sergeant Williams' service with the Town concludes in 2026, his career reflects over 23 years of dedication to protecting and serving the citizens of Rockingham County. Requested Action: Receive the presentation recognizing Sergeant Jimmie Wayne Williams for his dedicated service to the Town of Mayodan. The Mayor will present Sergeant Williams with a service plaque in appreciation of his 17 years of service to the Town. Additionally, the Board is requested to authorize the presentation of Sergeant Williams' service badge as a commemorative keepsake in recognition of his law enforcement career and service to the Town of Mayodan.



**A RESOLUTION OF THE
TOWN COUNCIL OF THE TOWN OF MAYODAN, NORTH CAROLINA
AWARDING TO RETIRING POLICE SERGEANT WAYNE WILLIAMS
HIS SERVICE BADGE**

WHEREAS, G.S. 20-187.2 provides that retiring members of municipal law enforcement agencies may receive, at the time of their retirement, the badge worn or carried by them during their service with the municipality; and

WHEREAS, Jimmie Wayne Williams has served as a member of the Mayodan Police Department for a period of 17 years and retired from the Mayodan Police Department on July 1, 2026. Sergeant Williams began his career with Mayodan Police Department as a Patrol Officer and rose through the ranks to the position of Patrol Sergeant during his tenure. Sergeant Williams has served his community in an exemplary manner and will be missed by his coworkers and citizens of the Town of Mayodan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MAYODAN, NORTH CAROLINA AS FOLLOWS:

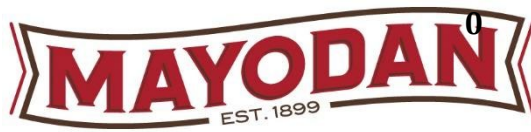
1. The Town Manager or his designee is hereby authorized in accordance with the provisions of G.S. 20-187.2 to transfer to Jimmie Wayne Williams his badge worn by him during his service with the Mayodan Police Department.

ADOPTED this the 10th day of August, 2026 at Mayodan, North Carolina.

E. Dwight Lake, Mayor

Sarah Hopper, Town Clerk

(SEAL)



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
June 8, 2026
6:00 p.m.
James A. Collins Municipal Building**

MAYOR AND COUNCIL PRESENT:

Mayor Dwight Lake
Mayor Pro Tem John Miller
Melanie Barnes
Doug Cardwell
Letitia Goard
Buck Shelton

STAFF PRESENT:

Town Attorney Eugene Russell
Town Manager Melody Shuler
Town Clerk Sarah Hopper

The Mayodan Town Council met at 6:00 pm on June 8, 2026, in the Council room of the James A. Collins Municipal Building, and with a quorum present, Mayor Lake called the meeting to order.

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENTS:

No one wished to speak.

RECOGNITION:

A. Black Mountain Software Training Completion

The presentation highlighted the Town of Mayodan's successful participation in the **North Carolina League of Municipalities (NCLM) Municipal Accounting Services (MAS) Program**, an initiative designed to strengthen municipal financial management through modern accounting software, technical assistance, and the implementation of best financial practices. The Town was recognized for its successful conversion to the new financial management system and the improvements made to its financial operations.

During the presentation, appreciation was expressed to the **North Carolina State Legislature** for funding the MAS Program, the **Town of Mayodan Board** for its support throughout the conversion process, and the **Local Government Commission (LGC)** for partnering with the Town and NCLM to enhance financial accountability and reliability.

Special recognition was also given to **Brianna Cardwell, Finance Officer, and Sarah Hopper, Town Clerk**, for their hard work, dedication, and commitment in helping make the Town of Mayodan a successful, thriving, and well-managed community.

B. New Police Officer Michael Michaux

Police Chief Tim Knight introduced the Town's newest Police Officer, Michael Michaux, to the Council. Chief Knight shared that Officer Michaux joins the Mayodan Police Department after previously serving with the Rockingham County Sheriff's Office. He expressed his enthusiasm for having Officer Michaux join the department and welcomed him to the Town of Mayodan.

C. New Wastewater Treatment Plant ORC Joel Freeman

Town Manager Melody Shuler introduced Joel Freeman to the Town Council as the Town's newly hired Operator in Responsible Charge (ORC) for the Wastewater Treatment Plant. Mr. Freeman joins the Town of Mayodan from the City of Winston-Salem. Council welcomed Mr. Freeman to the Town of Mayodan.

D. Recognition of Lucy Lewis for Service Through the Lead for North Carolina Program
Mayor Dwight Lake recognized Lucy Lewis for her dedicated service and leadership through the Lead for North Carolina program. He thanked Ms. Lewis for her hard work, professionalism, and the meaningful contributions she made during her time with the Town of Mayodan. Mayor Lake read a Certificate of Appreciation recognizing her commitment and lasting impact on the community and presented the certificate to Ms. Lewis. Council joined Mayor Lake in expressing their appreciation and wishing her continued success in her future endeavors.

CONSENT AGENDA :

A. Approval of Minutes

- a. Regular Meeting Minutes of May 11, 2026**
- b. Budget Workshop Minutes of May 18, 2026**

B. Budget Amendments

C. AFG Grant Resolution

D. SAFER Grant Resolution 2026

Motion by Councilmember Miller, seconded by Councilmember Barnes, to approve the consent agenda as presented.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None.

Motion carried unanimously

PUBLIC HEARING:

A. Public Hearing & Decision - Proposed Budget FY26-27

FY 2026–2027 Annual Budget Adoption

Town Manager Shuler presented the proposed Fiscal Year 2026–2027 Annual Budget to the Town Council in accordance with the North Carolina Local Government Budget and Fiscal Control Act. She explained that the budget reflects the priorities established during the annual budget process and is balanced in all funds. The proposed budget continues the Town's commitment to providing quality public services, maintaining infrastructure, and investing in capital improvements while preserving the Town's strong financial position. She also noted that the proposed property tax rate will remain unchanged at **\$0.665 per \$100 of assessed valuation**.

Town Manager Shuler recommended adoption of the following budget ordinances:

- **FY 2026–2027 Operating Budgets**
 - General Fund: **\$5,306,000**
 - Water & Sewer Fund: **\$4,407,000**
- **FY 2026–2027 Capital Improvement Program (CIP) Budgets**
 - General Fund: **\$5,566,000**
 - Water & Sewer Fund: **\$1,945,200**

Town Manager Shuler also presented ordinance amendments for the following multi-year project funds:

- Washington Mills Park Fund: **\$2,439,220**
- Town Hall & Police Department Conversions Fund: **\$595,000**
- Multi-Use Path US 220 Business Fund: **\$2,160,000**

In addition, Council was asked to establish the following new project ordinances:

- Farris Memorial Park Trail Expansion: **\$251,200**
- 2nd Avenue Water Main Replacement: **\$1,300,000**

Following discussion, Council adopted the FY 2026–2027 Operating Budget Ordinances, Capital Improvement Program Budget Ordinances, the project ordinance amendments, and the new project ordinances as presented.

Mayor Lake opened the public hearing at 6:18 pm

No questions or comments from the public.

Mayor Lake closed the public hearing at 6:30 pm

Motion by Councilmember Cardwell, seconded by Councilmember Shelton, to approve 2026-2027 FY Budget as presented, with no change in tax rate of \$0.665 per \$100 of valuation.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None

Motion carried unanimously

*****A copy of the Budget Ordinance 2026-2027 FY is hereby referred to as a part of these minutes, and a copy is on file in the Town Clerk's office for public viewing. *****

Motion by Councilmember Goard, seconded by Councilmember Cardwell, to approve 2026-2027 FY approved the following Capital Improvement Fund Ordinances and amendments as presented: Capital Improvement Fund Ordinance for the Library Conversion and Police Department Expansion Project; the amended Capital Improvement Fund Ordinance for the US 220 Business Multi-Use Path Project; the amended Capital Improvement Fund Ordinance for the Washington Mills Park Project; Capital Improvement Fund Ordinance for the 2nd Avenue Water Main Replacement Project; and Capital Improvement Fund Ordinance for the Farris Memorial Park Trail Expansion Project.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton.

Nays: None.

Motion carried unanimously.

*****A copy of the 2026-2027 FY Operating Budget Ordinance, Water and Sewer Budget Ordinance, Capital Improvement Fund Ordinances and amendments Project is hereby referred to as a part of these minutes, and a copy is on file in the Town Clerk's office for public viewing. *****

B. Public Hearing & Decision - Flood Damage Prevention Ordinance

Town Manager Melody Shuler presented the proposed Flood Damage Prevention Ordinance to the Town Council. She explained that FEMA has issued updated Flood Insurance Rate Maps (FIRMs) and a Flood Insurance Study (FIS) for Rockingham County, effective June 10, 2026. To maintain the Town's eligibility in the National Flood Insurance Program (NFIP), the Town is required to adopt updated floodplain management regulations that comply with state and federal requirements before the effective date. Failure to adopt the ordinance could result in suspension from the NFIP and the loss of access to federally backed flood insurance for property owners.

Following the required public hearing and receipt of public comment, Council adopted the Flood Damage Prevention Ordinance on second reading as presented. Staff will submit the adopted ordinance and supporting documentation to the North Carolina Division of Emergency Management and FEMA prior to the June 10, 2026 effective date.

Mayor Lake opened the public hearing at 6:37 pm

No questions or comments from the public.

Mayor Lake opened the public hearing at 6:40 pm

Motion by Councilmember Barnes, seconded by Councilmember Miller, to adopt the Flood Damage Prevention Ordinance and Second Reading as presented.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None

Motion carried unanimously

C. Public Hearing & Decision - Text Amendments for Data Processing and Solar Energy Facilities

Lucy Lewis presented the proposed Text Amendment TA-002-2026 (Data Processing Facilities) and Text Amendment TA-003-2026 (Solar Energy Facilities). She explained that the Town's current Zoning Ordinance does not contain specific regulations for data processing facilities, including data centers, artificial intelligence processing facilities, and cryptocurrency mining operations, nor does it include comprehensive standards for medium-scale and utility-scale solar energy facilities.

Ms. Lewis explained that the proposed text amendments establish definitions and development standards related to location, buffering, infrastructure capacity, environmental impacts, compatibility with surrounding land uses, and long-term site management. The amendments would require these uses to be reviewed through the Special Use Permit process, providing a framework for evaluating future proposals while protecting public infrastructure, community character, and adjacent properties.

Ms. Lewis stated that the Planning Board reviewed the proposed amendments and unanimously recommended approval. Following the public hearing and receipt of public comments, Council approved Text Amendment TA-002-2026 (Data Processing Facilities) and Text Amendment TA-003-2026 (Solar Energy Facilities), including the associated Reasonableness and Consistency Statements, as

Mayor Lake opened the public hearing at 6:47 pm

Lucy Lewis presented the proposed text amendments and, as part of her presentation, shared an email submitted by John Rhodes. At Mr. Rhodes' request, Ms. Lewis read the email into the record for Council's consideration during the public hearing.

Cindi Johnson thanked and appreciated the steps Council had taken.

John Rhodes emailed: Members of the Mayodan Town Council and Town Manager, My name is John Rhodes, and I am the owner of a 60-acre parcel located on top of Mayodan Mountain. As a property owner directly impacted by this zoning amendment, I respectfully request that this correspondence be read aloud into the official record during the public hearing portion of the June 8 meeting, or at minimum, that its core tenets be summarized for the public record.

I am writing to formally submit my public comments regarding Text Amendment #TA-002-2026, which establishes zoning and development standards for data centers. I strongly support the Council's use of its statutory authority under North Carolina General Statutes Chapter 160D to enact a temporary moratorium and draft these regulations. As the massive 1-million-square-foot facility under construction just across the town line in Madison demonstrates, our rural communities, mountain topography, and

natural resources face unprecedented risks. To ensure Mayodan's ordinance is legally ironclad and fully protective of its citizens, I ask that the council strengthen the current text in three critical areas before adoption:

1. Topographical Noise Mitigation (N.C. Constitution, Article I, Section 19) Under the North Carolina Constitution, citizens have a fundamental right to the protection of their property values and the peaceful enjoyment of their land. Low-frequency industrial noise from data center cooling infrastructure travels upward, transforming mountain ridges into acoustic amphitheaters. The draft ordinance must move beyond vague mitigation language and mandate a strict, measurable 45-decibel ambient noise cap at the property line of any residential zone, requiring fully enclosed sound-attenuation structures.

2. Watershed and Ground Water Protections (N.C. Groundwater Reasonable Use Doctrine) My property features a large natural creek, and like many rural landowners on the mountain, I rely entirely on shared underground aquifers for well water. High-intensity data centers consume millions of gallons of water daily. Under North Carolina common law, the Reasonable Use Doctrine protects landowners from groundwater depletion that impairs adjacent properties. The ordinance should require mandatory, independent Hydrogeologic Impact Studies before any special-use permit is granted to guarantee local wells and mountain streams are not drained or degraded.

3. Public Utility and Grid Protections (Federal Power Act / Consumer Protection) The Federal Power Act protects consumers from unjust and unreasonable utility rates. Massive tech infrastructure frequently triggers localized grid upgrades and substations, the costs of which are often passed down to residential taxpayers. The council should amend the text to require developers to submit legally binding utility agreements proving they are funding 100% of grid infrastructure upgrades, ensuring Mayodan families do not subsidize corporate utility bills through rate hikes.

By codifying these specific, measurable standards into Text Amendment #TA-002-2026, Mayodan will establish a legally enforceable framework that protects taxpayers and rural property owners alike. I request that this letter be distributed to all council members and entered into the official public record for the June 8, 2026, hearing.

Thank you for your leadership and your dedication to protecting Mayodan Mountain.

Cindy Johnson expressed her appreciation to the Town and staff for their work in developing the proposed ordinance amendments. She asked that any future proposal for a solar energy facility or data processing facility continue to require a public hearing before receiving approval. Staff confirmed that both uses would be subject to the Special Use Permit process, which includes review by the Planning Board, a public hearing, and final approval by the Town Council. Ms. Johnson also encouraged the Town to carefully consider the potential impacts of future data processing facilities on the Town's wastewater system, referencing concerns associated with a similar facility in Madison.

Keith Martin asked whether the proposed solar energy regulations would address an existing solar installation on Ayersville Road, noting that it did not appear to fit within the definitions presented in the proposed ordinance. He also inquired whether the Town had resolved previous concerns regarding that facility, specifically referencing an alleged setback issue in which the installation was reportedly not located the required 50 feet from the property line. He asked for clarification on how the proposed regulations would apply to similar situations in the future. Mr. Martin concluded by stating that he hoped the Town could reach a reasonable compromise in addressing these matters.

Town Manager Shuler responded that the existing solar installation is currently in violation because the property owner did not obtain the required zoning permit. She stated that the Town is taking appropriate enforcement action to address the violation. Town Manager Shuler further explained that the proposed text amendment would not apply to that particular installation because it qualifies under existing renewable energy laws and, therefore, is not subject to the provisions of the proposed ordinance. She

added that, because the installation was constructed without the required zoning permit, the property owner will be required to remove it to achieve compliance with the Town's zoning regulations.

Joni Carter asked whether the email would be incorporated into the proposed ordinance. Staff responded that the information contained in the email could be considered during the review process and that the email could also be included as an attachment to the ordinance or the meeting record, if appropriate.

Town Manager Shuler clarified that the email submitted would not result in changes to the proposed text amendment at this time. She explained that the ordinance language as presented would remain unchanged. However, staff would review the information provided to determine whether additional action is warranted and whether a future text amendment should be considered.

Mayor Lake closed the public hearing at 6:51 pm

Motion by Councilmember Barnes, seconded by Councilmember Goard, to approve approval of Text Amendment TA-002-2026 (Data Processing Facilities) and Text Amendment TA-003-2026 (Solar Energy Facilities), including the associated Reasonableness and Consistency Statements as presented.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller and Shelton

Nays:

Motion carried unanimously

E. Congratulating the Dalton McMichael High School Phoenix Softball Coaches and Team on Their 2026 NCHSAA 3A State Championship Runner-Up Finish

Mayor Dwight Lake welcomed the Dalton McMichael High School Phoenix Softball coaches and team to the meeting and congratulated them on their outstanding 2026 NCHSAA 3A State Championship Runner-Up finish. Mayor Lake read the Town's resolution recognizing the team's accomplishments and then presented the resolution to the coaches and team. Council expressed its appreciation for the dedication, hard work, and success of the players and coaching staff and congratulated them on an exceptional season.

D. Public Hearing & Decision – Special Use Application for Curb, Gutter, and Sidewalk Alternatives for N 7th Avenue ~ CONTINUED

Town Manager Shuler explained that this agenda item was a continuation of the discussion from the previous Council meeting. At that meeting, Council requested that the Technical Review Committee (TRC) evaluate the proposed development, identify the anticipated cost of widening North Seventh Avenue from Jackson Street to the end of the road, and review the potential stormwater impacts associated with the project.

Town Manager Shuler reported that the TRC, consisting of the Rockingham County Fire Marshal, the Mayodan Fire Chief, the Public Works Director, and the Rockingham County Senior Planner, had completed its review and recommended several revised conditions. These conditions superseded those previously recommended by the Planning Board and included:

- A final roadway design providing a minimum 20-foot-wide access for emergency vehicles in compliance with applicable fire codes.
- A drainage plan prepared by a licensed engineer demonstrating no adverse stormwater impacts, subject to TRC approval.

- A 30-foot undisturbed stream buffer along the unnamed tributary to the Mayo River.
- A recorded 40-foot by 80-foot cemetery easement around the identified headstones, including a 10-foot access easement.
- Review and approval of all utility infrastructure and connections by the Town prior to final plat approval.
- Approval of all required erosion and sedimentation control permits before land-disturbing activities begin.

Town Manager Shuler stated that the applicant had agreed in writing to these conditions. She also noted that the drainage plan remains outstanding and would be reviewed by the TRC once submitted.

She explained that staff had obtained an estimate for widening North Seventh Avenue; however, the project would involve additional costs related to right-of-way acquisition, utility relocation, and engineering. Staff recommended having the Town's engineer prepare a comprehensive cost estimate, which could take approximately 30 days.

Town Manager Shuler further reported that the applicant did not agree to proposed conditions requiring an emergency and construction access to Utility Street or a financial contribution toward widening North Seventh Avenue, citing excessive costs and environmental impacts. She noted that any roadway improvements and stormwater requirements would ultimately be subject to review and approval by the North Carolina Department of Transportation (NCDOT). She also advised that the Fire Marshal had recommended widening the proposed roadway to 22–24 feet to better accommodate emergency vehicles; however, the applicant's plan continued to propose a 20-foot-wide roadway.

Town Manager Shuler concluded by presenting staff's recommendation, incorporating the revised TRC conditions, and invited questions from the Council before proceeding with further discussion.

Councilmember Shelton asked that photographs he had previously provided be displayed for the Council as part of the discussion. Using the photographs, he explained that they illustrated examples of ribbon roads discussed at earlier meetings, particularly roads with paved surfaces but open drainage ditches. He stated that his primary concern was stormwater drainage and shared photographs of drainage conditions along several ribbon roads throughout Town. Councilmember Shelton noted that many of the drainage improvements appeared to have been installed after development occurred, with homeowners and, in some instances, the Town attempting to address drainage issues over time. He emphasized that his goal was to avoid creating similar problems with future developments by ensuring that drainage is properly planned and designed from the outset, rather than relying on piecemeal improvements after construction.

Mayor Dwight Lake announced that the public hearing was a quasi-judicial hearing and explained that anyone wishing to provide testimony would need to be sworn in before speaking. He invited all individuals who intended to speak during the public hearing to come forward to be administered the oath by Town Clerk Sarah Hopper prior to the hearing proceeding.

Mayor Lake opened the public hearing at 7:07 p.m.

Town Clerk Sarah Hopper swore in the individuals who requested to provide testimony during the quasi-judicial public hearing. Those sworn in were Connie Fox, Vickie Shelton, Bryant Garner, Mike Simpson, Robert Peterson, Town Manager Melody Shuler, and Ken Mackovic, Jr.

Connie Fox stated that she had shared her concerns during the previous public hearing and hoped the Council understood the issues she had raised. She noted that she had previously offered to walk Council members through the drainage concerns on her property but was unsure whether anyone had visited the site since the last meeting. Ms. Fox asked whether there was a timeline or a plan in place to address the drainage issues associated with the proposed development. She stated that, based on the discussion, she assumed a plan would be developed but wanted clarification. Ms. Fox also reiterated her concerns regarding the proposed entrance and exit, particularly emergency access. She asked whether, if the development were approved, those concerns had been resolved or if they would continue to be addressed as part of the project.

Councilmember Doug Cardwell noted that no other development had been required to provide more than one entrance or exit and expressed his opinion that this development should be evaluated under the same standards.

Councilmember Shelton **stated** that River's Edge has two entrances.

Ms. Fox stated that her primary problem was the location of the proposed roadway. While she understood the discussion regarding widening North Seventh Avenue, she believed the circumstances differed from other developments, such as River's Edge, because that area has more open space. She expressed concern that the proposed development site presents unique challenges due to its location and reiterated her concerns regarding the roadway layout, access, and the potential impact on the surrounding area.

Town Manager Melody Shuler clarified that the proposed emergency access and construction entrance are not included in the current proposal.

Ms. Fox stated that she wanted to clarify that the proposed emergency access was no longer included in the project. She then asked how the drainage issues would be addressed if the development were approved. Ms. Fox explained that she had not fully described all of the drainage problems affecting her property during the previous public hearing and noted that some of those issues stemmed from improvements made to Wilkins Street. She acknowledged that the roadway widening alone would not resolve her concerns and asked what plans were in place to address existing and future drainage impacts associated with the proposed development.

Town Manager Melody Shuler acknowledged that the Town recognizes there are existing issues with the width of North Seventh Avenue. She stated that staff had begun preliminary work over the past month to evaluate what would be required to widen the roadway and address the associated drainage concerns. Ms. Shuler explained that the next step would be to involve the Town's engineer to develop recommendations and cost estimates. She informed Council that she and Public Works Director Joey Hudy were scheduled to meet with the Town's engineer the following day to review the roadway and drainage issues. Ms. Shuler also noted that she and Mayor Dwight Lake had visited Ms. Fox's property to better assess the existing drainage concerns firsthand.

Ms. Fox expressed her appreciation for them coming. She stated that she understood not all of her existing drainage issues would be resolved through the proposed development, noting that some of the problems resulted from previous work completed on Wilkins

Street. She explained that the project was never fully completed after the contractor left, and the drainage issues have worsened over time. Ms. Fox stated that this is why she is raising her concerns early in the process. She expressed her hope that the Town would address the drainage issues associated with North Seventh Avenue before development occurs to help prevent similar issues in the future.

Vicki Shelton expressed appreciation that the Council had taken additional time to consider the proposal rather than acting immediately. She stated that she had a couple of comments. First of all, she thought that at the last meeting it seemed like everybody was "gung ho," saying, "We've got to do this, we need to do this," and now they had to take a step back...It's not just the problem of, I guess, getting in and out, or more traffic on Seventh; you're going to have emergency vehicles, someone's going to get stuck up there. We get stuck up there now already.

Also, it's 35 miles per hour up there, or in the town of Mayodan, which is, if you've got children, that's too fast in the town. The town limits should be 20; it's 20 on Main Street, I believe, and it's 35 on the side streets. That's crazy. But anyway, that would help, or a speed bump, but the longer, not the short, would help as well. But they need access, and the drainage Bucks around town all the time; he sees it, he's had to do his own, so we do need to be a little more proactive, and not just, we want the revenue, we want the people to come in, but in turn we have to step up to the plate and make it right up front.

Bryant Garner stated that, in the future, the Town should consider holding a public hearing before deciding to approve a large residential development on a small road that is not designed to handle significant traffic. He noted that traffic on North Seventh Avenue already increases whenever the pool opens up, and it really gets heavy during those periods. He expressed concern that adding approximately 23 to 24 new homes would significantly increase traffic and change a lot of things in that area. He suggested that the Town consider sharing in the cost of providing an additional access from Utility Street rather than requiring the developer to bear the entire expense, noting that the development would generate additional tax revenue for the Town of \$92 million in tax revenue.

Mr. Garner stated, you know, the houses are going to be about \$400,000, which is a lot more expensive than most of the houses we have in town. It's something we really need to look at. I wish y'all would look at it now, or consider putting an emergency entrance and exit in there. Put an entrance and exit in with curbs and speed bumps to slow everybody down so they're not using it as a regular entrance and exit coming into and leaving town. But that's basically it for me. Anything y'all can do would be much appreciated because we've got a lot of houses on Seventh Avenue that are next to the road. If you go in and widen it, you're going to be right up against those houses."

Mike Simpson, "I am deeply concerned about the traffic that's going to be on Seventh Avenue. Yeah, it would be nice to see Seventh Avenue widened a little anyway. That needs to be done because it's really too narrow already for the amount of traffic we have there.

"I walked that property a couple of weeks ago. I walked the whole perimeter, and I'm very much aware that, as you get close to Utility Street, there's a significant drop-off there. Yeah, it wouldn't be a piece of cake to go in there and put another entrance in if right-of-way is a problem. The Town owns all the land where the concerns with the right-of-way exist, so why is that a problem?

"If there's a problem because the water coming into the treatment plant comes under there—I mean, it comes under U.S. 220—then what's the difference in having another road go over it? To me, that's an issue that could be dealt with and could be resolved. It won't be inexpensive, but if you can't do it, then I don't think you need to allow this to happen.

"You owe it to the people who live on Seventh Avenue to treat us better than that when there is a solution to the problem."

Robert Peterson, "So, first question: How many houses, exactly? I've heard different numbers." **Staff responded,** "Twenty-four." **Mr. Peterson continued,** "Twenty-four. My assumption, from listening to you, is that the applicant has not wanted to work with the Town at all, as far as anything, right? They are not willing to."

Town Manager Shuler stated they have agreed to 6 out of 11 conditions,

Mr. Peterson stated, "But no money... so far."

Town Manager Shuler stated yes, that is correct.

----- "Really, I really think that he is going to make enough money out of it and everything else that he should work with the Town as far as that goes, because you're going to have to do something with Seventh Avenue. That's going to cost a lot of money and a lot of hassle because you're going to have to buy a lot of land from different people and everything else. It's not just widening the road. I really think that he should have to fork over some money if he wants to work with the Town. He wants to be here. He should work with the Town. Thank you."

Ken Mackovic, Jr. stated that he represented the company that submitted the application requesting the waiver. He began by stating that he felt the applicant had been very cooperative and open throughout the process, noting that they had exchanged emails with Town Manager Melody Shuler, attended meetings, and agreed to several requested conditions. However, he explained that certain requests become cost-prohibitive and, in his opinion, should not be the sole responsibility of a private developer when the project would also provide a benefit to the community.

Mr. Mackovic stated that the proposed development would create an estimated \$10 million addition to the Town's tax base, which he believes would continue to grow over time. He acknowledged the concerns expressed regarding North Seventh Avenue but stated that, in his opinion, those are existing Town issues that should have been addressed regardless of this development. He further stated that the property owner's desire to sell the property for residential development should not be hindered by conditions unrelated to the development itself.

Mr. Mackovic explained that his engineer reviewed the request for a secondary access to Utility Street and identified several concerns. He stated that the available road frontage on Utility Street is insufficient, additional property acquisition would likely be required, and construction of a roadway would impact the stream along the southwest property line. He noted that crossing the stream would likely require piping it and obtaining permits from the U.S. Army Corps of Engineers, a process that could take four to six months. He added that there is no guarantee the Corps would determine that such impacts are warranted.

Mr. Mackovic further stated that, based on his engineer's experience, many municipalities do not require a secondary access until subdivisions exceed 50 to 100 lots, while some require it for developments exceeding 30 lots. He noted that the proposed subdivision contains fewer than 30 lots and referenced several larger subdivisions he has worked on that were served by only one entrance and exit.

He also pointed out that one of the proposed Technical Review Committee conditions required preservation of the stream buffer, while another recommendation suggested creating an access across the stream. In his opinion, those recommendations conflicted with one another.

Regarding drainage, **Mr. Mackovic stated** that the proposed roadway width of 20 feet is the standard width for a residential street. He explained that all drainage and stormwater management plans must be reviewed and approved by the North Carolina Department of Environmental Quality (DEQ), noting that the agency has stringent requirements. He stated that detailed engineering plans addressing stormwater runoff, erosion control, drainage, and environmental impacts must be completed before any land-disturbing activity can begin.

Mr. Mackovic stated that the property currently has erosion issues resulting from previous logging activities and that those conditions existed prior to the proposed development. He explained that he had met with Mrs. Cook regarding concerns about her driveway and observed that existing runoff is occurring because there is currently no erosion control in place on the property. He emphasized that the development would be required to comply with all applicable Town and State regulations before construction could begin.

He stated that the applicant has agreed to the proposed stream buffer, cemetery easement, utility infrastructure review, and erosion and sedimentation control requirements. He also expressed support for reducing the speed limit within the Town's residential core to 25 miles per hour, stating that he believes it would improve safety.

Regarding participation in roadway improvement costs, **Mr. Mackovic stated** that the developer is already making a substantial investment by installing water and sewer infrastructure throughout the subdivision and constructing roads that meet North Carolina Department of Transportation standards. He expressed his opinion that improvements to existing Town-maintained roads should not become the developer's financial responsibility and questioned how a shared-cost arrangement could fairly be determined.

In closing, Mr. Mackovic stated that the applicant is simply trying to complete a quality residential development while complying with all applicable Town and State requirements. He acknowledged the concerns regarding North Seventh Avenue but reiterated his belief that those roadway issues are pre-existing conditions that should be addressed regardless of whether the proposed subdivision is approved. He also stated that, based on his engineer's review, a secondary emergency access may not be warranted and that pursuing such an access could require significant additional time and expense. **Mr. Mackovic concluded** by stating that he would be happy to answer any questions from the Council.

Councilmember Cardwell asked if the electrical, cable, and all other infrastructure would be underground.

Mr. Mackovic stated it would.

Mr. Mackovic **stated** that he wanted to mention one other thing. He stated, "There were some pictures shown. I'm not sure where they originated, you know, some of that. I don't know if those were in public rights-of-way or just private roadside ditches that people have done work to. So, I don't think those are fair depictions of what happens with roads that have no curb and gutter or that use open ditch lines."

Councilmember Shelton stated that those were pictures from properties that started off with ditches that didn't work for the homeowners. The homeowners had to pipe the ditches in because they felt they were controlling the water better than the ditches did. He stated that they're on every ribbon road that the Town has, dead-end roads, connecting roads, Road Street, Virginia Street, and Madison Street. He stated that it's been a problem with homeowners fighting the Town over who controls the water and who is

responsible for the water flow. The Town says it's the property owner, and the property owner says it's the Town. He stated that it's a hindsight thought because nobody was considering those issues on the front end. They were just worried about the tax revenue and the tax base they were adding, and then they had to go back and fix it.

Mr. Mackovic asked how old those houses were that he was referring to.

Councilmember Shelton stated, "Some of them are less than five years old. Some of them are probably 100 years old."

Mr. Mackovic stated, "I've never seen them that shallow." He stated that's less than five years old. Usually, DOT does a pretty good job of making sure that those ditch lines, you know, are good and flowing.

Councilmember Shelton stated, " We discussed that the DOT really doesn't show up and maintain these; that's the problem.

Vicki Shelton stated that this was everyone's concern. She commented that, although NCDOT and the North Carolina Department of Environmental Quality (DEQ) have responsibilities for roadway and drainage issues, residents do not always see those issues addressed. She noted that the Town-maintained side streets are generally well maintained, while Main Street, which is maintained by NCDOT, does not receive the same level of maintenance.

Mr. Mackovic stated a 50-foot right of way may have 20 feet of pavement, but it extends another 15 feet off each side of that pavement, which includes the back slope of that ditch, so it is a DOT matter.

Town Attorney Eugene Russell clarified that the North Carolina Department of Transportation (NCDOT) is responsible for maintaining only certain streets within the Town, primarily the main roads. He explained that the Town is responsible for maintaining all other Town streets and may use Powell Bill funds for those improvements. He noted that roads maintained by the Town are not the responsibility of NCDOT.

Councilmember Shelton **stated** that his concern was that when one property owner addresses a drainage issue, it can sometimes shift or worsen the problem for an adjacent property owner. He emphasized the importance of having a comprehensive drainage plan in place before development occurs, rather than relying on individual property owners to resolve issues after the fact. He asked whether modifications to private property, such as drainage improvements or retaining structures, require Town permits.

Councilmember Shelton noted that, in some cases, the Town has assisted with drainage improvements, while in other cases, residents have spent tens of thousands of dollars on ditching because the Town did not address the drainage issues and there was no forethought given to curbing and guttering when those areas were originally developed. He reiterated that his goal was for future developments to include proper planning for drainage from the outset to avoid similar problems in the future.

Councilmember Shelton **asked** how many linear feet of curbing would be included in the development and what the associated cost would be.

Mr. Mackovic stated no, he would need to look at it.

Councilmember Goard **asked** about the proposed drainage plan and the requirement that it be prepared by a licensed engineer demonstrating that the proposed open-ditch system is adequate to manage stormwater runoff. She questioned what would happen if the engineer determined that the proposed open-ditch system was not adequate and instead recommended the installation of a culvert system or curb and gutter. **She further asked** how those recommendations would be addressed if they differed from the proposed plan.

Mr. Mackovic stated that it is prepared by them, but then it's approved by the North Carolina Department of Environmental Quality (DEQ).

Councilmember Goard asked if it had been approved. She then asked what would happen if it came back and said that it wasn't adequate.

Mr. Mackovic stated that it had not been approved and that it would have to be changed.

Councilmember Goard **asked** whether the project would need to be redesigned if the licensed engineer determined that the proposed open-ditch drainage system was inadequate and instead recommended installing culverts or curb and gutter. She asked whether that would cause the project to be abandoned.

Mr. Mackovic stated absolutely.

Town Clerk Sarah Hopper swore in the individuals who requested to provide testimony during the quasi-judicial public hearing. Those sworn in were Jerri Atkins and Ann Garner.

Jerri Atkins stated that she lives at 701 Roach Street, at the corner of Roach Street and North Seventh Avenue. She stated, "There are some issues going on that concern me, not just the traffic. I don't mind traffic. I live on the corner of two busy streets, so I'm used to seeing, especially in the summer, the kids, the golf carts, the bikes, and everything going up and down the roads.

"What concerns me most, honestly, is the drainage issue. I already have quite a few issues in my yard. My property backs up against, I guess, a creek—or a stream, I'm not sure what it's called. Part of that yard has already fallen into the creek several times. When the water comes up, it comes up into the yard. That culvert, or whatever it is that runs under the road at the end of the hill past the flashing light, the walls have caved in. They're lying in the creek already, so if they expand that, it concerns me.

"We already have an issue. There are drains in my yard that were placed there years ago. They're more like grates with terra-cotta piping—that's how old they are. We have drains on both sides of the yard, and the ones in the front really don't even exist anymore. The neighbors across the street have filled in their drainage ditches, and that's become a problem because now all the water from across the street runs into my yard, into the front of my house, and down the sides. The erosion is complete chaos.

"So, I'm thinking, if we continue to expand this road into my yard, that's another concern. I also have the turn-off valve for my water service that is probably less than three feet from the road. That's another thing that bothers me.

"I just don't know. I guess what I'm trying to find out is where are we going with the drainage issues that we already have? If we're widening the road, are we just going to create more issues? I need some kind of answer. I'm not demanding anything, but I would like to have answers. What is the plan for getting the water where it needs to go? Are we building a new culvert? Are we expanding the existing one?

"The neighbor right behind me, going up the hill, has actually poured concrete on part of his property just to try to keep the erosion under control. Part of his yard has hollowed out. So, I'm thinking it's going to be quite a task to widen that road.

"Other people have already said it. The neighbor across from me—if they go six feet, it's going to be less than a foot from their house. I know it may seem like we're stepping over the line, but when it comes to your property, you would do the same, and I would expect no less.

"My greatest concern really is not all of the traffic. I think an easy solution would be to open Utility Street. I don't know the ins and outs. I'm going to be honest with you, I really don't. I know there's a lot involved. This gentleman already told us there's a creek. I don't know all the ins and outs of piping that creek or protecting the water supply, but I'm sure all that plays into whatever goes into this new development.

"I'm not against new developments. I think that if we stay inside a box, that's where we're going to stay. We need to think outside the box, grow, and have a vision. I think you people have that. I think you have a vision for this community and a heart for it, but there need to be some guidelines in place to protect those who have been here most of their lives.

"I haven't been here all my life, but I've been here for over 25 years, and this is my home. I love it. I love these people. I love this community. I chose to live here.

"I commute to Greensboro every day because I love Mayodan. I don't want to feel like I'm being taken advantage of because a new community is coming in. I want everything to be done properly, and I want the rights of the homeowners in this community, their property, their feelings, and the money they've invested through years of hard work—to be taken seriously, especially when it comes to erosion and the streets.

"It may not affect me as much because I have a corner lot and have a little more room, but the people across the street from me are going to have that road right up against their house. That bothers me a great deal. There is an elderly couple who may not have the opportunity to move again, and I just hope y'all are taking that seriously.

"Mayodan is special because of its small-town community and the people who care about each other. I hope we don't let the growth of the community block out what's really important, and that's people. I'm hoping everybody's listening. If we don't take care of the erosion problem, the houses that exist now are not going to be here much longer. I've had to spend a lot of money on pipes and other improvements to divert the water off my property, and I'm concerned that when they widen the road, it's just going to increase the amount of water coming down the road and into my yard."

Ann Garner stated, "I'm going to be the odd man out because I do agree that this development has gotten more attention than the people who live in this town.

"If these roads have been in such disrepair for all the years that you guys have lived here—and I know you've only been on the Board for so many years, but all the people prior to you—why has nobody addressed our streets, the ribbon roads?

"Okay, people are doing their own drainage. Why? Because nobody complained. I mean, you know, I think some of that money needs to go into this Town instead of trying to bring people in here that, who knows, in five or ten years, that's going to be a problem too.

"I think you've got to take care of the people who have lived here their whole lives. I live on a street that's 17 feet wide in front of my house. So, obviously, if there's some kind of ordinance that says my street needs to be 22 feet wide, why has that not already been addressed?

"You've got to watch this big company come in to bring a housing development before the issue gets addressed. So, my question is, what about the people who have been here the whole time? The ribbon roads are in such terrible condition. Is it because the State pays for the main roads and we're responsible for the rest?

"If you put curb and gutter in that housing development, do we have to pay for that when it comes down Seventh Avenue in front of our houses? It's my understanding that when you put curb and gutter in front of houses, the citizens have to pay, and we didn't agree to that.

"So, I'm just saying I think y'all need to take a step back and look at the people who live here. Maybe address fixing the roads they live on and the drainage they need fixed instead of putting so much emphasis on this.

Ann Garner stated, "I agree with this gentleman. It's not his fault that that street is like it is. It's the Town's fault, and it should have already been fixed. A lot of the streets should have been fixed because, you know, it's a golf cart community. I'm just saying—that's all.

“Mayor Lake closed the public hearing at 7:50 pm

Councilmember Miller **stated** that, as a point of emphasis, several speakers had discussed infrastructure. He noted that, during the Council's strategic planning session the previous fall, infrastructure was identified as one of the Council's top priorities and was reflected in the budget presentation. He stated that addressing infrastructure issues would take time and agreed that the Town should resolve its existing issues without allowing additional problems to develop. Councilmember Miller stated that infrastructure remains a top priority of the Council. He further stated that he agreed with many of the comments regarding existing stormwater runoff issues and that, regardless of the outcome of the vote, infrastructure improvements, particularly along North Seventh Avenue, would continue to be a priority.

Councilmember Cardwell **stated** that everyone wants to see infrastructure improvements, but few want to see property taxes increase. He commented that funding infrastructure improvements generally comes either through new developments that expand the tax base or through increased tax revenues. He noted that the Town has limited financial resources.

Councilmember Cardwell further stated that whenever the Town receives a federal grant, it is designated for a specific purpose. He explained that grant funds cannot simply be spent on whatever the Town chooses. He stated that Town Manager Melody Shuler spends a significant amount of time pursuing federal, state, county, and other grant opportunities. He commented that she has done a wonderful job obtaining those funds. However, he noted that grant funding is limited, and when it is available, it is generally restricted to specific projects, such as sidewalks, water line repairs, or ADA-accessible improvements.

Councilmember Cardwell also stated that, during his lifetime, streets in Mayodan that were improved with curb and gutter were funded through a partnership between the Town and the affected property owners. He explained that the process required a petition signed by at least 51 percent of the property owners, after which the cost of the improvements was shared equally between the property owners and the Town. He noted that the Town's streets were not originally constructed with curb and gutter by either the Town or the State but were added later through this cooperative improvement process.

Councilmember Miller **stated** that he appreciated the applicant's interest in investing in the Town of Mayodan and welcomed the proposed development. However, he expressed concern that the applicant entered into a contract to purchase the property knowing the Town's existing ordinances and was now requesting that the Town reduce its development standards. He stated that, in his opinion, developers should understand and comply with the Town's ordinances before purchasing property rather than asking the Town to modify its standards afterward. Councilmember Miller further noted that the Council must base its decision on the required findings of fact and the evidence presented during the quasi-judicial hearing.

Councilmember Miller **stated** that, at the previous meeting, the Council approved a text amendment allowing alternatives to traditional curb and gutter, provided those alternatives are determined to be "just as good or better." He stated that he was not yet convinced that a grass-lined open-ditch system would provide the same level of stormwater management as curb and gutter. He noted that many of the Town's older ribbon roads, while not originally constructed with curb and gutter, have since required drainage improvements, whether completed by the Town or by individual property owners.

Councilmember Miller stated that he was open to considering alternatives to curb and gutter but wanted to ensure that any approved design would adequately manage stormwater and avoid creating future drainage problems for residents along North Seventh Avenue. He also clarified that the proposed residential development is permitted by right under the property's current zoning. He explained that the Town cannot prohibit the development itself or require secondary access to Utility Street. However, because the applicant is requesting relief from the curb-and-gutter standards, the Council has the authority to consider and act on that specific request.

Councilmember Shelton **stated** that staff had previously obtained an estimate for installing curb and gutter along North Seventh Avenue from Jackson Street to the end of the road, approximately 3,600 linear feet, at an estimated cost of \$150,000. Based on that estimate, he calculated that installing curb and gutter within the proposed development would cost approximately \$120,000. He commented that, in his opinion, the additional cost per home would be relatively small and would provide permanent curb-and-gutter infrastructure rather than requiring future drainage improvements after development. Councilmember Shelton also asked about the capacity of the Town's existing water and sewer system, questioning whether continued residential growth would require additional infrastructure improvements in the future.

Councilmember Goard **asked** whether the Town planned to address improvements to North Seventh Avenue regardless of the proposed development. **Town Manager Shuler responded** that the roadway improvements would be addressed and that the remaining infrastructure needs would continue to be evaluated and prioritized through the Town's Capital Improvement Program (CIP). **Councilmember Goard stated** that, with that understanding, she was in favor of the proposal.

Motion by Councilmember Cardwell, seconded by Councilmember Barnes, to approve Motion to approve Special Use Permit SUP-002-2026 with the recommended conditions, based on an affirmative determination of the required findings of fact.

Ayes: Councilmembers Barnes, Cardwell, and Goard

Nays: Councilmembers Miller and Shelton
Motion carried 3-2

Councilmember Miller **asked** whether the Town could explore options for helping fund a secondary entrance from Utility Street. He noted that the Town owns the right-of-way in that area and suggested evaluating whether it could be expanded to accommodate additional access. He requested that staff work with the developer to prepare a cost analysis identifying what it would cost the Town to construct the necessary infrastructure rather than requiring the developer to bear the full expense. He further asked that the option of modifying the development plan to include a secondary means of access be explored.

Councilmember Miller **asked** the applicant, Ken Mackovic, Jr., whether the development team would be willing to consider modifying the subdivision plan to include secondary access from Utility Street if the Town explored funding the necessary infrastructure improvements. He clarified that he was not asking the developer to pay for the additional access but rather whether the developer would be willing to modify the plans if the Town determined the project was feasible. Councilmember Miller stated that he would like the Town to explore the option and evaluate its potential cost before making any future decisions.

Ken Mackovic, Jr. **responded**, "Absolutely."

Mayor Lake thanked Mr. Mackovic, the citizens who attended, and everyone who participated in the public hearing. He stated that the Council had taken the matter very seriously and had carefully considered all the comments and concerns presented. Mayor Lake noted that the discussion identified issues the Town would continue to address in the coming months and years. He expressed his appreciation to everyone for their patience and participation.

NEW BUSINESS:

A. Rockingham County Comprehensive Transportation Plan

Emily Stupka of the North Carolina Department of Transportation (NCDOT) introduced the members of the project team present for the meeting. She introduced Toya Smith, Division 7 Corridor Development Engineer; Devin Jones, who assisted with development of the Comprehensive Transportation Plan; Amy Bailey, Project Manager and Manager of the Western Piedmont Planning Group for NCDOT; and Dawn Bailier, Coordinator for the Piedmont Triad Rural Planning Organization (PTRPO).

Ms. Stupka explained that the purpose of the presentation was to provide an overview of the Rockingham County Comprehensive Transportation Plan. She stated that the presentation would include an explanation of the Comprehensive Transportation Plan process, the project's timeline, transportation recommendations specific to the Town of Mayodan, and a request for Council to consider adopting the plan. She then turned the presentation over to Devin Jones to begin the overview.

Following the presentation and discussion, Council approved the Resolution Adopting the Rockingham County Comprehensive Transportation Plan for the Town of Mayodan, supporting its submission to the North Carolina Department of Transportation for final adoption.

Motion by Councilmember Miller, seconded by Councilmember Shelton, to approve the Resolution Adopting the Rockingham County Comprehensive Transportation Plan for the Town of Mayodan, supporting its submission to the North Carolina Department of Transportation for final adoption.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None

Motion carried unanimously

Discussion of Traffic Safety Measures on North Seventh Avenue

Following the discussion of the North Seventh Avenue development, Mayor Lake noted that, although the matter was not listed on the agenda, he believed it was appropriate to address traffic safety concerns in the area. He stated that with the community pool open and increased seasonal traffic expected, additional traffic control measures should be considered immediately. Mayor Lake recommended installing a three-way stop at the intersection of North Seventh Avenue and Wilkins Street, and four-way stop signs at the intersections of North Seventh Avenue and Roach **Street**, Jackson Street and 10th Avenue, and Virginia and 11th Avenue. He stated that these improvements would help slow traffic in the area and asked the Council to consider moving forward with the installation, noting that stop signs would be a relatively inexpensive traffic safety improvement.

Motion by Councilmember Shelton, seconded by Councilmember Miller, approved N 7th/Wilkins, 3-way stop, Roach/N 7th Ave 4-way stop, Virginia/N 11th Ave 4-way stop sign, Jackson/N 10th Ave 4-way stop sign.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None

Motion carried unanimously

Staff were directed to coordinate the installation of the appropriate signage and any required notifications.

Motion by Councilmember Miller, seconded by Councilmember Shelton, approved reducing the speed limit to 25 miles per hour on all Town-maintained roads from 1st Avenue through 13th Avenue.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None

Motion carried unanimously

Council directed Town Manager Shuler and Public Works Director Joey Hudy to research bolt-down speed bumps, obtain a cost estimate for installing one speed bump, and evaluate additional locations and associated costs for future installations.

Mayor Lake asked Town Manager Melody Shuler to discuss Connie Fox's drainage concerns with the Town's engineer, Bill Lester, during their upcoming meeting. He stated that Ms. Fox's property appears to have significant drainage issues and expressed concern that her situation has not been adequately addressed. Mayor Lake noted that, unlike other nearby areas where drainage improvements have been made, water at Ms. Fox's property does not properly drain to the street. He asked the engineer to determine whether there are improvements that could be made to alleviate the drainage problems before the North Seventh Avenue widening project is undertaken, recognizing that the roadway improvements may still be some time away.

Mayor Lake asked Public Works Director Joey Hudy to inspect the Town-maintained culverts in the area, noting that at least one appeared to be obstructed with debris. He requested that Public Works evaluate the culverts and clean them as needed to improve drainage and help alleviate existing stormwater issues.

Motion by Councilmember Shelton, seconded by Councilmember Cardwell, to adjourn meeting.

Ayes: Councilmembers Barnes, Cardwell, Goard, Miller, and Shelton

Nays: None

Motion carried unanimously

Meeting adjourned at 8:40 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor



AGENDA *MINUTES*
MAYODAN TOWN COUNCIL
July 9, 2026
6:00 p.m.
James A. Collins Municipal Building

MAYOR AND COUNCIL PRESENT:

Mayor Dwight Lake
Doug Cardwell
Letitia Goard
Buck Shelton

ABSENT:

Melanie Barnes
John Miller

STAFF PRESENT:

Town Manager Melody Shuler
Town Clerk Sarah Hopper

The Mayodan Town Council met at 6:01 p.m. on Thursday, July 9, 2026, in the Council Chambers of the James A. Collins Municipal Building, and with a quorum present, Mayor Lake called the meeting to order. Mayor Lake went over the agenda items for the regular meeting scheduled for Monday, June 8, 2026.

Councilmember Doug Cardwell recommended that a traffic study be conducted before the Town considers the installation of any three-way or four-way stop signs. He stated that the study would help ensure that any traffic control measures are warranted based on traffic conditions and safety considerations before implementation.

Motion by Councilmember Shelton, seconded by Councilmember Goard, to adjourn meeting.

Ayes: Councilmembers Cardwell, Goard, and Shelton

Nays: None.

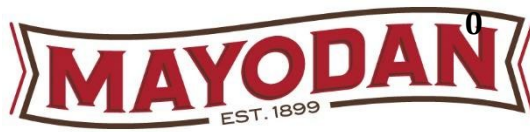
Motion: carried unanimously

Meeting adjourned at 6:49 p.m.

ATTEST:

Sarah Hopper, Town Clerk

Dwight Lake, Mayor



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
July 13, 2026
6:00 p.m.
James A. Collins Municipal Building**

MAYOR AND COUNCIL PRESENT:

Mayor Dwight Lake
Mayor ProTem John Miller
Melanie Barnes
Doug Cardwell
Buck Shelton

Letitia Goard (Via video call, not eligible to vote)

STAFF PRESENT:

Town Attorney Eugene Russell
Town Manager Melody Shuler
Town Clerk Sarah Hopper

The Mayodan Town Council met at 6:02 pm on July 13, 2026, in the Council room of the James A. Collins Municipal Building, and with a quorum present, Mayor Lake called the meeting to order.

INVOCATION:

Invocation by Pastor Alexis Coleman of Madison United Methodist Church.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mayor and Town Council members.

RECOGNITION:

- A. Public Works employee Adam Tilley has successfully earned his Cross-Connection Control Certification.**
- B. Introduction of New Employee – Cameron Smith, Public Works Technician I**
- C. Introduction of New Part-Time Employee-Chris Powell, Wastewater Treatment Plant**
- D. Lt Chris Hall read a letter from Mayodan Citizen Maureen Webb; asked that it be read at our meeting and be a part of the minutes.**

Maureen D. Webb
310 S 3rd Avenue
Mayodan, NC 27027

Town of Mayodan
Attn: Town Council
210 West Main Street
Mayodan, NC 27027

July 9, 2026

To whom it may concern:

I wish to bring to the Town Council's attention the exemplary service we recently received when we contacted the Mayodan Police. We were experiencing distressing and frightening encounters with an associate of a family member. This person came to our home on multiple occasions and refused to leave.

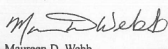
I called the police station and asked to speak with the Chief of Police. I wanted to know what our options were in dealing with this person. Chief William T. Knight not only took the call but offered to come to my house to discuss the matter. He outlined the legal remedies available to us. The very next day, we had to call for assistance and then again on June 21, 2026.

I wish to commend and express appreciation for not only Chief Knight but also for the following officers:

Patrick Reid Wilson
Jordan Neal
Thomas Spencer Strader
Antonio Cruz Guajardo

In each instance, the officers arrived promptly and were incredibly polite and professional. They exhibited patience and kindness to everyone involved. I am very grateful to them all.

Sincerely,



Maureen D. Webb

APPROVAL OF CONSENT ITEMS:

A. Approval of Minutes

a. Agenda Meeting Minutes of June 4, 2026

B. Code Enforcement Officer ILA

C. Multi-use Path US 220 Business Agreement 2026

D. WWTP Maintenance Contract with Eden

Motion by Councilmember Barnes, seconded by Councilmember Miller, to approve the consent Agenda, as presented.

Ayes: Councilmembers Barnes, Cardwell, Miller, and Shelton

Nays: None

Motion carried unanimously.

OLD BUSINESS:

A. Speed Limit Ordinance

Police Chief Tim Knight presented the proposed ordinance amendment to Council. As part of the Town's ongoing commitment to improving traffic safety and enhancing the quality of life in residential neighborhoods, the Board previously approved reducing the speed limit on all Town-maintained streets from 35 miles per hour to 25 miles per hour. This change is intended to improve safety for motorists, pedestrians, and cyclists while providing a consistent speed limit throughout the Town's street system. The proposed ordinance amendment formally adopts the 25 miles per hour speed limit for all Town-maintained streets and authorizes implementation through the installation of appropriate signage and public notification.

Motion by Councilmember Shelton, seconded by Councilmember Barnes, to approve the Ordinance amendment establishing a 25-mile-per-hour speed limit on all Town-maintained streets within the Town of Mayodan and authorize staff to install the necessary signage and provide public notification.

Ayes: Councilmembers Barnes, Cardwell, Miller, and Shelton

Nays: None.

Motion carried unanimously

Councilmember Doug Cardwell recommended that the Town conduct a traffic count before considering the installation of additional three-way or four-way stop signs.

He stated that residents had expressed concerns about traffic associated with the Town pool. He also stated that additional traffic from the proposed development would not occur immediately because construction was estimated to begin in approximately six months to one year.

Councilmember Cardwell noted that the Town pool opened in 1968 and had more members then than it does today. He stated that additional stop signs may be needed. However, he believed the Town should first conduct a traffic count to justify the expense.

During the discussion, Councilmember Goard asked whether Councilmember Cardwell was requesting a formal traffic study by an independent contractor or a traffic count. She noted that the two are very different. Councilmember Cardwell clarified that he was requesting a traffic count. He stated that the Town already has the equipment needed to conduct the count.

Motion: Councilmember Cardwell to rescind the previous vote regarding the installation of three-way and four-way stop signs. The motion died for lack of a second.

NEW BUSINESS:

A. Annexation Initiation – 270 Dan Valley Road

Town Manager Melody Shuler stated that the Town had received a voluntary annexation petition from **Agency Partners, LLC**, submitted by **Shawn Cummings, Member/Manager**, requesting the annexation of approximately **13.47 acres** (Parcel No. 186173) located at **270 Dan Valley Road**. She explained that the property is contiguous to the Town of Mayodan's corporate limits and that the petition was received on **July 8, 2026**.

Mrs. Shuler stated that, pursuant to **N.C. General Statute § 160A-31**, the Town Clerk is required to investigate the sufficiency of the petition and certify the results to the Town Council before the annexation process may proceed. Upon certification that the petition is sufficient, the Town Council must establish a date for a public hearing and ensure that notice of the hearing is published in a newspaper of general circulation at least ten (10) days prior to the hearing.

Town Manager Shuler recommended that the Town Council schedule the public hearing for **Monday, August 10, 2026, at 6:00 p.m.** in the **Town Hall Council Chambers, 210 W. Main Street, Mayodan, North Carolina**. She further advised that, following the public hearing, the Town Council would have the authority to consider adoption of an ordinance annexing the property into the corporate limits of the Town of Mayodan.

Town Manager Shuler requested that the Town Council acknowledge the Town Clerk's certification that the voluntary annexation petition had been investigated and found to be sufficient pursuant to **N.C.G.S. § 160A-31**, and approve the resolution establishing the public hearing for **August 10, 2026, at 6:00 p.m.** in the Town Hall Council Chambers.

Motion by Councilmember Miller, seconded by Councilmember Barnes, to approve the certification that the voluntary annexation petition had been investigated and found to be sufficient and approve the resolution establishing the public hearing for **August 10, 2026, at 6:00 p.m.** in the Town Hall Council Chambers.

Ayes: Councilmembers Barnes, Cardwell, Miller, and Shelton

Nays:

Motion carried unanimously

Councilmember Miller asked whether the owners of the proposed Sheetz development had been approached about voluntarily annexing into the Town of Mayodan. Town Manager Shuler responded that the Town had discussed annexation with the property owners, but they declined to pursue annexation at this time.

MANAGER/ COUNCIL COMMENTS/ANNOUNCEMENTS:

Town Manager Melody Shuler reported that North Carolina State legislation includes **\$1.025 million** in funding for the Washington Mills Project. She emphasized that the Town's priority is to complete **Phase I** of the project before proceeding with **Phase II**.

Town Manager Shuler also reported that the Town was awarded a **\$10,000 AARP Community Challenge Grant** to support improvements to the tunnel connecting the **Madison-Mayodan Recreation Center** and **Washington Mills Park**. In addition, she announced that the Town received a **\$5,000 grant from the Rockingham County Community Foundation** for improvements to the same tunnel project.

Councilmember Shelton thanked the citizens, Town employees, Council members, the young people, and their pets who attended the Town's Fourth of July celebration at Elliott Duncan Memorial Park. He expressed his appreciation to everyone who helped make the event a success and said he looked forward to future community events.

Councilmember Miller commented that it was a great event and thanked everyone who participated.

Motion by Councilmember Shelton, seconded by Councilmember Cardwell, to enter into closed session to consult with the Attorney, N.C.G.S. 143.318.11(a)(3)].

Ayes: Councilmembers Barnes, Cardwell, Miller, and Shelton.

Nays: None

Motion Carried.

Council entered closed session at 6:28 p.m.

Motion by Councilmember Miller, seconded by Councilmember Shelton, to return to open session.

Ayes: Councilmembers Barnes, Cardwell, Miller, and Shelton

Nays: None.

Motion carried unanimously.

Council returned to open session at 6:52 p.m.

Motion by Councilmember Barnes, seconded by Councilmember Cardwell, to adjourn the meeting.

Ayes: Councilmembers Barnes, Cardwell, Miller, and Shelton

Nays: None.

Motion carried unanimously.

Meeting adjourned at 6:53 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor



Resolution Approving Local Water Supply Plan 2025

WHEREAS, North Carolina General Statute §143-355(l) requires that each unit of local government that provides public water service or plans to provide such service, and each large community water system, shall prepare and submit a Local Water Supply Plan (LWSP) to the Department of Environmental Quality, Division of Water Resources;

WHEREAS, the Town of Mayodan provides public water service to its residents and is committed to effective water resource management and planning;

WHEREAS, in accordance with the statute and principles of sound planning, a Local Water Supply Plan for the Town of Mayodan has been developed and submitted to the Town Council for review and approval; and

WHEREAS, the Town Council of the Town of Mayodan finds that the Local Water Supply Plan is consistent with the requirements of North Carolina General Statute §143-355(l) and that it provides valuable guidance for the future management and sustainability of the Town's water resources, while also supporting the development of a comprehensive state water supply strategy.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Mayodan, North Carolina, that for the Local Water Supply Plan entitled Mayodan Local Water Supply Plan 2025 is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources.

BE IT FURTHER RESOLVED, that the Town Council of the Town of Mayodan intends for this plan to be updated and revised to reflect relevant changes in data and projections at least once every five years, or as otherwise requested by the Department, in accordance with sound planning practices and statutory requirements.

Adopted this 10th day of June 2026.

E. Dwight Lake, Mayor

ATTEST:

Sarah Hopper, Town Clerk

AGENDA ITEM COVER

Item for Agenda:	Budget Amendments
Placement on Agenda:	Consent Agenda
Presenter:	Brianna Cardwell, Finance Director
Description of Agenda Item or Other Pertinent Information for Council:	Background Budget Amendment #1 to recognize RC2 Grant Funds for Old Library Renovation Design and Engineering Plans. Budget Amendment #2 to recognize unspent FY26 funds for Fire Department Needs Assessment project in FY27. Requested Action Approve the requested Budget Amendments for Fiscal Year 2026-2027 budget.



TOWN OF MAYODAN

OFFICE OF THE FINANCE DIRECTOR

210 W. MAIN STREET • MAYODAN, N.C. 27027
(336) 427-0241
FAX (336) 427-7592
bcardwell@mayodannc.org

DATE: July 23, 2026

FROM: Brianna Cardwell CPA, Finance Director

TO: Mayodan Town Council

RE: Town Council Budget Amendment to recognize RC2 Grant funds for
Old Library Renovation Design and Engineering Plans

Town Council Budget Amendment #1

<u>REVENUE:</u>		<u>Decrease</u>	<u>Increase</u>
61-4611	Grant Revenues	-	\$45,000
<u>EXPENDITURE:</u>		<u>Increase</u>	<u>Decrease</u>
61-5720-562	Engineering and Design	\$45,000	-
		\$ 45,000.00	\$ 45,000.00

Signature

Date



TOWN OF MAYODAN

OFFICE OF THE FINANCE DIRECTOR

210 W. MAIN STREET • MAYODAN, N.C. 27027
(336) 427-0241
FAX (336) 427-7592
bcardwell@mayodannnc.org

DATE: August 5, 2026

FROM: Brianna Cardwell CPA, Finance Director

TO: Mayodan Town Council

RE: Town Council Budget Amendment to recognize unspent FY26 funds
for Fire Department Needs Assessment project in FY27

Town Council Budget Amendment #2

<u>REVENUE:</u>	<u>Decrease</u>	<u>Increase</u>
10-4999 Fund Balance	-	\$5,000
<u>EXPENDITURE:</u>	<u>Increase</u>	<u>Decrease</u>
10-5400-511 Professional Services	\$5,000	-
	\$ 5,000.00	\$ 5,000.00

Signature

Date

AGENDA ITEM COVER

Item for Agenda:	Request to Waive Park Rental Fee – Elliott Duncan Memorial Park
Placement on Agenda:	Consent
Presenter:	
Description of Agenda Item or Other Pertinent Information for Council:	Background: The Rockingham County Partnership for Children has requested the use of Elliott Duncan Memorial Park to host a Movie at the Park community event on October 17, 2026. The organization is requesting that the Town Council consider waiving the park rental fee for this event. The event is intended to provide a free, family-friendly activity for the community and aligns with the Town's commitment to supporting community engagement and recreational opportunities. Requested Action: Council is requested to consider and either: • Approve the waiver of the park rental fee for the Rockingham County Partnership for Children's Movie at the Park event to be held on October 17, 2026 at Elliott Duncan Memorial Park; or • Deny the request and require payment of the applicable park rental fee.

**RESOLUTION TO ADOPT THE
NORTHERN PIEDMONT REGIONAL HAZARD MITIGATION PLAN**

WHEREAS, Town of Mayodan is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the Town of Mayodan desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Town Council of the Town of Mayodan to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (State emergency assistance funds) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS the Town of Mayodan has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations and at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management, and that the plans have been updated in accordance with federal laws including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; the National Dam Safety Program Act, as amended; as required under regulations at 44 CFR Part 201, and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management; and

WHEREAS, it is the intent of the Town Council of Town of Mayodan to fulfill this obligation in order that Town of Mayodan will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the jurisdiction;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of Town of Mayodan hereby:

1. Adopts the Northern Piedmont Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted on _____, 2026.

_____, Chair
LOCAL GOVERNING BODY

ATTEST:

_____, Clerk

AGENDA ITEM COVER

Item for Agenda:	Public Hearing & Decision on Annexation Petition for 270 Dan Valley Road
Placement on Agenda:	Public Hearing
Presenter:	Melody Shuler, Town Manager
Description of Agenda Item or Other Pertinent Information for Council:	Background A voluntary annexation petition was submitted by Agency Partners, LLC, requesting annexation of approximately 13.47 acres, Rockingham County Tax Parcel Number 186173, located at 270 Dan Valley Road. Pursuant to N.C.G.S. §160A-58.1, the Town Clerk investigated the sufficiency of the petition and certified it as sufficient. The Town Council directed the Town Clerk to investigate the petition and fixed the date for a public hearing at its regular meeting. Required notice of the public hearing was published at least 10 days prior to the hearing date, as required by statute. Financial Impact Upon annexation, the property will become subject to municipal ad valorem taxes based on Rockingham County's valuation of the site and the Town's current tax rate. Municipal services, including water and sewer utility service, will be made available to the property consistent with the Town's standard extension-of-service policies. Next Steps • Conduct the public hearing and receive any public comment on Annexation Petition ANX-001-2026. Requested Action After the public hearing is held, make a MOTION to adopt Ordinance (ORD-2026-XX) for Annexation Petition ANX-001-2026 to extend the corporate limits of the Town of Mayodan.



An Ordinance for Voluntary Annexation Petition ANX-001-2026

to Extend the Corporate Limits of the Town of Mayodan, North Carolina

WHEREAS, the Mayodan Town Council has been petitioned under G.S. § 160A-58.1 to annex the area described below;

WHEREAS, the Mayodan Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition;

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Town Hall Council Chambers located at 210 W Main Street, Mayodan, North Carolina, on August 10, 2026, at 6:00 pm; and

WHEREAS, the Mayodan Town Council finds that the petition meets the requirements of G.S. § 160A-58.1.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Mayodan, North Carolina that:

Section 1: By virtue of the authority granted by G.S § 160A-58.1, the following described territory is hereby annexed, **effective August 10, 2026**, and made part of the Town of Mayodan, North Carolina:

- All the real property comprising Rockingham County Tax Parcel Number 186173 located at 270 Dan Valley Road owned by Agency Partners, LLC, consisting of approximately 13.47 acres as described in **Exhibit A** attached hereto and incorporated herein.

Section 2: Upon and after **August 10, 2026**, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Mayodan, North Carolina, and shall be entitled to the same privileges and benefits as other parts of the Town of Mayodan, North Carolina. Said territory shall be subject to municipal taxes according to G.S. §160A-58.10.

Section 3: Municipal services, including police protection, fire protection, solid waste collection, and water and sewer utility service, shall be made available to the annexed territory in accordance with the same policies, ordinances, and connection requirements applicable to other properties within the Town of Mayodan.

Petition ANX-001-2026
ORDINANCE: ORD-2026-XX

Section 4: Subject to change in accordance with applicable law, the annexed territory described above shall be included in the Town of Mayodan municipal electoral district.

Section 5: The Town Clerk of the Town of Mayodan, North Carolina shall cause to be recorded in the Office of the Register of Deeds of Rockingham County, and in the Office of the Secretary of State of North Carolina, an accurate map of the annexed territory described in Section 1 above, together with a duly certified copy of this ordinance. Such map shall also be delivered to the Rockingham County Board of Elections as required by G.S. §163-288.1.

THIS ORDINANCE SHALL BECOME EFFECTIVE UPON ITS APPROVAL AND ADOPTION.

Duly adopted this the 10th day of August, 2026.

Dwight Lake, Mayor

ATTEST:

Sarah Hopper, Town Clerk



Exhibit A

Legal Description – 270 Dan Valley Road / Parcel #186173

From an existing iron, being the Point of Beginning (POB) at Northing 970399.4382' and Easting 1721968.0134'

Thence, S 87° 15' 39" E for a distance of 727.42 feet to an existing iron.

Thence, S 69° 15' 41" E for a distance of 475.60 feet to an existing iron.

Thence, S 04° 56' 30" W for a distance of 191.74 feet to a point on a line.

Thence, S 06° 32' 38" W for a distance of 73.31 feet to an existing iron.

Thence, N 87° 28' 57" W for a distance of 410.15 feet to an existing iron.

Thence, S 01° 18' 17" E for a distance of 177.55 feet to an existing iron.

Thence, N 87° 30' 09" W for a distance of 307.69 feet to an existing iron.

Thence, N 87° 23' 25" W for a distance of 149.35 feet to an existing iron.

Thence, N 87° 22' 44" W for a distance of 304.80 feet to a rock.

Thence N 01° 57' 44" E a distance of 592.72 feet to the Point of Beginning (POB) at
Northing 970399.4382' and Easting 1721968.0134'

Contains 13.47 acres



TOWN OF MAYODAN

Initial Zoning Staff Report

Case No.: IZ-001-2026

Prepared by: Melody Shuler, Town Manager

Report Date: July 9, 2026

Related Action: Pending Annexation Petition — 270 Dan Valley Road

Case Summary

Applicant Scott Krusell, VennTerra Land Development (Authorized Agent for Owner)	Owner of Record Agency Partners, LLC
Property Location 270 Dan Valley Road, Mayodan, NC 27027	Acreage 13.47 acres
Parcel Number / PIN 186173 / 792703204110	Deed Reference Deed Book 1700, Page 1709 (recorded 2025)
Current (County) Zoning RA — Residential Agricultural (Rockingham County)	Requested (Town) Zoning R-6 — Residential High Density
Existing Land Use Vacant, undeveloped land	Proposed Use Single-family residential subdivision (45 lots per submitted sketch plan)

Explanation of the Request

An annexation petition has been submitted requesting that a 13.47-acre tract located at 270 Dan Valley Road be brought into the corporate limits of the Town of Mayodan. The property is not currently located within the Town's Extraterritorial Jurisdiction and carries Rockingham County's RA (Residential Agricultural) zoning designation. Because the parcel has never been zoned by the Town, it must receive an initial Town zoning designation once annexation becomes effective; this is an initial zoning action rather than a rezoning, as there is no existing Town zoning classification to amend.

The applicant, Scott Krusell of VennTerra Land Development, acting as authorized agent for owner Agency Partners, LLC, requests that the property be assigned an initial zoning designation of R-6 (Residential High Density). The applicant's stated basis for the request is that R-6 zoning matches the zoning of adjacent property and would support the applicant's anticipated single-family home neighborhood. A conceptual sketch plan for a 45-lot subdivision to be known as the Dan Valley Road Subdivision has been submitted for reference and is included as Exhibit B; the sketch plan is illustrative only and is not a component of this initial zoning request.

Background & Statutory Process

Under North Carolina General Statute §160D-501, the Town must adopt and reasonably maintain a comprehensive or land-use plan as a condition of applying zoning regulations, and under §160D-605, the Town Council must adopt a brief statement of consistency (or inconsistency) with that plan when approving or denying any zoning map amendment, including an initial zoning assignment following annexation.

Town practice affords staff 60 days from the effective date of annexation to bring an initial zoning recommendation to the Town Council. State law permits an annexation petition and an initial zoning request to be processed concurrently; however, the property must lie within the Town's corporate limits before a Town zoning designation can legally take effect.

Location and Current Land Use

The subject property is a vacant, undeveloped 13.47-acre tract fronting Dan Valley Road in Mayo Township, Rockingham County (Parcel #186173; PIN 792703204110; Deed Book 1700, Page 1709). The property was acquired by the current owner, Agency Partners, LLC, on November 3, 2025. The site is currently zoned RA (Residential Agricultural) under the County's zoning jurisdiction and lies outside the Town's adopted ETJ boundary. No portion of the site lies within a FEMA-designated Special Flood Hazard Area (Flood Zone X per FIRM Panel 3710792600J, effective July 3, 2007), and the property is located within the Dan River Watershed, a non-water-supply watershed area.

Condition and Land Use of Surrounding Properties

Direction	Zoning	Jurisdiction	Existing Use
North	R-6 and C-2; RP and RA	Town of Mayodan / Rockingham County	Vacant land; assisted living community
South	RA/RP and AG	Rockingham County	Vacant land; single-family residences
East	HC (Highway Commercial)	Rockingham County	Dan Valley Road frontage / county highway commercial corridor
West	R-20 (Residential)	Town of Mayodan ETJ	Vacant land

The property directly abuts Town-zoned R-6 and C-2 property to the north, placing it immediately adjacent to the Town's established high-density residential and commercial pattern. Property to the west, within the Town's ETJ, carries the Town's R-20 (low-density residential) designation. Property to the south and east remains under County jurisdiction, zoned for low-density residential/agricultural (RA/RP, AG) and highway commercial (HC) uses, respectively.

Analysis

Use and Zoning Consistency

The R-6 District is intended to establish a high-density development pattern inside the Town limits where municipal water and sewer are available, permitting single-family, two-family, and multifamily uses along with other compatible uses. The Zoning Ordinance further directs that R-6 serve as a transitional buffer between the more restrictive R-12 District and the C-1/C-2 Commercial Districts. This function is directly applicable here: the subject property sits between the existing R-6/C-2 pattern to the north and lower-intensity County and ETJ zoning to the south and west, making an R-6 designation a logical and orderly extension of the Town's existing zoning pattern rather than an isolated or spot designation.

Future Land Use Map

Because the subject property lies outside the Town's adopted Extraterritorial Jurisdiction, it is not assigned a designation on the Future Land Use Map (FLUM) contained in the 2026 Comprehensive Land Development

Plan. In the absence of a mapped designation, Section 7.2 of the Plan directs that a proposal be evaluated against the Plan's stated goals and policies and the character of the surrounding area. Staff finds the request supports Policy 5.3.1.b (attracting new residential development through extension of municipal services and voluntary annexation) and Policy 5.2.1.d (leveraging regional cost-of-living pressure to attract growth to Mayodan's comparatively affordable housing stock), while extending an already-established R-6 pattern rather than introducing a new or incompatible land use type to the area.

Density, Utilities, and Development Pattern

The sketch plan submitted for reference purposes depicts a 45-lot single-family subdivision at a density of approximately 3.34 lots per acre, consistent with R-6 dimensional standards (summarized below). The plan notes that the Town would be responsible for installing a pump station to extend gravity sewer service to the site, with the developer responsible for constructing the on-site sewer line connecting to the Town's existing gravity network; municipal water is available to serve the site. Because the R-6 District's stated intent presumes the availability of municipal water and sewer, staff notes that utility extension and any associated cost allocation will be addressed through the subsequent subdivision review process and is not a component of this initial zoning action.

R-6 Standard	Requirement
Minimum lot width at building line	50 feet
Front setback	30 feet
Side setback	8 feet
Rear setback	20 feet
Maximum building height	35 feet
Utilities required	Municipal water and sewer

Compatibility with Surrounding Properties

Staff does not anticipate the requested R-6 designation to adversely affect surrounding property values or land use patterns. The northern boundary already transitions from Town R-6/C-2 zoning; the requested designation continues that pattern southward onto the subject tract rather than introducing a new zoning type into the area. Lower-density County and ETJ zoning to the south and west will remain unaffected by this action, and any future subdivision of the property will be subject to separate review under the Town's subdivision regulations, including buffering, stormwater, and infrastructure requirements.

Staff Recommendation

Staff recommends approval of an initial zoning designation of R-6 (Residential High Density) for the 13.47-acre tract at 270 Dan Valley Road (Parcel #186173; PIN 792703204110), contingent upon and effective no earlier than the effective date of the pending annexation, and adoption of the accompanying statement of consistency with the Comprehensive Land Development Plan.

Planning Board Recommendation

The Planning Board reviewed the initial zoning petition at their July 16, 2026 meeting and voted unanimously for a favorable recommendation.

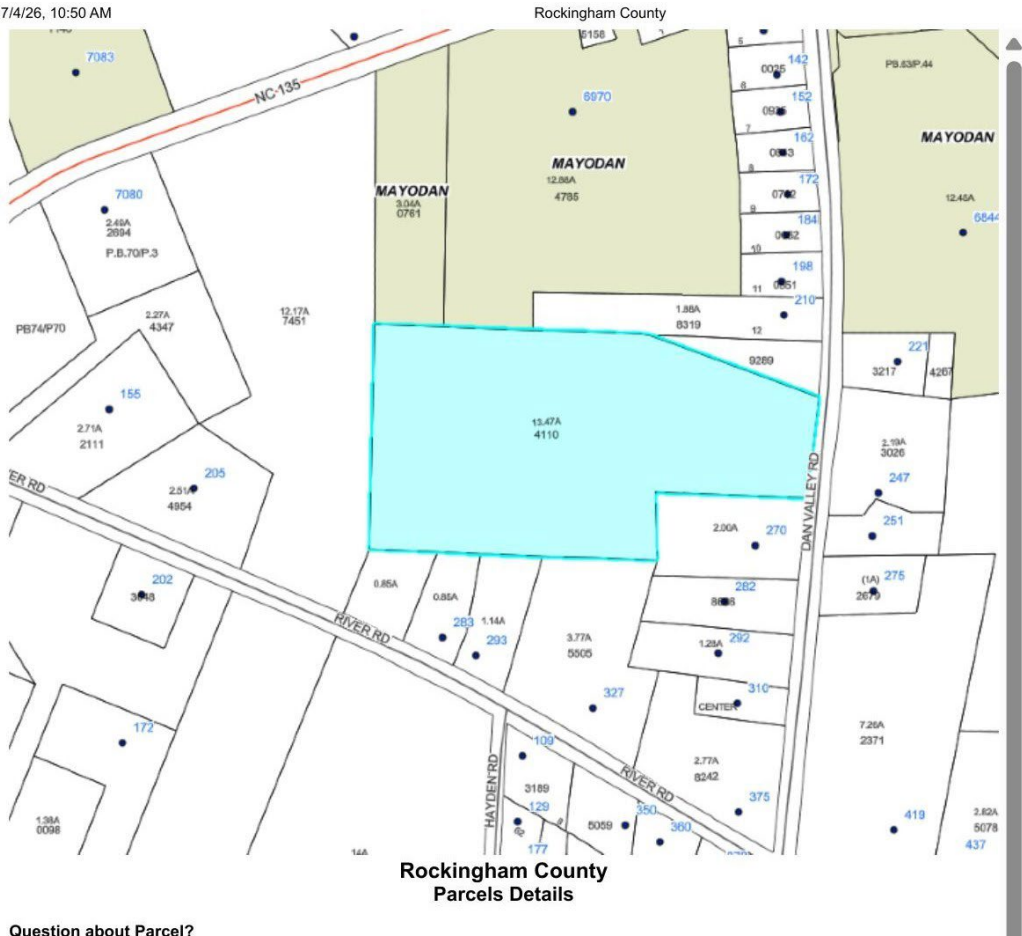
Reasonableness and Consistency Statement

Staff finds that assigning an initial zoning designation of R-6 to the annexed property at 270 Dan Valley Road is reasonable and generally consistent with the Town of Mayodan Comprehensive Land Development Plan. This finding is based on the property's direct adjacency to existing Town R-6 and C-2 zoning, the availability of a path to extend municipal water and sewer service, and the Plan's stated goals of directing new residential growth toward annexed, utility-served areas in a manner that supports orderly, fiscally sound Town growth.

Requested Action

- Motion to approve petition IZ-001-2026 for initial zoning to R-6.
- Motion to approve the reasonableness and consistency statement.

Exhibit A: Vicinity and Parcel Map



Source: Rockingham County GIS Parcel Viewer

Fw: New form submission - Rezoning Application - Rezoning Application page

Brandi

JUN 22

Just wanted to loop you in on this. Have a good week.

Get [Outlook for iOS](#)

From: noreply@weconnectsites.com <noreply@weconnectsites.com> on behalf of www.townofmayodan.com <noreply@weconnectsites.com>

Sent: Monday, 22 June 2026 13:11:30

To: Brandi Shelton <bkshelton@mayodannc.org>

Subject: New form submission - Rezoning Application - Rezoning Application page

Form Response Notification

You've received the following form submission from the Rezoning Application form on the Rezoning Application page of your website - <https://www.townofmayodan.com>.

Name of applicant: Scott Krusell

Email: skrusell@vennterra.com

Phone contact: 704-467-0983

Applicant address: 1141 Jay Lane, Graham NC, 27253

Address and brief description of property to be re-zoned: 270 DAN VALLEY RD
MAYODAN NC, 27027-8064

Applicant's interest in property (owned, leased, etc.): Authorized Agent of Owner

Type of rezoning requested: R-6

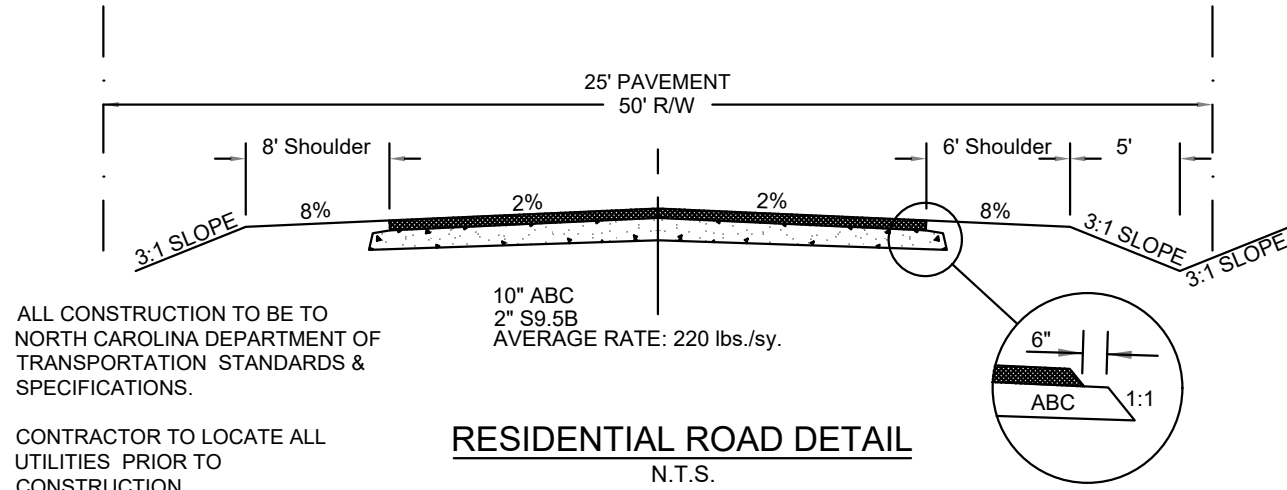
Reason for the requested rezoning: Matches adjacent zoning and would work for our anticipated Single Family Home Neighborhood.

Attach sketch or map: [Open File](#) (Keep in mind the attached file link will expire after 90 days)

DEED RESTRICTION – RESTRICTIVE COVENANT
DEVELOPMENT OF THE SUBJECT PROPERTY AT 270 DAN VALLEY ROAD, MAYODAN, NC 27027 (ROCKINGHAM COUNTY) IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND/OR REDEVELOPMENT SHALL MAINTAIN THE SITE IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION (ROCKINGHAM COUNTY PLANNING AND ZONING DEPARTMENT OR DESIGNATED AUTHORITY).

WATERSHED NOTE:
THIS PROPERTY IS LOCATED WITHIN THE DAN RIVER WATERSHED (PART OF THE ROANOKE RIVER BASIN, UPPER DAN RIVER SUBBASIN), A NON-WATER SUPPLY WATERSHED AREA. DEVELOPMENT RESTRICTIONS MAY APPLY UNDER GENERAL STATE STORMWATER REGULATIONS, INCLUDING NPDES PHASE II REQUIREMENTS FOR LAND-DISTURBING ACTIVITIES OF 1 ACRE OR MORE.

FLOODPLAIN NOTE:
A 100-YEAR FLOODPLAIN (SPECIAL FLOOD HAZARD AREA, SFHA) DOES NOT EXIST AT THE PROPERTY BASED ON APPLICABLE FEMA FLOOD INSURANCE RATE MAP (FIRM) DATA (ZONE X, SHALLOW FLOODING OR MINIMAL RISK).



GENERAL NOTES:
BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY FIELD DATA COLLECTION SURVEY PERFORMED ON DECEMBER 2025 BY VENNTERRA.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.

NO N.C.G.S MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROJECT.

DEVELOPER WILL PROVIDE THE PLANNING DEPARTMENT WITH HOA IF APPLICABLE DOCUMENTS PRIOR TO FINAL PLAT RECORDATION.

MAINTENANCE OF SHOWN UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER. THE LAND OWNER MAY BE THE HOA FOR EASEMENTS THAT FALL IN THE COMMON AREA.

R-6 - DIMENSIONAL REQUIREMENTS	
MIN. LOT WIDTH @ BUILDING LINE	
INTERIOR:	50'
MIN. SETBACK REQUIREMENTS	
FRONT:	30'
REAR:	20'
SIDE:	8'
LOCAL COLLECTOR SIDE:	15'
MAXIMUM BUILDING HEIGHT	35'

PROJECT DATA:
SITE ADDRESS: 270 DAN VALLEY ROAD, ROCKINGHAM COUNTY, NC 04 - MAYO AGENCY PARTNERS LLC. 186173 792703204110 1700 1709

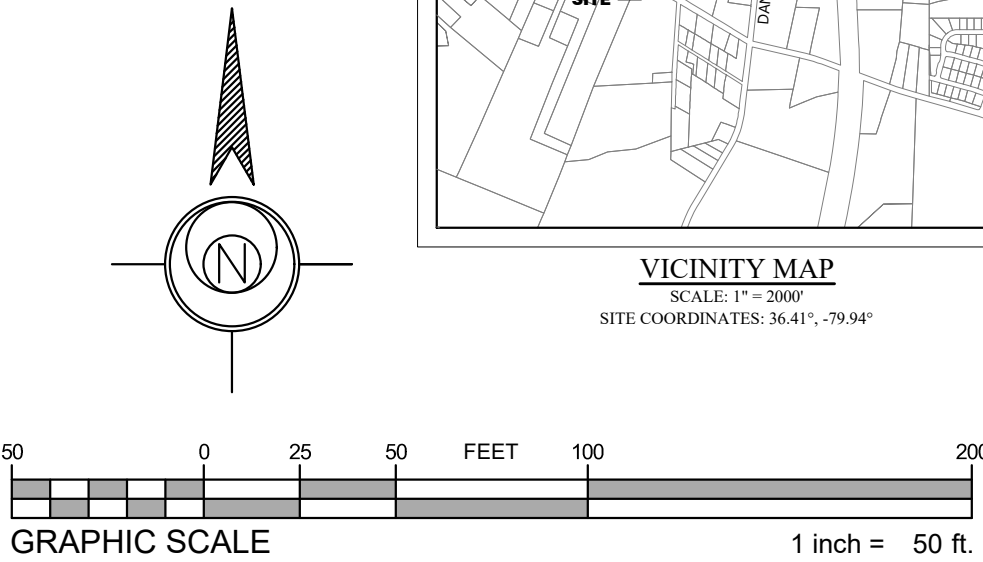
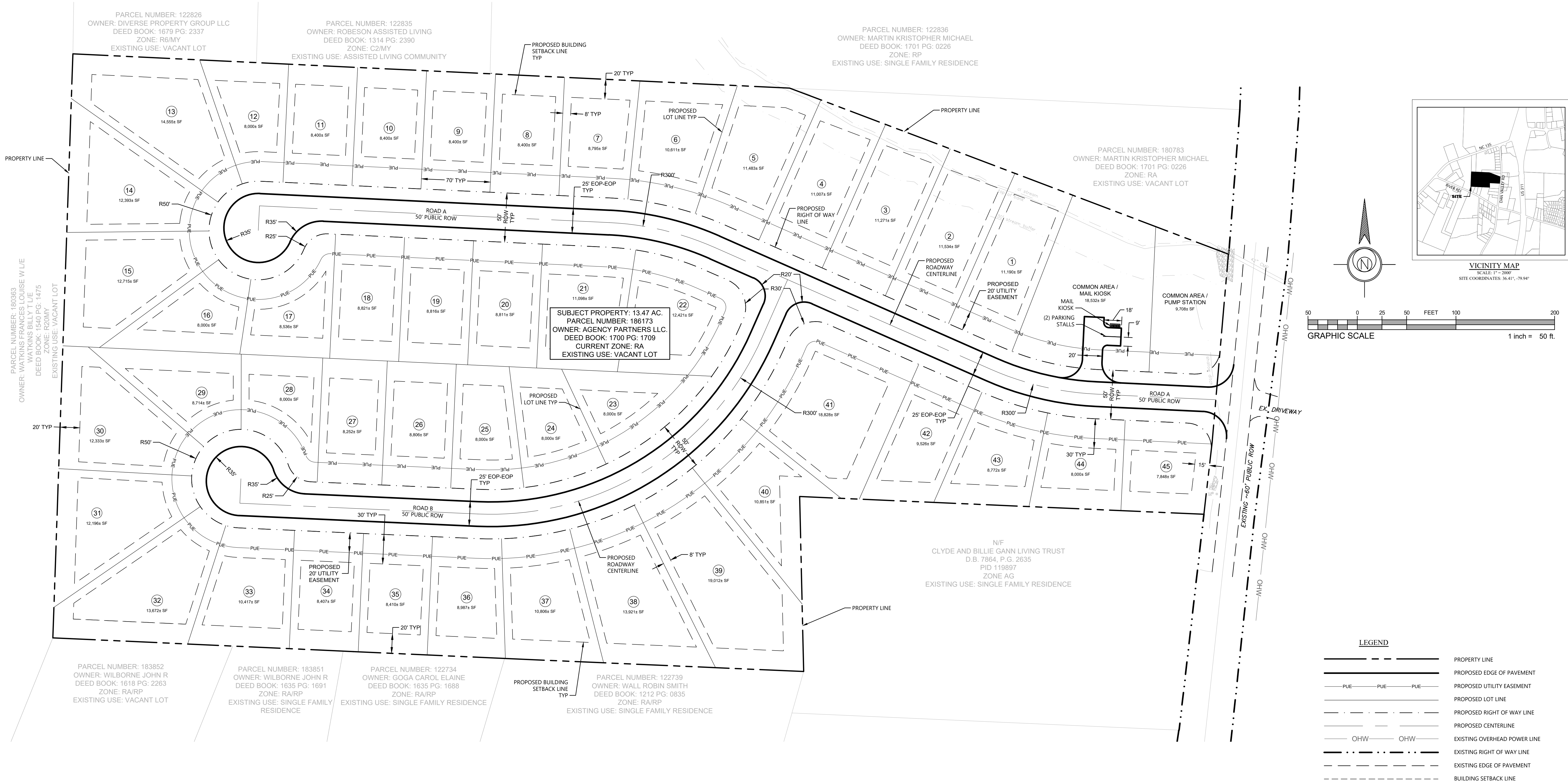
TOWNSHIP: 04 - MAYO AGENCY PARTNERS LLC. 186173 792703204110 1700 1709

FLOOD ZONE: X, FEMA FIRM PANEL 7926J MAP 371079260J EFFECTIVE DATE JULY 3, 2007 VACANT LOT SINGLE FAMILY RESIDENTIAL 13.47 AC. R-6 FRONT 30', SIDE 8', REAR 20' 45 LOTS 3.34 LOTS / ACRE

EXISTING USE: PROPOSED ZONING: MAINTENANCE OF SHOWN UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER. THE LAND OWNER MAY BE THE HOA FOR EASEMENTS THAT FALL IN THE COMMON AREA.

NEW ROAD: 1700 LF TOWN WATER TOWN OF MAYODAN* WATER: TOWN WATER TOWN OF MAYODAN* SEWER: TOWN WATER TOWN OF MAYODAN*

*TOWN OF MAYODAN TO INSTALL PUMP STATION TO SERVE SITE AND SEWER LINE TO CONNECT TO EXISTING GRAVITY NETWORK



LEGEND	
---	PROPERTY LINE
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED UTILITY EASEMENT
---	PROPOSED LOT LINE
---	PROPOSED RIGHT OF WAY LINE
---	PROPOSED CENTERLINE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING EDGE OF PAVEMENT
---	BUILDING SETBACK LINE

SKETCH PLAN

DAN VALLEY ROAD SUBDIVISION
EXHIBIT

270 DAN VALLEY ROAD, ROCKINGHAM COUNTY, NC 27027

DATE: 6/22/2026	SCALE: 1"=50'
DESIGN: SAK	DRAWN: JCC
SHEET NAME: -	
SHEET NO.: 1	1 of 1

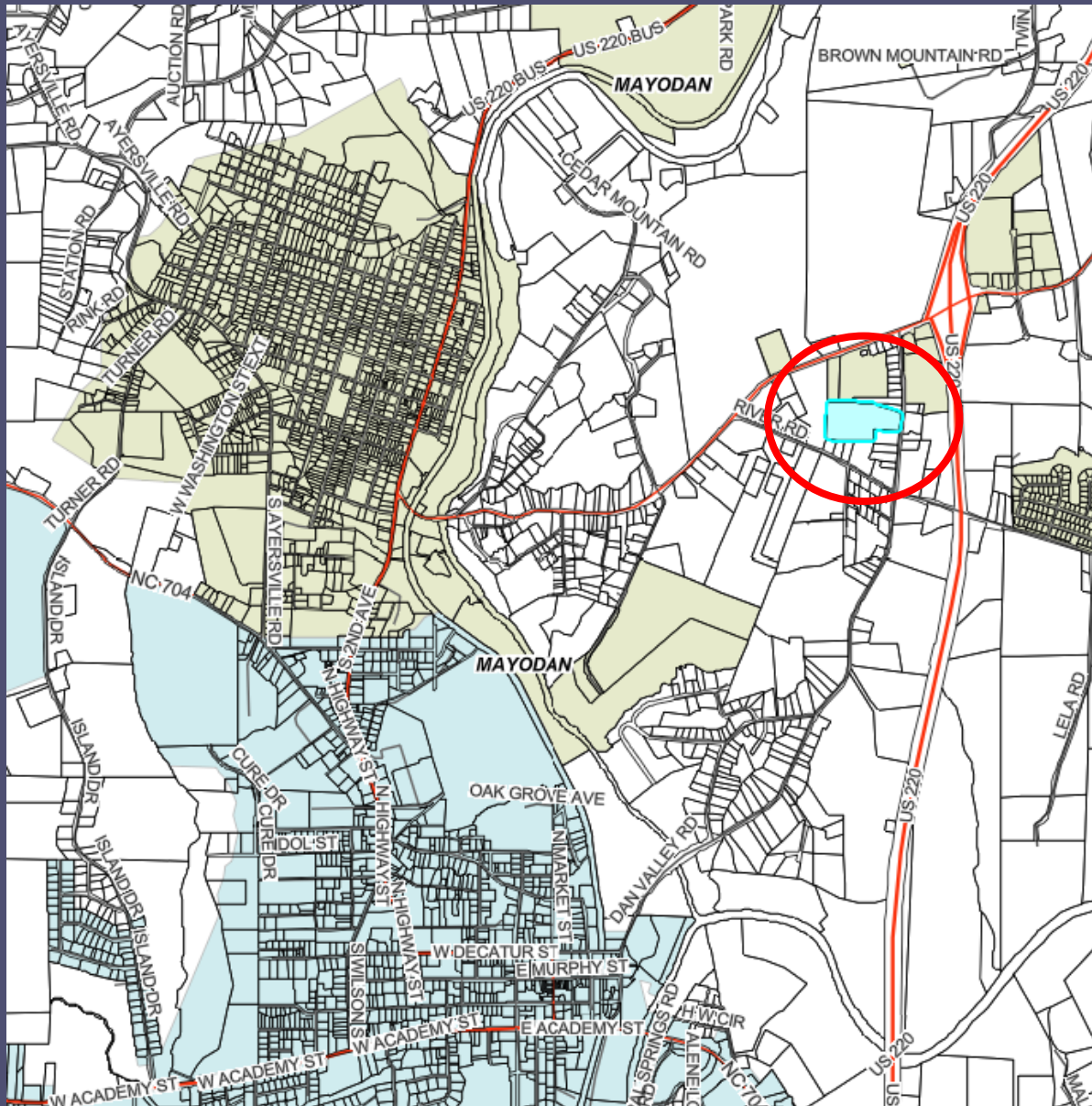
270 DAN VALLEY RD

Annexation and Original Zoning

VennTerra, LLC
Scott Krusell, Project Engineer

Town of Mayodan
Planning Board
7/16/26

SITE / LOCATION



Site Overview

- 270 DAN VALLEY RD
- 13.40 acres currently in Rockingham County
- Adjacent to Town Limits
- Property accessible only to Dan Valley Road
- Current Zoning: RA
- Proposed Zoning: R-6
- 2,000 feet away from NC 135 and US 220 Interchange

TRAFFIC CAPACITY



270 Dan Valley Road Capacity Analysis

Proposed Development

# Units	45	units
ITE est trips/unit	10	vpd/unit
Total Trips for Site	450	vpd/site

ITE=Institute of Traffic Engineers

Capacity

Road Width	20	feet
# Lanes	2	lanes
Road Capacity	9,000	vpd

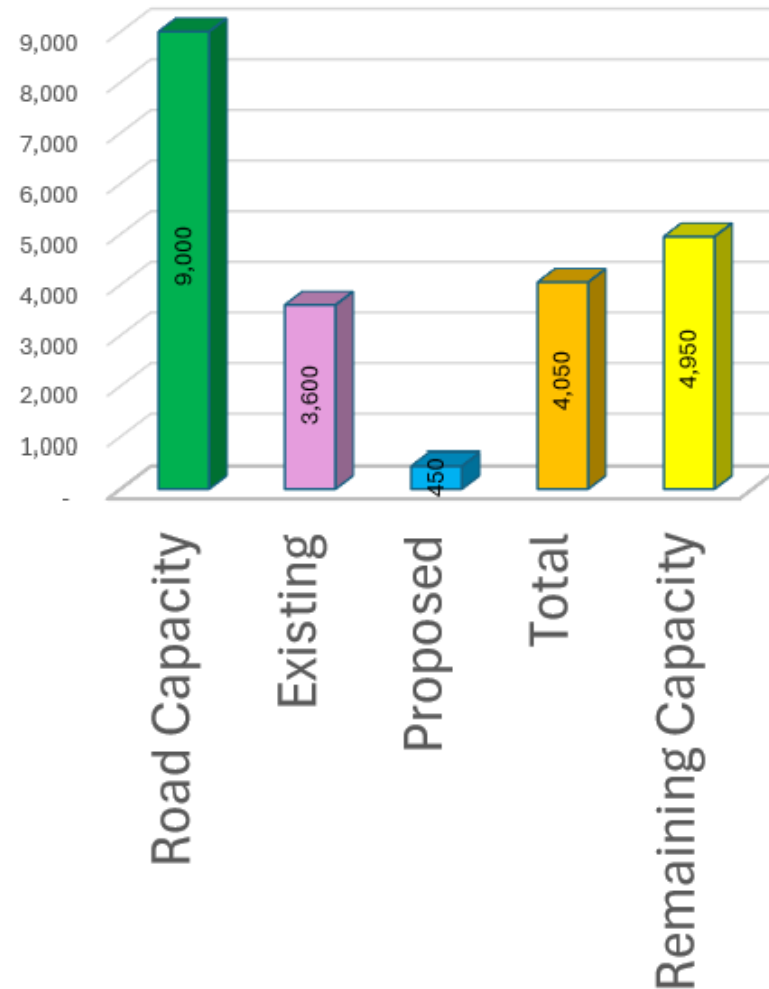
NCDOT listed capacity of 2-lane, 20' wide roadway

Utilization

Road Capacity	9,000	vpd	
Existing	3,600	vpd	40%
Proposed	450	vpd	5%
Total	4,050	vpd	45%
Remaining Capacity	4,950	vpd	55%

Existing daily trips per NCDOT AADT Mapping Website

TRAFFIC CAPACITY



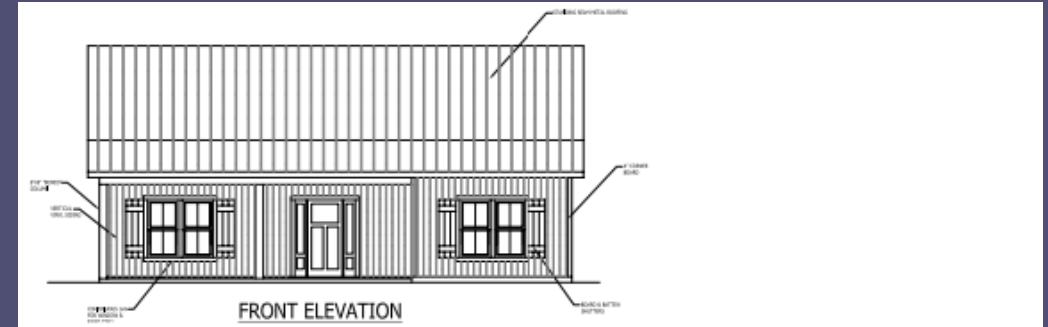
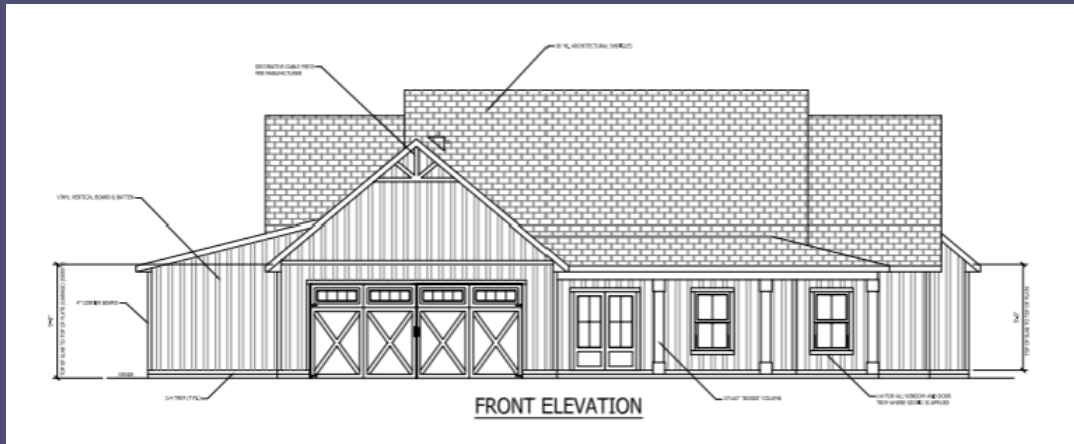
Housing Shortage



- The Proposed Development helps provide much-needed product targeted for quality workforce and attainable housing in Rockingham County. Housing Supply Gap Analysis of NC (Bowen National Research Sept 2024) reflects a five-year, 5,045 housing shortfall in Rockingham County by 2029.

ROCKINGHAM COUNTY		Housing Gap Estimates by Income (2024 to 2029)					
Percent of Area Median Income	≤30%	31%-50%	51%-80%	81%-120%	121%-150%	151%+	Total
Household Income Range	≤\$21,990	\$21,991-\$36,650	\$36,651-\$58,640	\$58,641-\$87,960	\$87,961-\$109,950	\$109,951+	N/A
Rent Range	≤\$550	\$551-\$916	\$917-\$1,466	\$1,467-\$2,199	\$2,200-\$2,749	\$2,750+	N/A
Total Rental Housing Gaps	454	371	382	245	257	65	1,774
Price Range	≤\$71,319	\$71,320-\$118,865	\$118,866-\$190,184	\$190,185-\$285,276	\$285,277-\$356,595	\$356,596+	N/A
Total For-Sale Housing Gaps	1	1	489	681	1,206	893	3,271

PRODUCT EXAMPLES



The background is a dark blue-grey color. It features a large, faint, abstract geometric pattern. This pattern consists of several concentric, rounded rectangular or shield-like shapes. A central vertical line bisects the entire composition. The text "Questions/Discussion" is centered horizontally and vertically over this background.

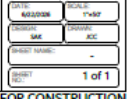
Questions/Discussion



Backup Slides



1700 LP
TOWN WATER
TOWN OF MAYODAN*





TOWN OF MAYODAN

Special Use Permit Staff Report

Case No.: SU-003-2026

Prepared by: Melody Shuler, Town Manager

Report Date: July 10, 2026

Related Action: Special Use Permit Application — 6830 NC Highway 135

Case Summary

Applicant Whitney Hoop, Muddy Dog Veterinary Hospital, LLC	Owner of Record Muddy Dog Properties, LLC
Property Location 6830 NC Highway 135, Mayodan, NC 27027	Acreage 2.12 acres
Parcel Number / PIN 179330 / 792703315265	Deed Reference Deed Book 1661, Page 752 (2024)
Current Zoning C-2 — Highway Commercial	Requested Action Special Use Permit — Day Care Facility (Employee Childcare)
Existing Use Veterinary service with outdoor kennels (Muddy Dog Veterinary Hospital)	Proposed Use Veterinary hospital with accessory employee childcare

Explanation of the Request

SU-003-2026 is a request by applicant Whitney Hoop, on behalf of Muddy Dog Veterinary Hospital, LLC, for a Special Use Permit to allow a day care facility for employee childcare at 6830 NC Highway 135, the site of the existing Muddy Dog Veterinary Hospital, in the C-2 Highway Commercial Zoning District.

Background

Section 5.8 of the Mayodan Zoning Ordinance governs day care and kindergarten facilities as a principal use. Such facilities are permitted only where a Special Use Permit is granted by Town Council, and are limited to the R-20, R-12, R-6, and C-2 zoning districts. The subject property is zoned C-2, and the applicant proposes to add an employee childcare component to the existing veterinary hospital use on site.

Location and Current Land Use

The subject property is developed with Muddy Dog Veterinary Hospital, constructed in accordance with the site plan prepared by Hugh Creed Associates, Inc. (dated April 12, 2024). The site includes the veterinary hospital building, associated parking and drive areas, and a pond to the rear of the property.

Condition and Land Use of Surrounding Properties

Direction	Zoning	Jurisdiction	Existing Use
-----------	--------	--------------	--------------

North	C-2 (Highway Commercial)	Town of Mayodan	Bojangle's (Hal-Hart Real Estate Business Trust)
South	C-2 (Highway Commercial)	Town of Mayodan	Lowe's Home Improvement (Hal-Hart Real Estate Business Trust)
East	N/A — Right-of-Way	NCDOT	US Highway 220
West	C-2 (Highway Commercial)	Town of Mayodan	Auto Zone (Autozone Development, Corporation)

The subject property does not abut residential property.

Special Use Permit Requirements

Proper public hearing notices are to be sent by staff to all adjacent property owners, and a sign is to be placed on the subject property site at least 10 days prior to the date of the meeting.

The following should be considered when evaluating a special use permit application:

1. Will the proposed use materially endanger the public health or safety?
2. Will the proposed use comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses?
3. Will the proposed use substantially injure the value of adjoining property?
4. Will the proposed use be in harmony with the area in which it is located?

Conditions are permitted to be attached to a special use permit. Any conditions must be agreed to, in writing, by both parties.

Analysis: Section 5.8 Development Standards

(a) Hours of Operation

The applicant has specified hours of operation in the application as follows: Monday, Wednesday, and Friday, 8:00 AM to 7:00 PM; Tuesday and Thursday, 8:00 AM to 6:00 PM. This satisfies the requirement of Section 5.8(a).

(b) Screening from Abutting Residential Property

The subject property does not abut residential property in any direction; adjoining parcels to the north and south are vacant and zoned C-2/MY, and the property fronts US Highway 220 to the east. Accordingly, the dense-planting screening requirement of Section 5.8(b) does not apply to this request.

(c) State/County Licensing and Inspection

The applicant has stated that all required State and/or Rockingham County licensing and inspection for the childcare use will be obtained and maintained at all times, as required by Section 5.8(c).

(d) Site Plan

The applicant submitted a simple site plan showing the location of structures on the property and required signage, ingress and egress, and the location of driveways and on-site parking, satisfying the submission requirement of Section 5.8.

Staff Recommendation

Staff recommends approval of SU-003-2026, a request for a Special Use Permit to allow a day care facility (employee childcare) as a principal use at 6830 NC Highway 135 in the C-2 zoning district, subject to the following conditions:

1. Hours of operation shall be limited to those stated in the application: Monday, Wednesday, and Friday, 8:00 AM to 7:00 PM; and Tuesday and Thursday, 8:00 AM to 6:00 PM, consistent with Section 5.8(a).
2. The applicant shall obtain and maintain all required State and/or Rockingham County licensing and inspection for the childcare use at all times, consistent with Section 5.8(c).
3. The childcare use shall be limited to an accessory, employee-only service for children of Muddy Dog Veterinary Hospital and Stokesdale Veterinary Hospital employees and shall not be operated as a use open to the general public. Any future conversion to a general-public day care use shall require separate zoning review.

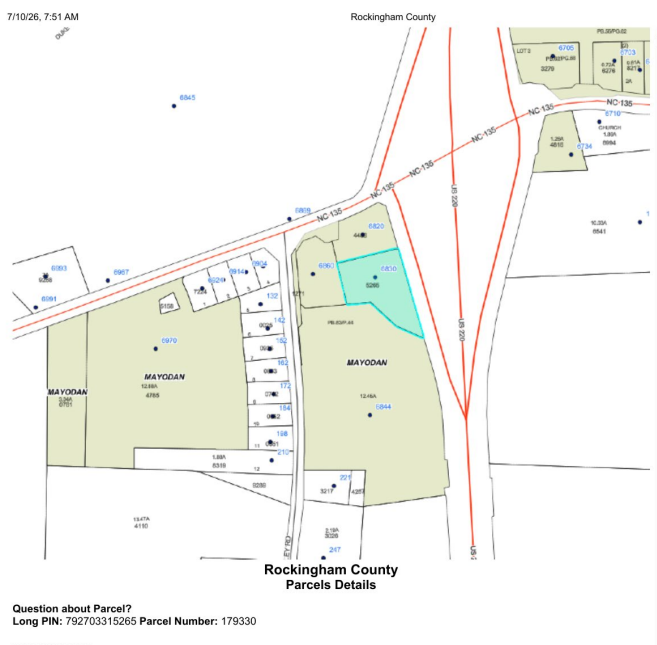
Findings of Fact

- Finding #1: The proposed use will not materially endanger the public health or safety.
- Finding #2: The proposed use will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of special use or class of special uses.
- Finding #3: The proposed use will not substantially injure the value of adjoining property.
- Finding #4: The proposed use will be in harmony with the area in which it is located.

Requested Action

- Motion for an affirmative determination for the findings of fact.
- Motion to recommend approval of petition SU-003-2026 to Town Council with conditions (list conditions).
- Motion to adopt the written decision.

Exhibit A: Vicinity and Parcel Map



Source: Rockingham County GIS Parcel Viewer





Conditional/Special Use Application

Town Of Mayodan
210 W Main St.
Mayodan, NC 27027
Application Fee \$400.00

hours: Monday,
Wed, Friday 8-7pm
Tuesday/Thursday
Fence around Back
area

Petitioner's Full Name:

Whitney Roop

Petitioner's Mailing Address:

6830 NC Hwy 135, Mayodan NC 27027

Email Address:

~~whitneyroop@gmail.com~~ whitneymuddydogvet@gmail

Phone Number:

336 627 9600 or 276 220 1527

Property Owner's Name:

Muddy Dog Veterinary Hosp LLC

Address of the Applicable Property:

6830 NC Hwy 135 Mayodan NC 27027

Parcel Identification Number:

179330

Current Zoning:

C2

Proposed Use:

employee childcare.

I hereby petition the Mayodan town Council to grant the issuance of:



Conditional Use Permit



Special Use Permit

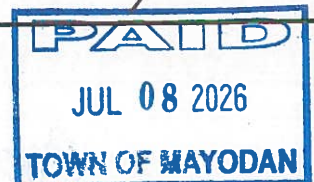
It is understood that the authorized board may designate conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed to be located, with the spirit of the ordinance, and clearly in keeping with the public welfare. All specific conditions shall run with the land and shall be binding on the original applicant, their heirs, successors, and assigns unless otherwise noted in the Town of Mayodan Zoning Ordinance. In the event of failure to comply with the plans approved by the authorized board or with any other conditions imposed upon the Special Use Permit, the permit shall thereupon immediately become void and of no effect. The designated board may authorize modifications of original plans. A public hearing will be held by the Mayodan Town Council.

Signature of Applicant:

Signature of Property Owner (If Different):

Date:

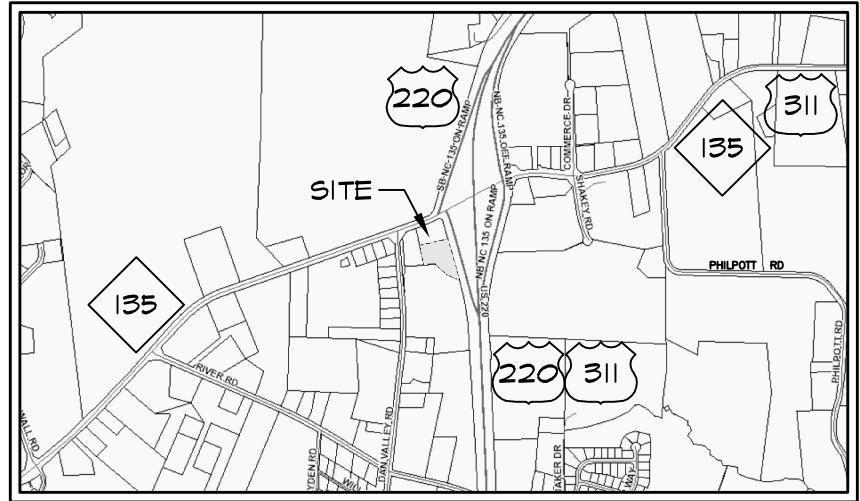
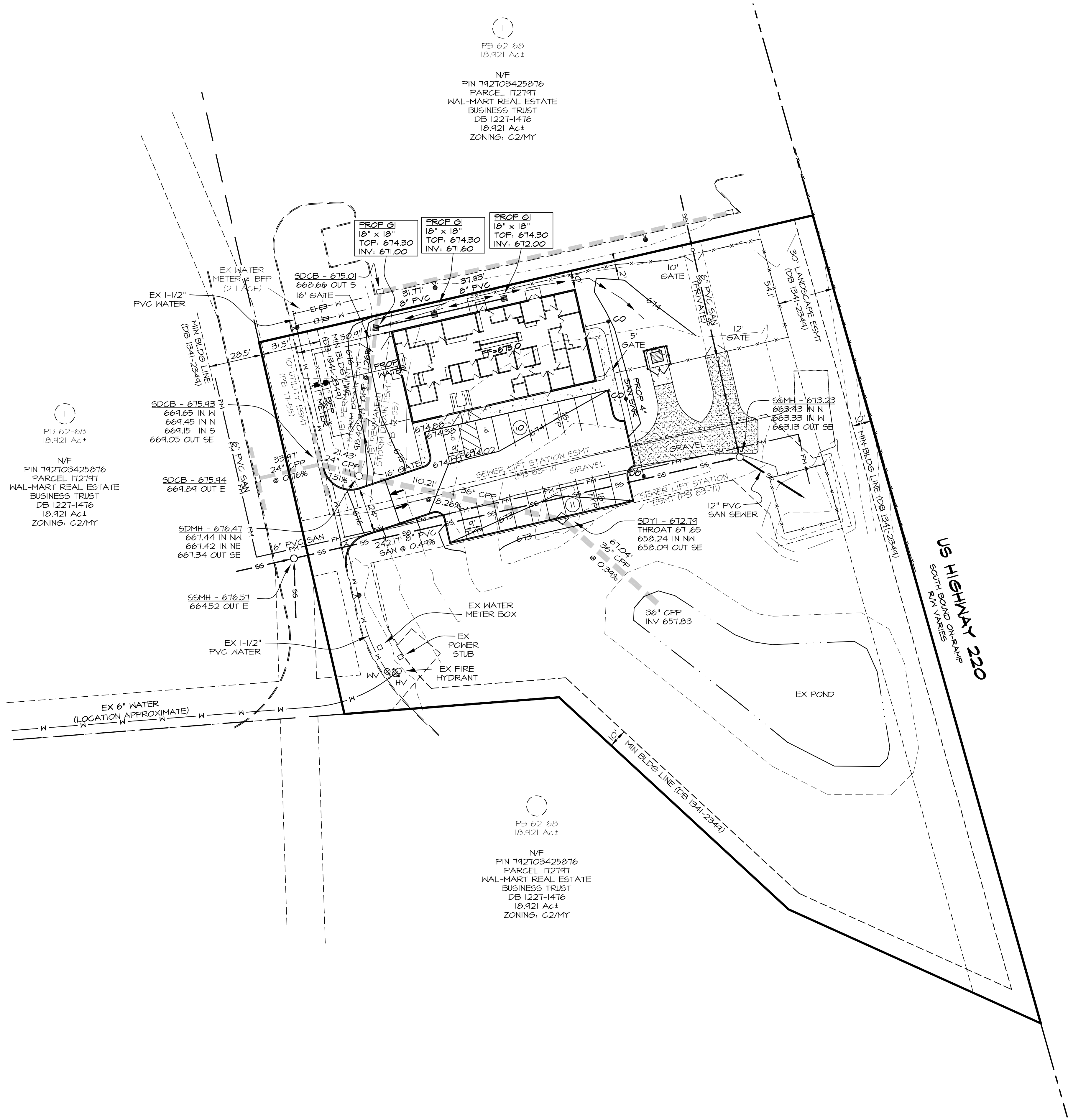
7/8/26



APRIL 12, 2024
F:\Projects\2025\Obsorne\NC 135-Lakes Lot\dwg\Site.dwg
CAB: 7 DMR: 7

LEGEND:

AC: ACRES
SF: SQUARE FEET
EX: EXISTING
DB: DEED BOOK
PB: PLAT BOOK
PC: PAGE
RD: ROAD
ST: STREET
NC: NORTH CAROLINA
EP: EX IRON PIPE
ER: EX IRON ROD/REBAR
INV: INVERT
MIN: MINIMUM
MAX: MAXIMUM
NP: NEW IRON PIPE
SAN: SANITARY
TYP: TYPICAL
TO: TO BE REMOVED
CPR: CORRUGATED PLASTIC PIPE
PIN: PARCEL IDENTIFICATION NUMBER
C/L: CENTER LINE
N/F: NOW/FORMERLY
R/W: RIGHT-OF-WAY
BLDG: BUILDING
ESMT: EASEMENT
NGCS: NC GEODETIC SURVEY
SDCB: STORM DRAIN CATCH BASIN
SDMH: STORM DRAIN MANHOLE
SDYI: STORM DRAIN YARD INLET
SSCB: SANITARY SEWER CLEANOUT
SSMH: SANITARY SEWER MANHOLE
EP / DR / NP: EP / DR / NP
STONE / MONUMENT / DISK
LIGHT POLE
CLEANOUT
MANHOLE
CATCH BASIN
METER (WATER / GAS / POWER)
VALVE (WATER / GAS)
FIRE HYDRANT



- NOTES:
- 1) LONG PIN: 792703315265; PARCEL: 179330
 - 2) APPARANT SOURCE OF TITLE (CURRENT DEED): DB 1661-0752
 - 3) REFERENCES:
DB 1661-0752, DB 1513-0668, DB 1492-0681,
DB 1483-2323, DB 1423-2302
PB 0077-0055, PB 0063-0071, PB 0063-0044
 - 4) AREA INFORMATION: 92,372 SQUARE FEET or 2.120 ACRES
BEING DESIGNATED AS TRACT "2B" PER PB 0077-0055
"SUBDIVISION PLAT, TRACT 2, PLAT BOOK 63, PAGE 71"
 - 5) THIS PARCEL IS LOCATED WITHIN THE ROANOKE RIVER BASIN
 - 6) THIS PARCEL IS NOT LOCATED WITHIN THE JORDAN LAKE WATERSHED
 - 7) THIS PARCEL IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED
 - 8) THIS PARCEL IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD RISK (ZONE "X")
(SEE FIRM COMMUNITY PANEL NUMBER 3710792700J, REVISED 7/03/2007)
 - 9) SOIL TYPES: (USDA WEB SOIL SURVEY)
L8L: LACKTOWN FINE SANDY LOAM, 1% - 4% SLOPES
L8R: LEAKSVILLE SILT LOAM, 0 - 4% SLOPES
 - 10) SITE & MAP SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, AND
RIGHTS-OF-WAY OF RECORD, NOT EVIDENT NOR VISIBLE AT TIME OF SURVEY

ZONING INFORMATION:

CURRENT USE: VACANT
PROPOSED USE: VETERINARY HOSPITAL
C2: HIGHWAY COMMERCIAL
MIN LOT AREA (SQ FT): N/A
MIN LOT WIDTH @ BLDG LINE (FEET): N/A
SETBACKS:
FRONT: (STREET R/W TO FRONT
EDGE OF BUILDING LINE) 40'
SIDE: (P/L TO PRINCIPAL BLDG)
* INCREASE TO 15' WHERE
LOT ABUTS A STREET 10'
REAR: (P/L TO PRINCIPAL BLDG) 20'
MAX BUILDING HEIGHT:
* FOR EACH TWO FEET, OR
FRACTION, OF BUILDING HEIGHT
IN EXCESS OF THAT SPECIFIED,
THE DEPTH OF THE FRONT AND
TOTAL WIDTH OF THE REQUIRED
SIDE YARDS SHALL BE INCREASED
BY ONE FOOT
(SEE ARTICLE V, SEC 1, TABLE OF
HEIGHT AND YARD REGULATIONS) 35'

PROPOSED VETERINARY HOSPITAL

MUDDY DOG PROPERTIES, LLC
MINDY S & BRADON L PRICE

6830 NC HIGHWAY 135
MAYO TOWNSHIP, ROCKINGHAM COUNTY
MATODAN, NORTH CAROLINA

DATE: 4/12/2024 SCALE: 1" = 30' SHEET: 1 OF 1

HUGH CREED ASSOCIATES, INC, PA
CONSULTING ENGINEERS & LAND SURVEYORS

PO BOX 9623
1306 W WENDOVER AVE
GREENSBORO, NC 27408
FIRM LICENSE: #C-0551
PHONE: (336) 275-9826
or (336) 275-8084
hca@hughcreedassociates.com



OWNER/DEVELOPER:
MUDDY DOG PROPERTIES, LLC
629 SMOTHERS RD
MADISON, NC 27025
CONTACT: MINDY S PRICE
MOBILE: 336-561-6346

4/12/2024

**WRITTEN DECISION – SPECIAL USE PERMIT FOR DAY CARE FACILITY
(EMPLOYEE CHILDCARE) – 6830 NC HIGHWAY 135**

WHEREAS, an application was submitted by Whitney Hoop, on behalf of Muddy Dog Veterinary Hospital, LLC, requesting a Special Use Permit to allow a day care facility (employee childcare) as a principal use at property located at 6830 NC Highway 135 (GIS ID: 792703315265; Parcel #179330); and

WHEREAS, the subject property is located within the C-2 Highway Commercial zoning district, where day care and kindergarten facilities as a principal use are permitted pursuant to a Special Use Permit under Section 5.8 of the Town of Mayodan Zoning Ordinance; and

WHEREAS, the application proposes an accessory, employee-only childcare service for children of Muddy Dog Veterinary Hospital employees, to be operated within the existing fenced rear yard of the veterinary hospital site, and is not proposed as a use open to the general public; and

WHEREAS, notice of the public hearing was duly provided in accordance with applicable law, and a public hearing was held by the Town Council at which all persons wishing to be heard were given the opportunity, and all competent, material, and substantial evidence was received; and

WHEREAS, the Planning Board reviewed the application on Thursday, July 16, 2026, and voted (5:0) to recommend approval of the Special Use Permit with conditions; and

WHEREAS, the Town Council, having considered the application, staff report, Planning Board recommendation, and all evidence presented, makes the following findings in accordance with N.C.G.S. § 160D-705(c):

FINDINGS OF FACT

1. Public Health and Safety

The proposed use will not materially endanger the public health or safety. The applicant will obtain and maintain all required State (NC DCDEE) and/or Rockingham County licensing and inspection for the childcare use, and the existing fence enclosing the rear yard play area provides an adequate safety enclosure. Hours of operation are limited to those stated in the application, and the use is limited to an accessory, employee-only service that will not materially increase traffic or activity on the site.

2. Compliance with Ordinance Standards

The proposed use complies with all applicable requirements of Section 5.8 of the Town of Mayodan Zoning Ordinance. Hours of operation have been specified as required by Section 5.8(a); the dense-planting screening requirement of Section 5.8(b) does not apply, as the property does not abut residential property; the applicant will maintain all required State and/or County licensing pursuant to Section 5.8(c); and a site plan showing structures, setbacks, signage, ingress and egress, and on-site parking was submitted as required.

3. Impact on Adjacent Property Values

The proposed use will not substantially injure the value of adjoining property. The surrounding properties are zoned C-2/MY Highway Commercial and are either vacant or

in commercial/industrial use, and the proposed accessory, employee-only childcare use is a low-intensity addition to the existing veterinary hospital that does not alter the commercial character of the corridor.

4. **Harmony with Surrounding Area**

The proposed use is in harmony with the area in which it is located. The childcare use is accessory to the lawfully established veterinary hospital, is limited to employees of that business, and will not be operated as a use open to the general public. The use is consistent with the commercial character of the NC Highway 135/US Highway 220 corridor.

NOW, THEREFORE, BE IT RESOLVED

That the Town of Mayodan Town Council hereby APPROVES Special Use Permit SU-003-2026 for property located at 6830 NC Highway 135, to allow a day care facility (employee childcare) as a principal use accessory to the existing veterinary hospital, as shown on the site plan submitted with the application, subject to the following conditions:

CONDITIONS

1. **Hours of Operation**

Hours of operation shall be limited to those stated in the application: Monday, Wednesday, and Friday, 8:00 AM to 7:00 PM; and Tuesday and Thursday, 8:00 AM to 6:00 PM.

2. **State/County Licensing**

The applicant shall obtain and maintain all required State (NC DCDEE) and/or Rockingham County licensing and inspection for the childcare use at all times.

3. **Fence Maintenance**

The existing fence enclosing the rear yard play area shall be maintained in good condition for the duration of the childcare use.

4. **Employee-Only Use**

The childcare use shall be limited to an accessory, employee-only service for children of Muddy Dog Veterinary Hospital and Stokesdale Veterinary Hospital employees and shall not be operated as a use open to the general public. Any future conversion to a general-public day care use shall require separate zoning review.

Adopted this 10th day of August, 2026.

E. Dwight Lake, Mayor

ATTEST:

Sarah Hopper, Town Clerk



Mayodan Fire Department

100 North Ayersville Road

Mayodan, NC 27027

(336) 427-5977

Chief Dylan Garner

(336) 552-3215

dgarner@mayodannnc.org



To: Mayodan Town Council, Mayor, and Town Manager

From: Dylan Garner, Fire Chief

Date: July, 2026

Subject: Emergency Calls and Training Report for July 2026

Emergency Calls for July 2026

1. 7/1/2026 – 2:13 PM – Tree Down
 - 7261 NC 704, Madison NC
 - Engine 61 arrived to find a tree on power line in a yard
 - CCOM contacted Duke Energy. Duke Energy arrived and assumed the scene
 - 6 Personnel (3 FF, 2 D/O, 4 Support)
2. 7/1/2026 – 2:25 PM – Chest Pain
 - Shakey Rd, Stoneville NC
 - Assisted EMS with Chest Pain
 - Squad 68 arrived on scene and personnel assisted EMS as needed
 - 3 Personnel (2 EMT, 1 EMC)
3. 7/1/2026 – 5:58 PM – Commercial Alarm
 - 620 Wonderland Dr, Madison
 - Engine 63 proceeded to assist Station 50 with alarm and was cancelled En-Route
 - 4 Personnel (1 FF, 1 D/O, 2 Support)
4. 7/2/2026 – 3:30 AM – Commercial Alarm
 - 620 Wonderland Dr, Madison
 - Engine 61 responded to assist Station 50 with commercial alarm and was cancelled En-Route due to False Alarm
 - 3 Personnel (1 FF, 1 D/O, 1 Support)
5. 7/2/2026 – 6:17 AM – Chest Pain
 - 1209 Madison St, Mayodan
 - Responded to assist RCEMS with Chest Pain
 - Squad 68 arrived and assisted as needed
 - 2 Personnel (1 EMT, 1 EMC)
6. 7/2/2026 – 10:41 AM – Alarm Residential
 - 2930 US 311, Madison
 - Dispatched to assist Madison FD with a residential alarm
 - Engine 61 proceeded and was cancelled En-route by E53

- 6 Personnel (3 FF, 2 D/O, 1 Support)
7. 7/2/2026 – 11:29 AM – Back Pain
 - Roach St, Mayodan
 - Responded to assist RCEMS with a Back Pain
 - Squad 68 personnel gathered vitals on female patient until EMS arrival
 - 4 Personnel (2 EMT, 2 EMC)
 8. 7/2/2026 – 11:29 am– Breathing Problem
 - 7453 NC 135, Mayodan
 - Responded to assist Rockingham County EMS with a Breathing Problem
 - EMS assumed all patient care while fire department personnel remained on scene to assist with patient until cleared by RCEMS
 - 1 Personnel (1 EMT)
 9. 7/2/2026 – 7:15 PM – Structure Fire
 - 10014 NC 704, Madison
 - Responded to assist Stokes 36 with a possible structure fire
 - E63 proceeded and cancelled En-Route Due to no fire
 - 5 Personnel (2 FF, 1 D/O, 2 Support)
 10. 7/3/2026 – 9:58 PM – Chest Pains
 - 1209 W Madison St, Mayodan
 - Responded to assist Rockingham County EMS with an Chest Pains call
 - Squad 68 gathered vitals until EMS arrival
 - 2 Personnel (1 EMT, 1 EMC)
 11. 7/4/2026 – 10:53 AM – Tree Down
 - Ayersville/Rink Rd, Mayodan
 - Responded to remove tree partially in the roadway
 - 3 Personnel (1 FF, 1 D/O, 1 Support)
 12. 7/4/2026 – 1:10 PM – Stroke
 - 146 Boles St, Mayodan
 - Assisted Rockingham County EMS with a Stroke
 - Squad 68 personnel gathered vitals until EMS arrival
 - 2 Personnel (1 EMT, 1 EMC)
 13. 7/4/2026 – 8:40 PM – Chest Pain
 - 7671 NC 704, Madison
 - Responded to assist RCEMS with Chest Pain
 - Squad 68 arrived and assisted EMS as needed
 - 2 Personnel (1 EMT, 1 EMC)
 14. 7/4/2026– 9:45 PM – Commercial Alarm
 - 620 Wonderland Dr, Madison
 - Responded to assist Station 50 with a commercial alarm
 - Engine 63 arrived and was canceled upon arrival due to alarm malfunction
 - 5 Personnel (2 FF, 2 D/O, 1 Support)
 15. 7/5/2026 – 9:44 PM – Breathing Problem

- 1209 W Madison St. Mayodan
 - Responded to assist RCEMS with a Breathing Problem
 - Squad 68 arrived on scene and personnel assisted EMS as needed
 - 2 Personnel (1 EMT, 1 EMC)
16. 7/7/2026 – 3:00 PM – Choking
- 222 Cardwell Rd, Mayodan
 - Responded to assist RCEMS with a choking.
 - Squad 68 arrived and found EMS assuming all patient care. RCEMS cleared Station 60 unit
 - 2 Personnel (1 EMT, 1 EMC)
17. 7/7/2026 – 10:18 PM – Diabetic Problem
- 604 N 11th Ave, Mayodan
 - Responded to assist RCEMS on a Diabetic Problem.
 - Arrived on scene with RCEMS. RCEMS assumed all patient care.
 - 4 Personnel (2 EMT, 1 EMC)
18. 7/10/2026 – 4:21 PM – Electrical Hazard
- 910 Ayersville Rd, Mayodan
 - Responded to a power line down and arcing
 - Engine 61 and Brush 67 controlled traffic
 - 5 Personnel (2 FF, 3 Support)
19. 7/10/2026 – 4:46 PM – Tree Down Service call
- W Jefferson/N 6th Ave, Mayodan
 - Responded to a tree down in the roadway and removed tree
 - 5 Personnel (2 FF, 3 Support)
20. 7/10/2026 – 6:02 PM – Alarm Commercial
- 915 Ayersville Rd, Madison
 - Responded to assist Station 50 with a Commercial Alarm
 - Engine 61 arrived on scene and personnel investigated! Alarm Malfunctioned
 - 7 Personnel (2 FF, 2 D/O, 3 Support)
21. 7/11/2026 – 7:56 PM – Alarm Residential
- 211 Carriage Dr, Stoneville
 - Responded to assist Station 120 with a Alarm Residential
 - Engine 63 was cancelled En-Route due to alarm malfunction
 - 3 Personnel (1 D/O, 2 support)
22. 7/11/2026 – 8:43 PM – Stroke
- 328 Sisk Mill LP, Madison
 - Responded to assist RCEMS with a Stroke
 - Squad 68 personnel assisted as needed
 - 2 Personnel (2 EMC)
23. 7/12/2026 – 9:56 AM – Sick Person/Lift Assist
- 501 N Ayersville Rd, Mayodan
 - Responded to assist RCEMS with a Lift Assist

- Assisted patient from the bed to the stretcher and onto transport unit
 - 3 Personnel (2 EMT, 1 EMC)
24. 7/13/2026 – 11:31 AM – Alarm Residential
- 605 N 11th Ave, Mayodan
 - Engine 61 responded to residential alarm
 - Engine 61 arrived to find a cooking incident, no fire
 - 6 Personnel (2 FF, 2 D/O, 2 Support)
25. 7/14/2026 – 2:35 PM – Lift Assist
- 209 N 5th Ave, Mayodan
 - Responded to assist patient to sit up in her bed
 - 4 Personnel (2 EMT 2 EMC)
26. 7/16/2026 – 2:01 PM – Unknown Man Down
- Wray St/ S 6th Ave
 - Responded to assist RCEMS with a Unknown Man down
 - Arrived on scene to find a male sitting in the roadway. Male was resting and did not need assistance
 - 5 personnel (2 EMT, 3 Support)
27. 7/16/2026 – 2:31 PM– Vehicle Fire
- 804 Island Dr, Madison
 - Responded to assist Station 50 with vehicle fire
 - Assisted extinguishing a van fire
 - 8 Personnel (3 FF, 7 Support)
28. 7/16/2026 – 5:02 PM – Service Call
- 275 Carefree Ln, Madison
 - Engine 63 went to a water event for youth at Camp Carefree
 - 3 Personnel
29. 7/17/2026 – 6:42 PM – Lift Assist
- 501 N Ayersville Rd, Mayodan
 - Responded to a Lift Assist
 - Assisted patient from the transport unit to the bed
 - 3 Personnel (1 EMT, 2 EMC)
30. 7/21/2026 – 8:44 AM – Stroke
- 805 Island Dr, Madison
 - Responded to assist Station 50/EMS with a Stroke on top of building.
 - Station 60 personnel arrived and assisted as needed
 - 3 Personnel (2 EMT, 1EMC)
31. 7/22/2026 – 12:22 AM – Tree Down on Roadway
- 392 Case School Rd, Madison
 - Units responded and removed the tree in the roadway using chainsaws
 - 4 Personnel (2 FF, 2 support)
32. 7/22/2026 – 1:27 PM – Fall
- 501 N Ayersville Rd, Mayodan

- Responded to assist RCEMS with a lift as
 - 6 Personnel (4 EMT, 2 EMC)
33. 7/23/2026 – 10:40 AM – Transportation Accident
- NC 135/US 220, Mayodan
 - Responded to assist Rockingham County EMS with patient check-up
 - E61 arrived on scene and assessed one patient and checked for leading fluids
 - 7 Personnel (3 FF, 2 D/O, 2 Support)
34. 7/23/2026 – 2:08 PM – Transportation Accident
- 312 N 6th Ave, Mayodan
 - E61 responded to possible transportation accident via I-phone crash detection. Unfounded
 - 7 personnel (3 FF, 1 D/O, 3 Support)
35. 7/23/2026– 10:42 PM – Alarm Commercial
- 614 Burton St. Madison
 - E61 responded to a commercial alarm at Food Lion
 - Alarm malfunction due to store remodel inside building
 - 5 personnel (1FF, 1 D/O, 3 support)
36. 7/24/2026 – 10:20 AM – Lift Assist
- 501 N Ayersville Rd, Mayodan
 - Responded to assist a disabled female patient from her old bed to new bed
 - 5 Personnel (3 EMT, 2 EMC)
37. 7/25/2026 – 3:48 AM – Chest Pain
- 170 Shakey Rd, Mayodan
 - Responded to assist RCEMS with Chest Pain
 - Squad 68 arrived to find patient with EMS. Personnel assisted as needed
 - 1 Personnel (1 EMT)
38. 7/25/2026 – 6:21 PM – Breathing Problem
- 155 Pinecrest Road, Madison
 - Responded to assist RCEMS with Breathing Problem
 - Squad 68 personnel arrived on scene and gathered vitals. EMS arrived and assumed all patient care
 - 3 Personnel (2 EMT, 1 EMC)
39. 7/25/2026 – 1:46 PM – Chest Pain
- 307 Whitbeck Dr, Mayodan
 - Responded to assist RCEMS with Chest pain
 - Squad 68 arrived and assisted EMS as needed.
 - 2 Personnel (1 EMT, 1 EMC)
40. 7/25/2026 – 9:00 PM – Unconscious
- 6970 NC 135, Mayodan

- Station 60 assisted RCEMS with an unconscious
 - Units arrived on scene to find the patient in the transport unit and EMS assuming all patient care. Squad 68 personnel assisted as needed.
 - 2 personnel (1 EMT, 1 EMC)
41. 7/26/2026 – 6:47 PM – Chest Pain
- 501 N Ayersville Rd, Mayodan
 - Responded to assist RCEMS with Chest Pain
 - Squad 68 arrived and personnel gathered vitals until EMS arrival.
 - 2 Personnel (1 EMT, 1 EMC)
42. 7/27/2026 – 10:06 AM – Service Call
- 704 Wilkins St, Mayodan
 - Smoke alarm installs at residence
 - 2 Personnel (2 FF)
43. 7/28/2026 – 3:00 AM – Breathing Problems
- 501 N Ayersville Rd, Mayodan
 - Responded to assist RCEMS with a breathing problem
 - EMS assumed all patient care. Squad 68 personnel assisted as needed
 - 1 Personnel (1 EMT)
44. 7/28/2026 – 12:09 PM – Commercial Fire Alarm
- 130 Shakey Rd, Stoneville
 - E63 arrived on scene to find alarm malfunction no fire
 - 5 personnel (1 FF, 2 D/O, 2 Support)
45. 7/28/2026 – 4:30 PM – Lift Assist
- 501 N Ayersville Rd, Mayodan
 - Responded to assist Madison Rescue with a lift assist for a patient
 - Assisted patient from the bed to the stretcher and into transport unit
 - 4 Personnel (2 EMT, 2 EMC)
46. 7/28/2026 – 9:21 PM – Chest Pain
- 1204 Virginia St, Mayodan
 - Responded to assist RCEMS with chest pain
 - Assessed a patient until EMS arrival.
 - 5 personnel (3 EMT, 2 EMC)
47. 7/29/2026 – 4:35 PM Smoke Investigation
- 800 S Ayersville Rd, Mayodan
 - Units arrived on scene to find a container fire
 - Units cooled exposures and let the fire burn out on its own
 - Units conduct Hazmat Operations to contain hazardous materials
 - 11 Personnel (4 FF, 2 D/O, 5 Support)
48. 7/30/2026 – 12:45 PM Service Call
- 800 S Ayersville, Service Call
 - Responded to fill a container with water from E63 so smoldering batteries could be covered in water.

- 3 personnel (3 FF)
49. 7/30/2026 – 5:32 PM – Power Line Down
- 505 Boswell St, Mayodan
 - E63 arrived on scene to find powerline down from house.
 - CCOM notified Duke Energy to be En-route. E63 was cleared by Duke Energy
 - 1 Personnel (1FF)
50. 7/30/2026 – 5:36 PM – Alarm Commercial
- 170 Shakey Rd, Stoneville
 - L62 responded to fire alarm and arrived on scene to find false alarm no fire
 - 7 personnel (1 FF, 2 D/O, 4 Support)
51. 7/30/2026 – 6:21 PM – Chest Pain
- 1209 W Madison St, Mayodan
 - Assisted RCEMS with Chest Pain
 - Squad 68 arrived on scene and gathered vitals until EMS arrival
 - RCEMS arrived on scene and assumed all patient care.
 - 4 personnel (2 EMT, 2 EMC)
52. 7/30/2026 – 7:34 PM – Alarms Commercial
- 170 Shakey Road, Stoneville
 - Canceled Enroute due to it being a Fire Drill
 - 5 personnel (1 FF, 4 Support)

Drills and Training for July 2026

Drills:

- 7/14/2026 –
 - Held at Mayodan Fire Department
 - Drafted from E63 relayed water to E61
 - Flowed water from E61 using Deck Gun and Monitor
 - Led by C. Joyce
- 7/28/2026 – Scene Size up
 - Held at Mayodan Fire Department
 - Discussed what to look for and do a size up on a working fire
 - Discussed how to read smoke and determined actions that need to take place
 - Led by Mason James