

Town of Mayodan

Comprehensive Land Development Plan



Adopted March 09, 2026

Table of Contents

Section 1: Introduction and Overview 4

- 1.1 Purpose of Plan 4
- 1.2 History of Mayodan 4
- 1.3 Planning Process and Methodology 5

Section 2: Relevant Existing Plans 5

Section 3: Existing Conditions 8

- 3.1 Characteristics of the Population 8
- 3.2 Characteristics of the Housing Inventory 13
- 3.3 Existing Land Use 17
- 3.4 Existing Land Use Table 17
- 3.5 Existing Land Use Map 18
- 3.6 Zoning 19
- 3.7 Zoning Districts 19
- 3.8 Zoning Map 21
- 3.9 Subdivision Regulations 22
- 3.10 Utilities 23
- 3.11 Transportation 23
- 3.12 Recreation and Parks 27

Section 4: Community Input 31

- 4.1 Steering Committee 31
- 4.2 Survey Responses 32
- 4.3 Public Meetings 33

Section 5: Goals, Policies, and Strategies 35

- 5.1 Vision Statement 35
- 5.2 Downtown and Economic Development 35
- 5.3 Housing and Residential Development 37

5.4	Transportation.....	38
5.5	Recreation, Trails, and Greenway	39
5.6	Environmental and Natural Resources	40

Section 6: Future Land Use Map 41

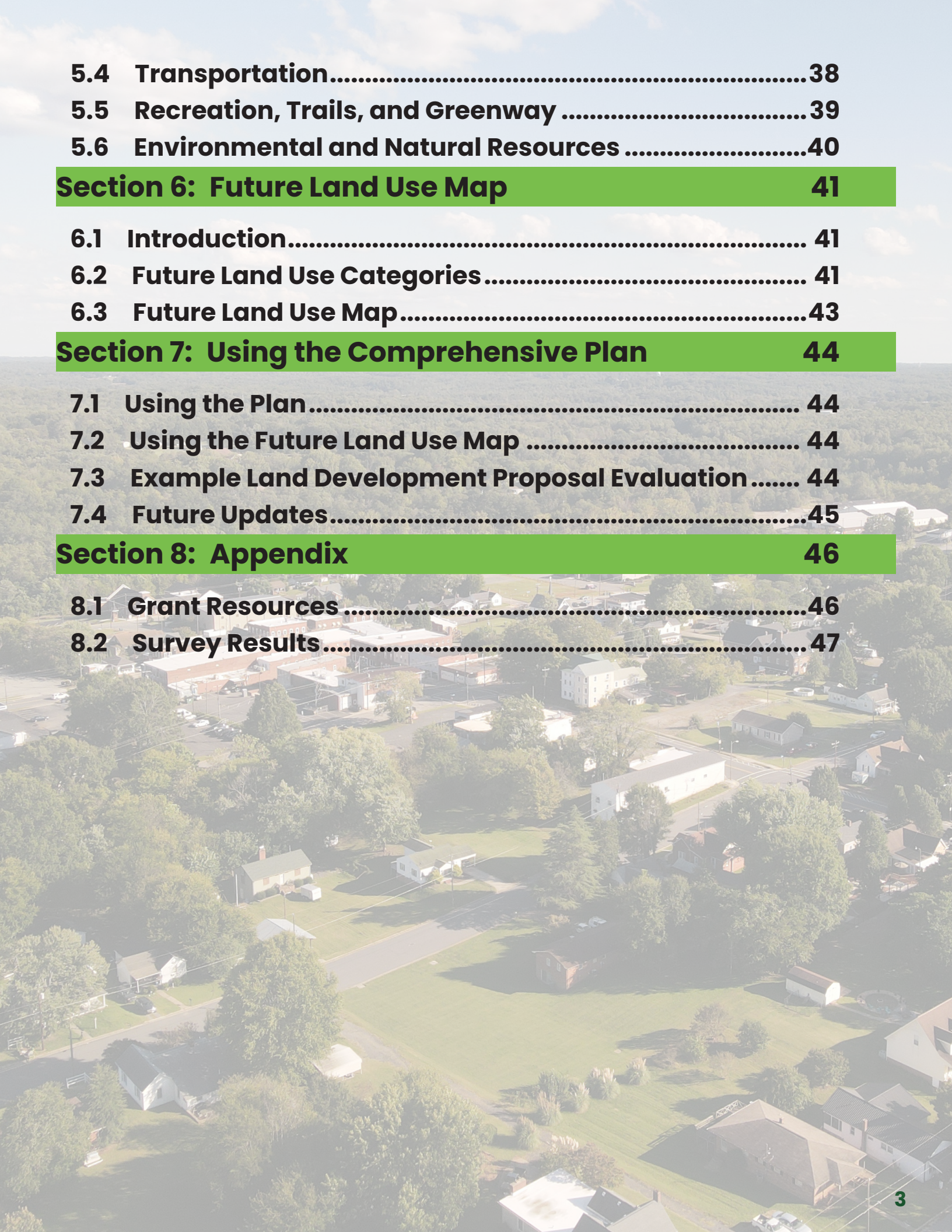
6.1	Introduction.....	41
6.2	Future Land Use Categories	41
6.3	Future Land Use Map.....	43

Section 7: Using the Comprehensive Plan 44

7.1	Using the Plan.....	44
7.2	Using the Future Land Use Map	44
7.3	Example Land Development Proposal Evaluation	44
7.4	Future Updates.....	45

Section 8: Appendix 46

8.1	Grant Resources	46
8.2	Survey Results.....	47



Section 1: Introduction and Overview

1.1 Purpose of Plan

What will the Town of Mayodan look like in the year 2045? The purpose of this plan is to guide local land uses toward a collective vision of the Future Mayodan. The Town of Mayodan Land Development Plan (LDP) will guide Mayodan in proactive responses to development issues that arise over time. The LDP will be a valuable resource to decision makers on whether to approve zoning changes, where to prioritize capital expenditures, and when implementing infrastructure projects.

This document combines information from a steering committee of local leaders, community input, as well as current data on transportation, housing, and natural resources to provide a rational basis for local land use decisions.

Legal Requirements

North Carolina General Statute §160D-501 states: *“As a condition of adopting and applying zoning regulations under this Chapter, a local government shall adopt and reasonably maintain a comprehensive plan or land-use plan.”* This comprehensive land development plan meets the requirements set forth in G.S. §160D-501 and will allow the Town of Mayodan to maintain zoning authority within its corporate municipal limits and extra territorial jurisdiction (ETJ).

In addition to this, North Carolina General Statute § 160D-605 states: *“When adopting or rejecting any zoning text or map amendment, the governing board shall approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan.”*

Planning Area

Mayodan encompasses one and a half square miles of scenic rolling land in the northern Piedmont Triad region of central North Carolina. It has a historic downtown, comprised of restaurants, retail shops and other local small businesses. NC 220 Business runs through the downtown section of the town and is lined with a mix of retail and restaurants. The Mayo River flows north to south past historical mill sites and the downtown area.

Mayodan retains its rural southern tradition of hospitality and warmth. In resident surveys and informal interviews at public events the town is frequently described as “a quiet friendly place where everyone knows their neighbors.” Mayodan is a relaxed location to live, work, and play. The amenities of larger cities are close by, yet Mayodan maintains its small-town character and charm.

1.2 History of Mayodan

Nestled near the confluence of the Mayo and Dan Rivers, Mayodan has a history shaped by industry, community spirit, and the natural beauty of North Carolina’s foothills. The town was incorporated in 1899, its name blending the two rivers that remain central to its identity.

Mayodan’s early growth was anchored by Washington Mills, a large textile manufacturer that brought jobs and prosperity to the area. For much of the 20th century, the mill was

the heartbeat of the community, attracting workers and their families and helping to establish Mayodan as a thriving town. Like many Southern mill towns, Mayodan’s story reflects resilience—transitioning from an industrial past into a future that embraces recreation, tourism, and small-town charm.

Today, Mayodan celebrates its heritage while looking forward. The town is becoming a regional destination for outdoor recreation, with river access, trails, and parks connecting residents and visitors to its scenic setting. At the same time, new investments in community development are building on the foundation laid by earlier generations.

Mayodan’s history is more than dates and buildings—it is the story of people who built a community rooted in hard work, neighborliness, and pride. That legacy continues to shape the town as it grows into the future.

1.3 Planning Process and Methodology

A detailed analysis of existing conditions and future trends was conducted to ensure the LDP responds to the most relevant and current land development issues and trends. Mapping and database technology was used to compare and analyze demographic, economic, environmental, and service growth factors. Population, housing, and economic data reported is from the U.S. Decennial Census (1890–2020), NC State Demographer 2024 Certified Population Estimate (July 1, 2024), US Census Bureau American Community Survey (2023).

A steering committee was formed from local government representatives and local residents. Monthly stakeholder meetings were held to guide the planning process. A community survey, delivered digitally and on paper, was conducted to determine resident attitudes and interests on a range of land use topics.

Using the quantitative and qualitative information gathered through the data analysis and community engagement processes, overarching goals, specific policies, and actionable implementation strategies were developed by the steering committee and planning staff through an iterative process from December 2024 to January of 2026, along with a Future Land Use Map to serve as a visual guide in future development decisions. This draft plan was sent to Mayodan’s Planning board for analysis and recommendations, and then to the Town Council for final adoption.

Section 2: Relevant Existing Plans

Incorporating relevant existing plans is essential for ensuring that the Mayodan Comprehensive Land Development Plan functions as a unified and actionable guide for the future. By building upon established strategies, the Town maintains continuity in public policy, avoiding contradictory goals while maximizing the efficiency of municipal resources. Additionally, demonstrating alignment with prior work is critical for meeting legal standards and strengthening Mayodan’s position for potential funding opportunities, ensuring that growth is both strategic and sustainable.

Town of Mayodan Future Land Use Map Update (November 2013)

The previous land development plan (LDP) was adopted in 2013. It described the land use categories present in the town at the time, ranging from agricultural to industrial. It also touched on the historical development of Mayodan and areas of anticipated future growth. Brief mention was given to local recreational facilities. This plan has served as the land use guide for the Town.

Mayodan Strategic Plan (2025 – 2030)



This strategic plan outlines the Town of Mayodan’s priorities for the years 2025–2030. The plan was developed through a collaborative retreat of elected officials and department heads. It reflects Mayodan’s commitment to preserving its unique history while embracing growth, revitalizing the economy, and enhancing quality of life for all. Key priorities of the Town include infrastructure modernization, Downtown and Washington Mills redevelopment, and the expansion of outdoor recreational facilities.

Madison–Mayodan Parks and Recreation Master Plan (2025)



The Madison–Mayodan Recreation Commission serves the communities of Madison and Mayodan by facilitating a variety of recreational opportunities that enhance quality of life and promote a healthy, active lifestyle for all participants. Established over 40 years ago, the Commission was created through an inter-local agreement between the Towns of Mayodan and Madison, forming North Carolina’s first merged parks and recreation department. Department staff provide citizens and visitors with important services that include athletic and outdoor recreational programming and facility management.

Rockingham County Comprehensive Transportation Plan (2010, 2025 update)



This is a long-range multi-modal transportation plan that covers transportation needs. The 2025 update will cover transportation planning ideas through 2040. Modes of transportation evaluated as part of this plan include highway, public transportation and rail, bicycle, and pedestrian. This plan does not cover routine maintenance or minor operations issues. The updated plan is slated for completion in early 2026.

Piedmont Triad Regional Trail Plan and Inventory (2011)

Piedmont Triad Regional Trail Plan and Inventory

Final Report

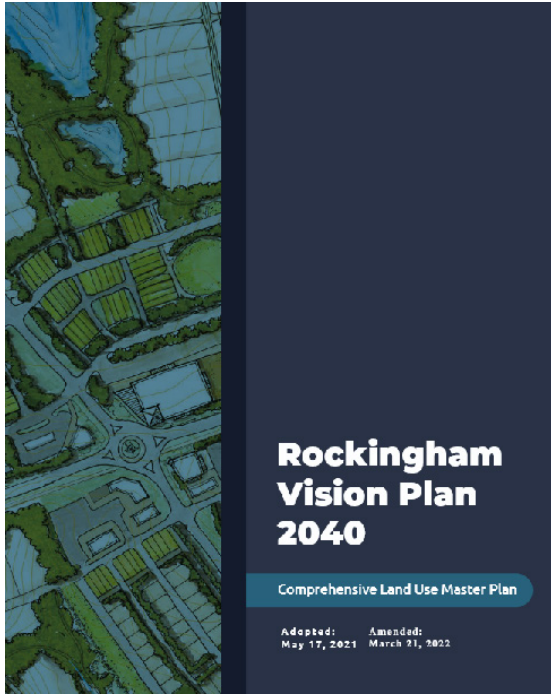


PIEDMONT TRIAD
COUNCIL OF GOVERNMENTS

Spring 2011

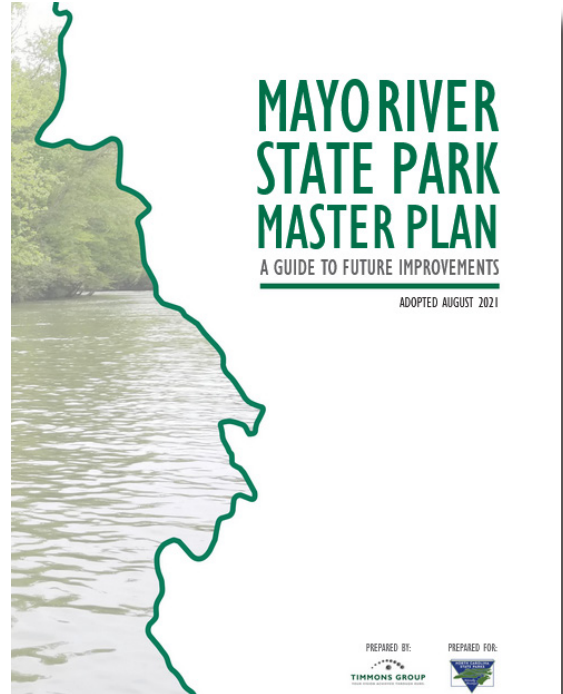
The Piedmont Regional Trail Plan includes an inventory of existing & current proposed trails, and identification of new proposed regional trail connections throughout the Piedmont Triad. A series of public workshops were held for stakeholders to identify trail connections that best preserve and enhance recreation, open space, water quality and wildlife habitat opportunities in the region.

Rockingham Vision Plan 2040 Comprehensive Land Use Plan (2021)



The Rockingham Vision 2040 Comprehensive Land Use Plan provides County leaders and citizens with a new road map for land use and development decision-making; this document replaces the County's 2006 land use plan to meet today's growth challenges, while ensuring the County is within compliance of new state laws pertaining to land use planning and zoning.

Mayo River State Park Master Plan (2021)



The Mayo River State Park Master Plan establishes a long-term vision to create a continuous protected natural corridor along the Mayo River, stretching from the Virginia state line to its confluence with the Dan River south of Mayodan. The plan balances the preservation of the river's high water quality and rare aquatic species with the expansion of low-impact recreational opportunities, including new hiking trails, formal canoe and kayak launch points, and enhanced day-use areas.

Section 3: Existing Conditions

3.1 Characteristics of the Population

Mayodan is home to 2,427 residents, making up 2.6% of Rockingham County's total population of 92,416. Over the past 70 years, the town's population has experienced minimal growth, increasing by just 8% from a population of 2,246 in 1950. In contrast, North Carolina has undergone exponential growth, with its population more than doubling since 1950. Rockingham County growth slowed in recent decades.

Population Density

Mayodan has a population density of 1.2 people per acre. As illustrated in Table 1, the population density is lower than Reidsville and Stoneville but higher than Eden, Madison, and Wentworth.

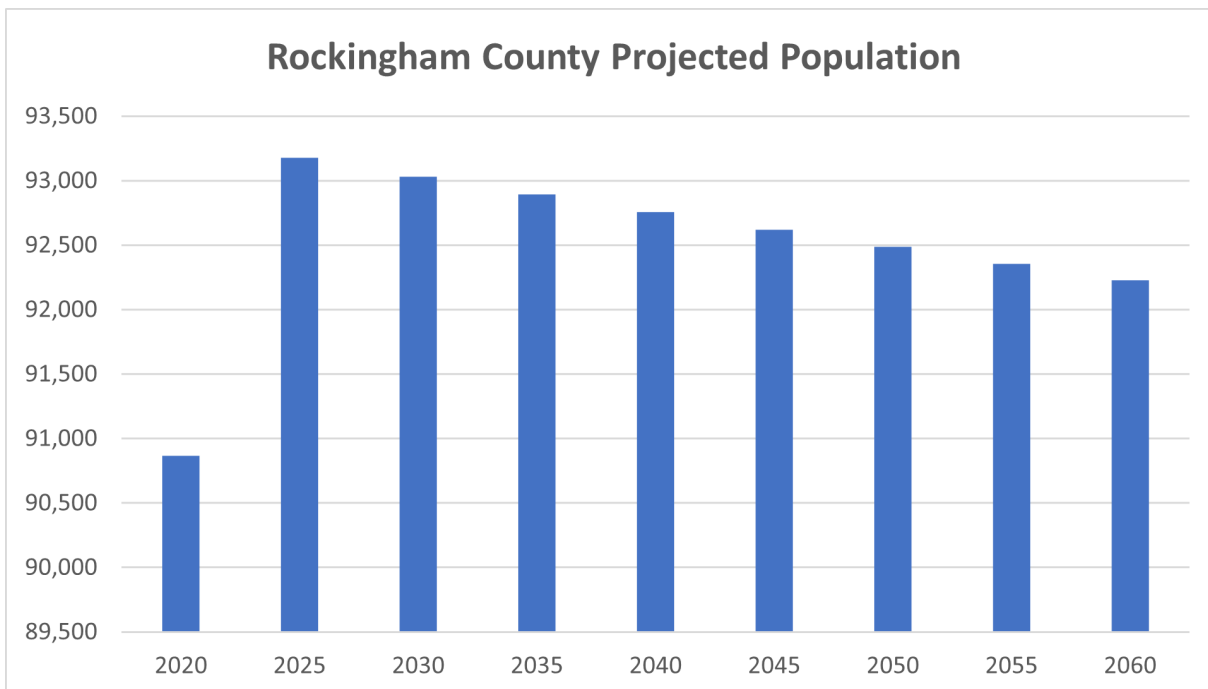
Table 1: Population Density (2023)

Jurisdiction	Population	Acres	People per Acre
Eden	4,458	9,202	0.5
Madison	2,239	2,184	1.0
Mayodan	2,493	2,061	1.2
Reidsville	14,773	9,101	1.6
Stoneville	1,349	915	1.5
Wentworth	2,682	9,061	0.3

Population Projections

The NC State Demographer provides annual population projections at the state and county levels but does not offer projections for municipalities. Rockingham County is expected to see no population growth over the next 30 years, while North Carolina as a whole is projected to grow by 36.4% during the same period. Given Mayodan’s historically stagnant population trends and the county’s lack of anticipated growth, it is unlikely that Mayodan will experience any significant population increase in the next three decades. By 2050, the town’s population is expected to remain around 2,493 residents.

Figure 1: Projected Population

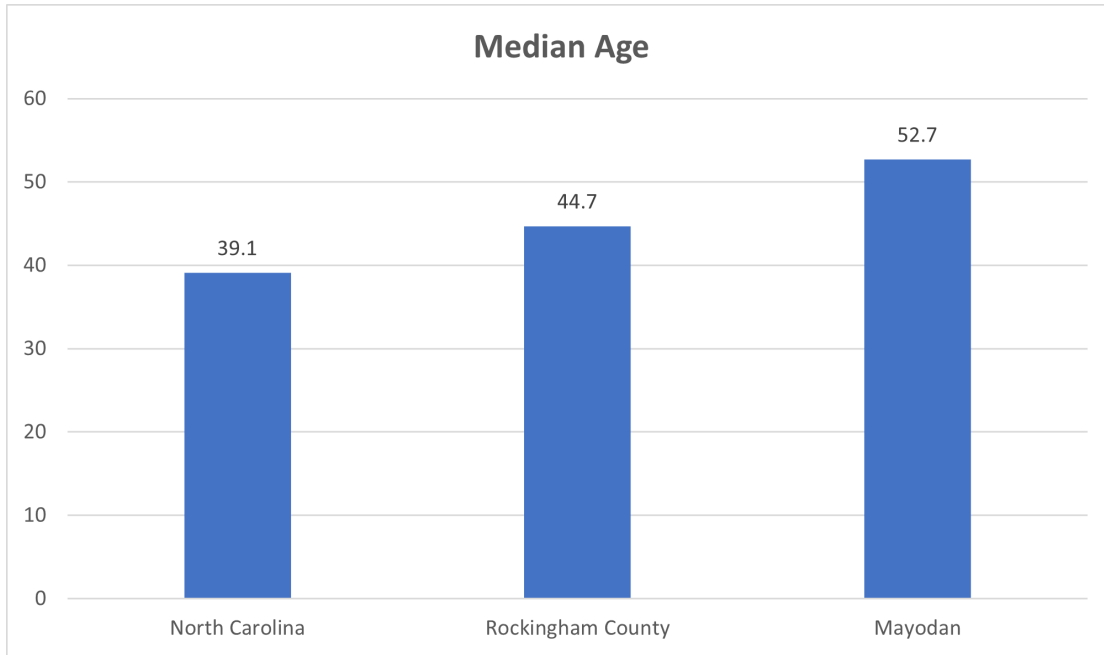


Source: NC Office of State Budget and Management, 2024

Age

Like much of the state, Mayodan’s population is aging, with this trend being even more pronounced in Rockingham County. In 2024, the median age of Mayodan residents was 52.7, compared to 44.7 in the county and 39.1 statewide.

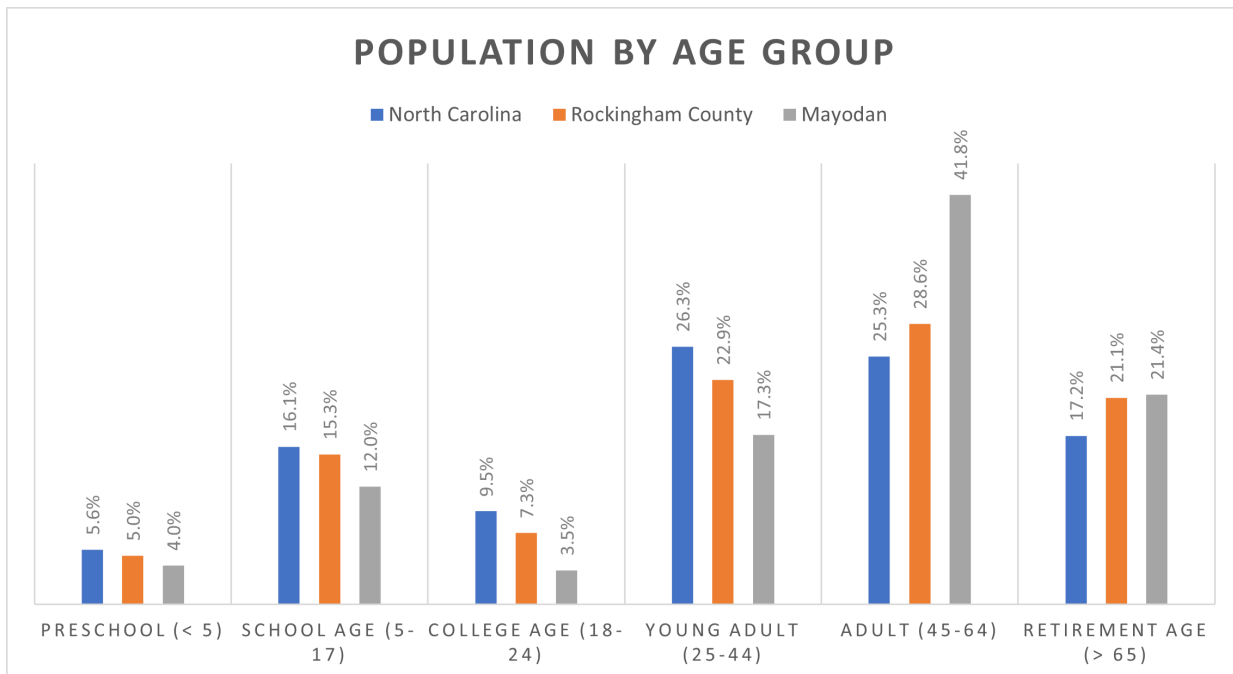
Figure 2: Median Age



Source: US Census Bureau ACS 5-Year Estimate 2024

The town has a higher proportion of older adults (ages 45-64 and 65+) than both the county and the state, which could have significant implications for future land use planning, housing demands, and community services.

Figure 3: Population by Age Group

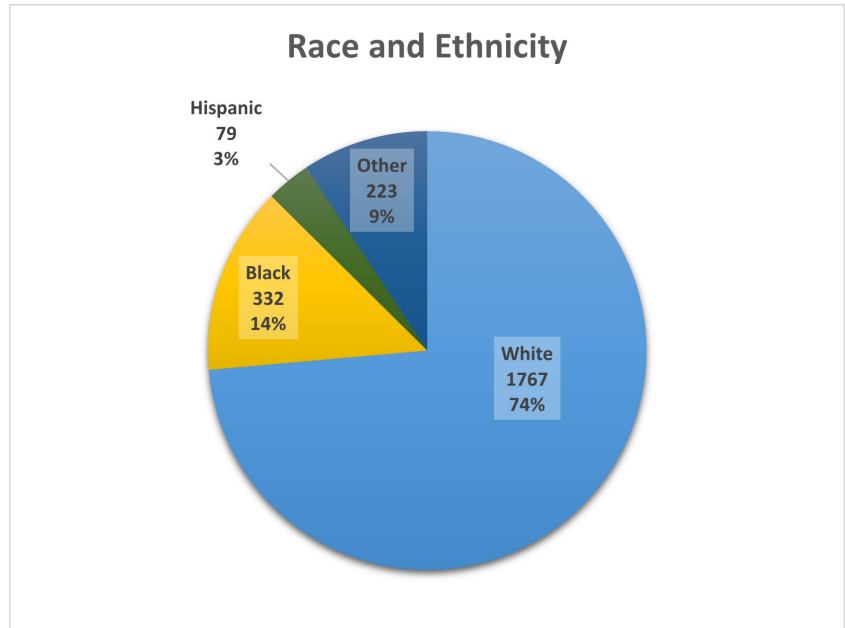


Source: US Census Bureau ACS 5-Year Estimate 2024

Race & Ethnicity

Minority populations are increasing at the State, County, and Town levels. 26% of Mayodan’s population identified as a racial or ethnic minority (all but white, non-Hispanic), up from 15.5% in 2000. This percentage remains lower than Rockingham County’s 29.5% and North Carolina’s 39.5%.

Figure 4: Race and Ethnicity



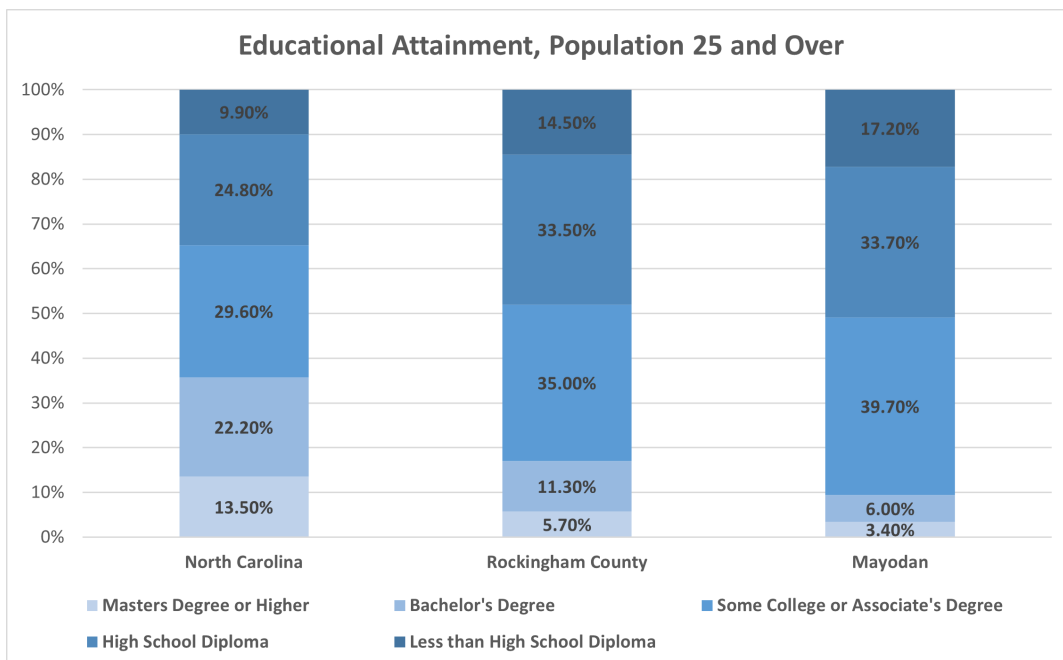
Source: US Census Bureau ACS 5-Year Estimate 2024

Educational Attainment

The percentage of residents attaining higher education degrees is increasing at the State, county, and town levels. 17.2% of Mayodan’s population had not earned a high school diploma, a significant improvement from 42.2% in 2000. Additionally, 9.5% of the town’s population over age 25 had attained at least a bachelor’s degree, up from 8.3% in 2000. However, this figure remains lower than the county’s 17% and significantly below the state’s 35.7%.

As the town’s demographics continue to evolve, increasing educational attainment may influence workforce development, economic opportunities, and overall community engagement.

Figure 5: Educational Attainment

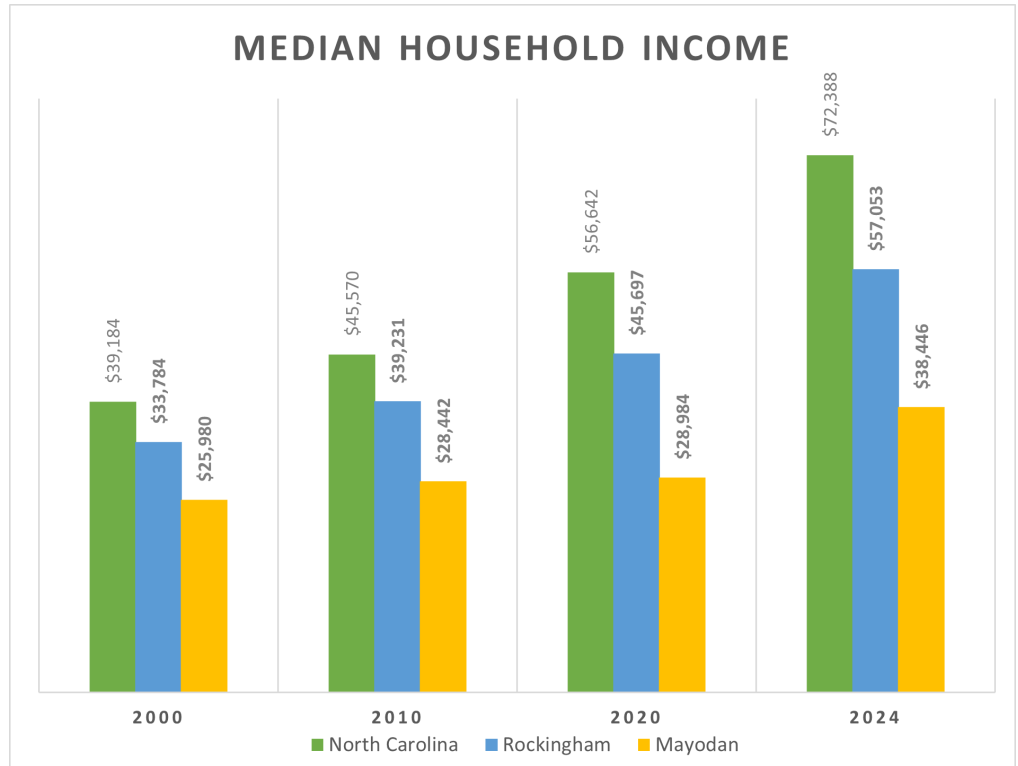


Source: US Census Bureau ACS 5-Year Estimate 2024

Income & Poverty

Median household incomes have been rising statewide, but Mayodan continues to lag behind, with income growth occurring at a slower pace. In 2022, the median household income in Mayodan was \$40,458, compared to \$50,737 in Rockingham County and \$66,186 in North Carolina.

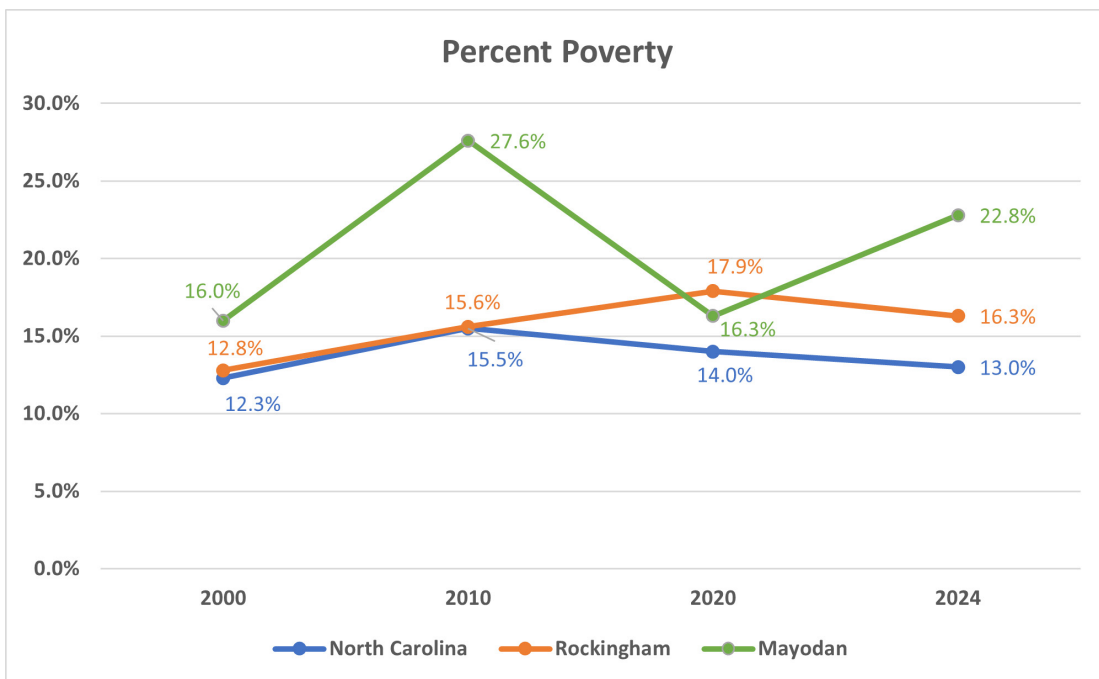
Figure 6: Median Household Income



Source: US Census Bureau ACS 5-Year Estimates

Additionally, poverty rates in Mayodan and Rockingham County remain higher than the state average. In 2024, 22.8% of Mayodan’s population lived in poverty, compared to 13.3% statewide and 18.8% in the county. The town saw a sharp increase in poverty levels in 2010, peaking at 27.6%, likely as a result of the 2008 recession.

Figure 7: Percent Poverty



Source: US Census Bureau ACS 5-Year Estimates

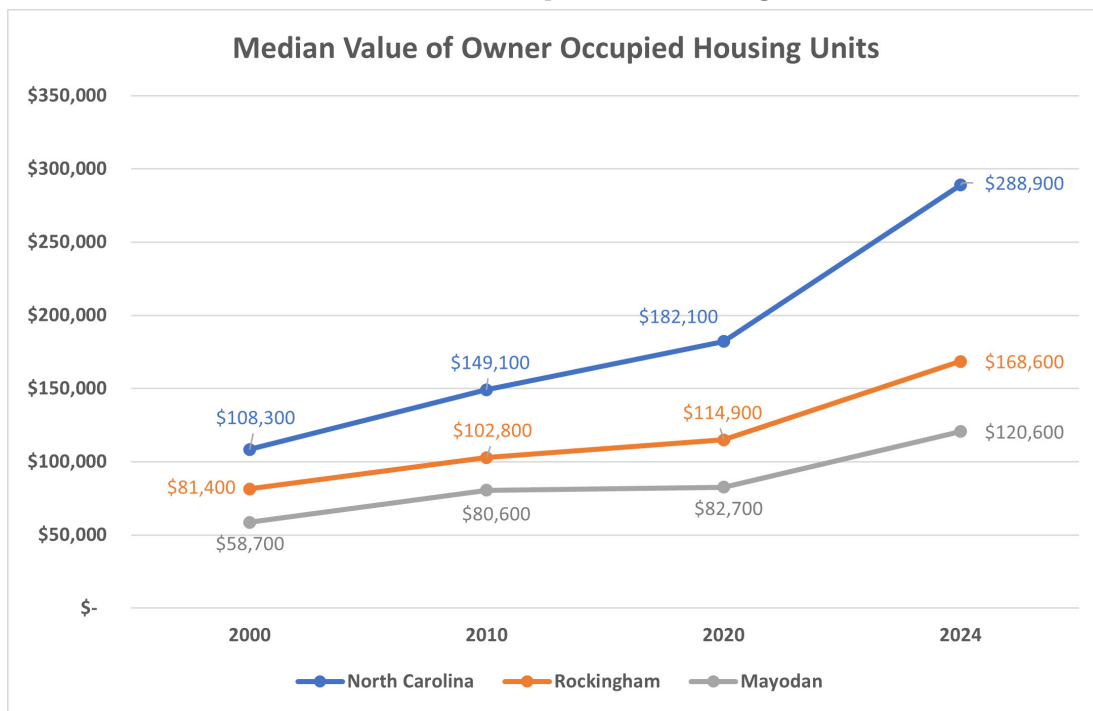
3.2 Characteristics of the Housing Inventory

In 2022, Mayodan had approximately 1,264 housing units, with 93.4% (1,181 units) occupied and 6.6% (83 units) vacant. Of the occupied units, 56.3% (665 units) were owner-occupied, while 43.7% (516 units) were renter-occupied. In comparison, both the state and county had higher vacancy rates of 13.4% and 11.2%, respectively, and lower percentages of rental housing, at 33.8% for the state and 28.7% for the county.

Housing Values

In 2024, the median value of owner-occupied homes in Mayodan was \$120,600, while the state median was significantly higher at \$288,900. Home values are rising across North Carolina, but growth is slower in Mayodan and Rockingham County, where values remain more modest.

Figure 8: Median Value of Owner-Occupied Housing Units



Source: US Census Bureau ACS 5-Year Estimates

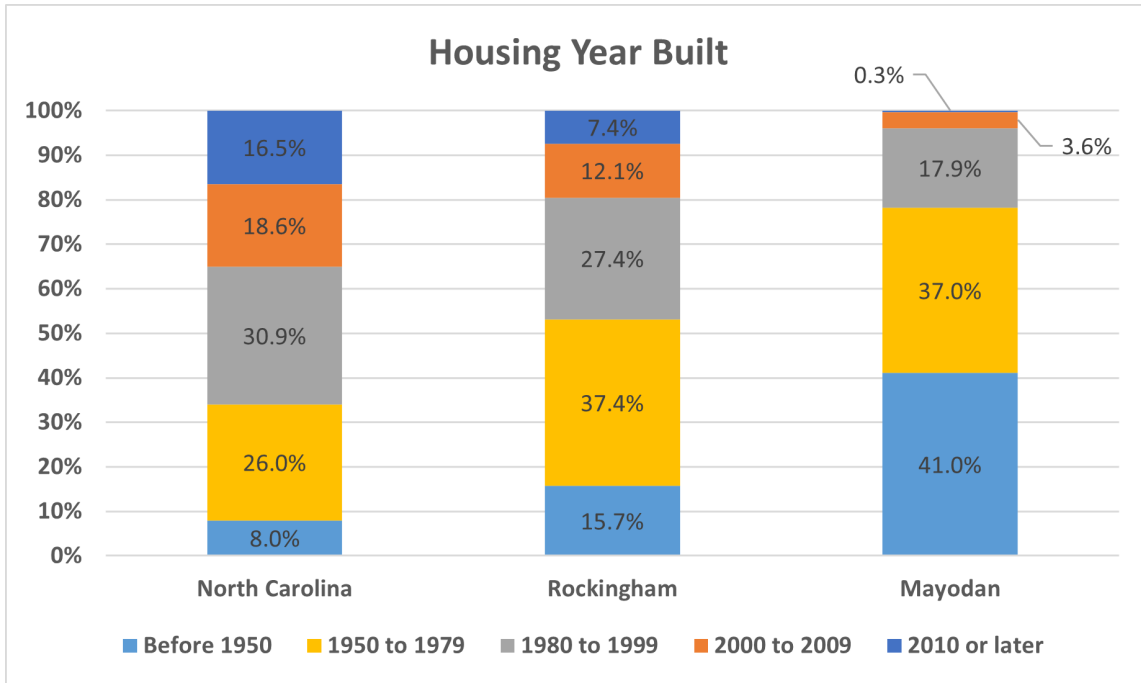
When comparing these home values to household incomes, the median income in Mayodan was \$38,446, or 36.7% of the median home value. In contrast, the median household income in North Carolina was \$66,186, which represents just 28.2% of the state's median home value.

Age & Type of Housing Stock

One factor contributing to Mayodan's lower home values is its aging housing stock. The median year built for homes in Mayodan is 1956, compared to 1978 for Rockingham County and 1990 statewide. Additionally, new residential construction has been limited in recent years. Since 2010, only 0.3% of Mayodan's housing units have been built, compared to 7.4% in the county and 16.5% across North Carolina. Nearly half (41%) of Mayodan's housing supply was built before 1950.

With fewer new homes being constructed, the town’s aging housing inventory may pose challenges related to maintenance, modernization, and housing availability.

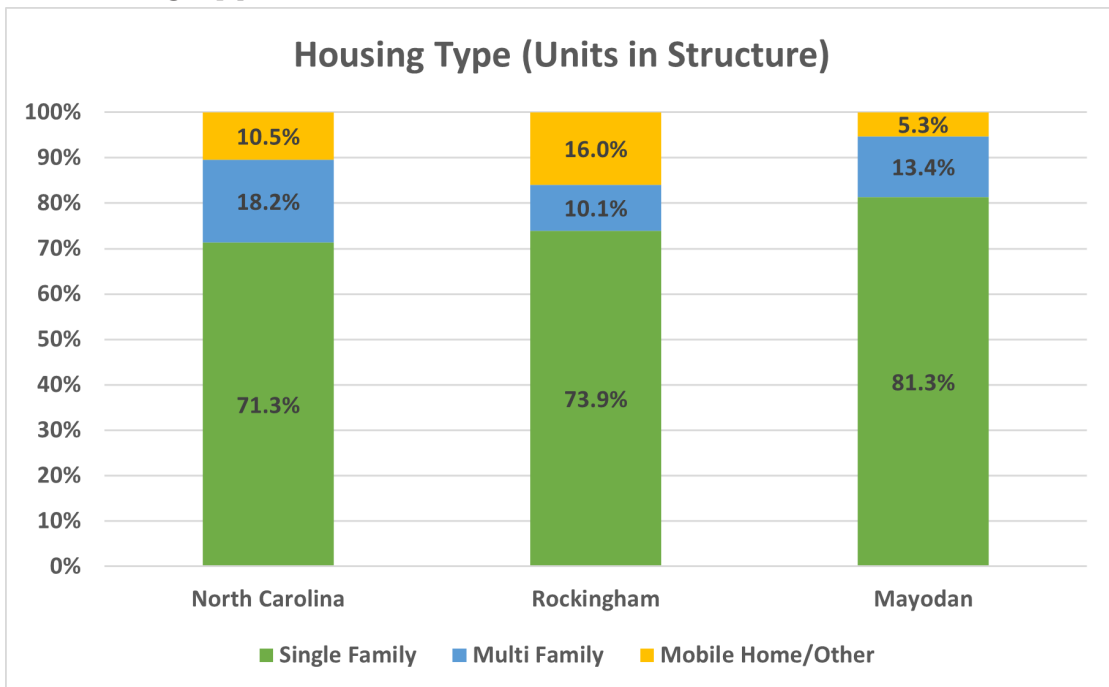
Figure 9: Housing Stock Year Built



Source: US Census Bureau ACS 5-Year Estimate 2024

Mayodan continues to have a high percentage of single-family housing units (81.3%), exceeding both the county (73.9%) and state (71.3%). The town also has a lower percentage of mobile homes and a higher proportion of multi-family units compared to Rockingham County.

Figure 10: Housing Type

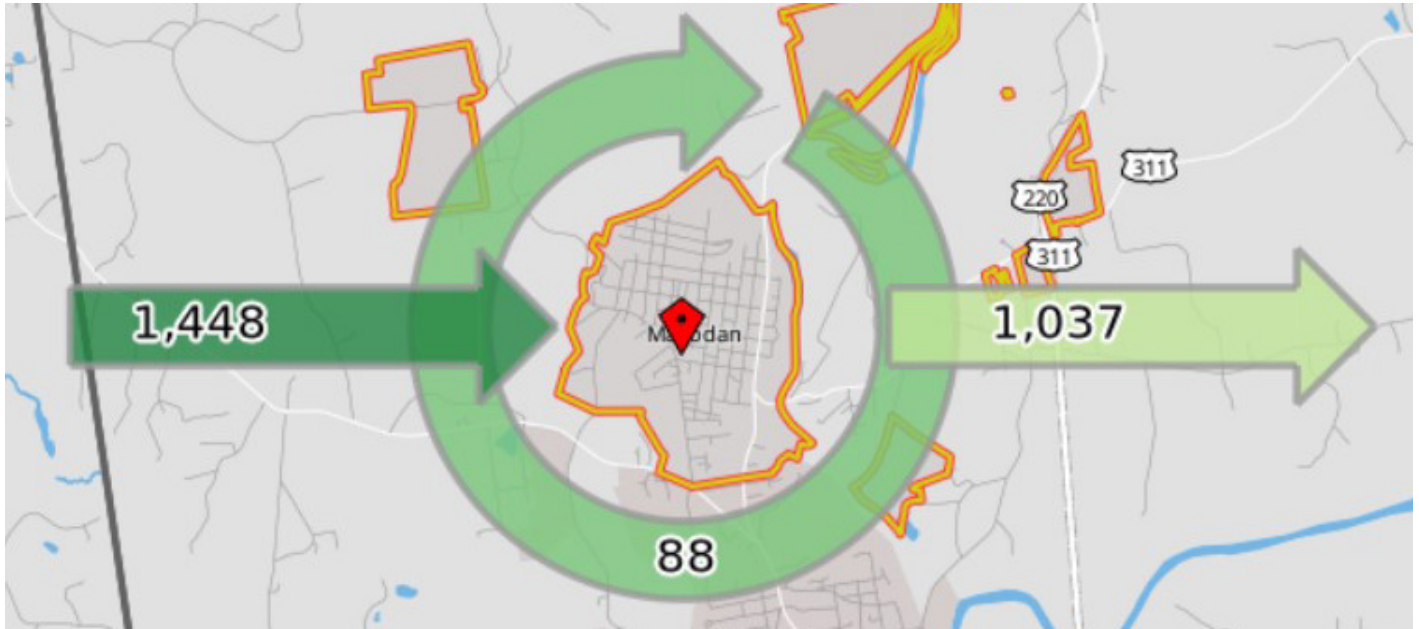


Source: US Census Bureau ACS 5-Year Estimate 2024

Jobs & Commuting Patterns

The U.S. Bureau of Labor Statistics provides employment data down to the county and metropolitan statistical area (MSA) geographies, but not at the municipal level. Therefore, the employment and commuting data in this section are sourced from the U.S. Census OnTheMap tool, which offers municipal-level insights. However, this dataset is not comprehensive, as it excludes self-employed individuals.

Figure 11: Inflow & Outflow of the Workforce



Source: US Census Bureau On the Map 2022

In 2022, Mayodan had 1,536 jobs, with the vast majority (94.3%) filled by workers commuting from outside the town. Only an estimated 88 people both lived and worked in Mayodan. The town’s resident workforce totaled 1,125, yet 92.2% of these workers commuted outside of Mayodan for employment. These numbers have increased significantly from 2012, particularly the number of jobs, which has nearly tripled over the past decade. By 2022, Mayodan accounted for 6.6% of Rockingham County’s total jobs, despite comprising only 2.6% of the county’s population.

Table 2: Inflow & Outflow of the Workforce

Year	2022		2012	
	Count	Percent	Count	Percent
Total Jobs	1,536		562	
Live & Work in Mayodan	88	5.7%	42	7.5%
Commute IN to town for work	1,448	94.3%	520	92.5%
Total Resident Workforce	1,125		927	
Live & Work in Mayodan	88	7.8%	42	4.5%
Commute OUT of town for work	1,037	92.2%	885	95.5%

Source: US Census Bureau On the Map 2022

Table 3: Employment by Sector

NAICS Sector	Jobs	Resident Workforce		
	Count	Percent	Count	Percent
Agriculture, Forestry, Fishing and Hunting	-	-	1	0.1%
Mining, Quarrying, and Oil and Gas Extraction	-	-	-	-
Utilities	-	-	1	0.1%
Construction	13	0.8%	67	6.0%
Manufacturing	1,088	70.8%	268	23.8%
Wholesale Trade	16	1.0%	53	4.7%
Retail Trade	183	11.9%	134	11.9%
Transportation and Warehousing	-	-	34	3.0%
Information	-	-	9	0.8%
Finance and Insurance	5	0.3%	33	2.9%
Real Estate and Rental and Leasing	11	0.7%	13	1.2%
Professional, Scientific, and Technical Services	8	0.5%	40	3.6%
Management of Companies and Enterprises	-	-	12	1.1%
Admin & Support, Waste Management and Remediation	-	-	63	5.6%
Educational Services	-	-	71	6.3%
Health Care and Social Assistance	79	5.1%	139	12.4%
Arts, Entertainment, and Recreation	-	-	6	0.5%
Accommodation and Food Services	83	5.4%	96	8.5%
Other Services	3	0.2%	35	3.1%
Public Administration	47	3.1%	50	4.4%
TOTAL	1,536		1,125	

Source: US Census Bureau On the Map 2022

Manufacturing dominates the local job market, accounting for 70.8% of employment within Mayodan, followed by retail trade jobs at 11.9%. Similarly, many of Mayodan's residents who commute outside of town also work in manufacturing (23.8%), while 12.4% are employed in health care and social services, and 11.9% in retail trade. These commuting patterns reflect regional employment trends and highlight potential opportunities for local economic growth and workforce development.

3.3 Existing Land Use

Land uses in Mayodan are subject to a zoning ordinance. Legally speaking, zoning is essentially a means of ensuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development; The city is divided into “zones” where some land uses are permitted and others are prohibited or subject to extra regulation and scrutiny. Additionally, different zones specify minimum and maximum standards for the size, placement, landscape screening, and density of buildings, uses, and lots. Zoning is a useful mechanism to control development density in each area so that property can be adequately serviced by such governmental facilities as streets, schools, fire, police, recreation, and utility systems, directs new growth into appropriate areas, and protects existing property by requiring that development afford adequate light, air, and privacy for persons living and working within the community.

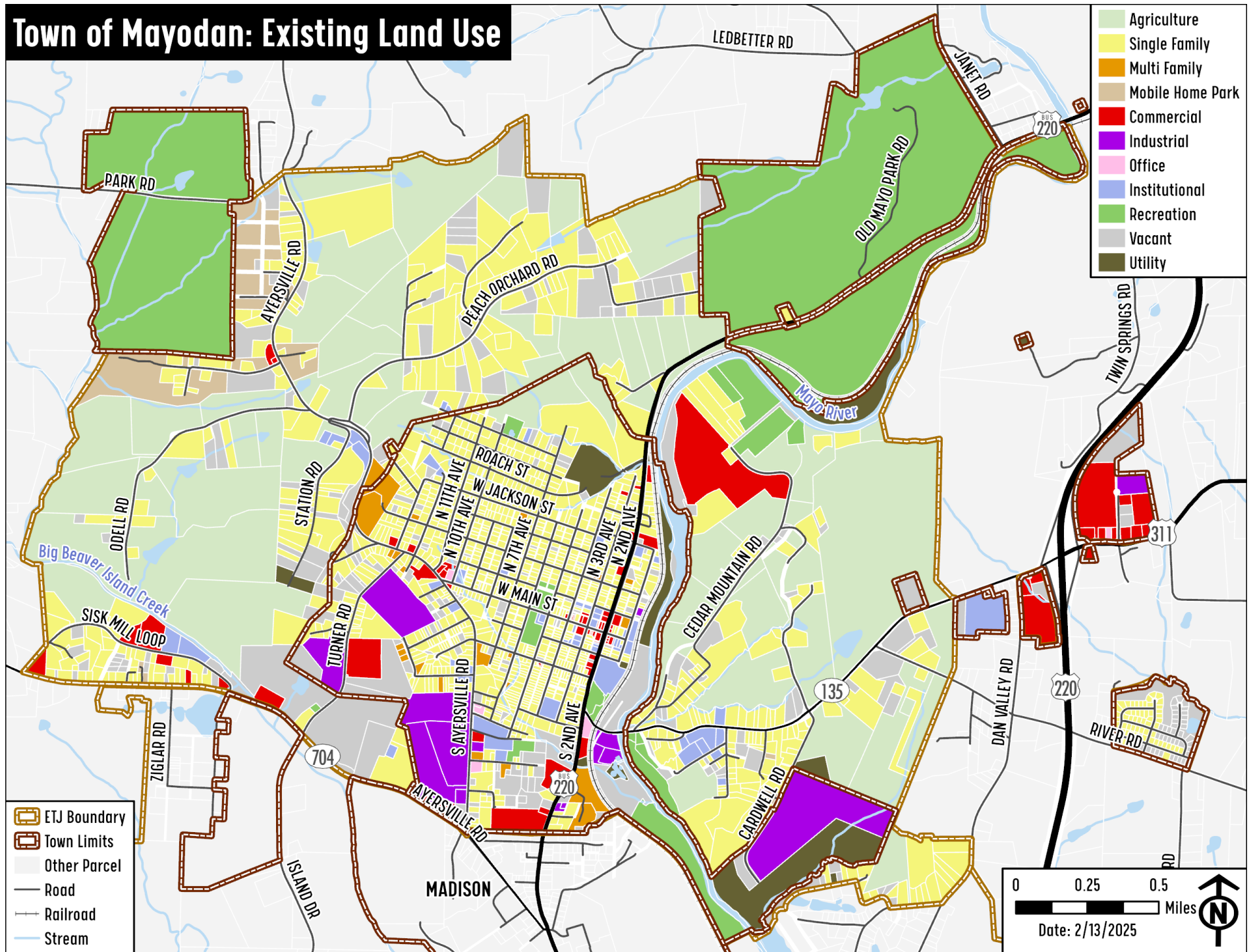
The Town of Mayodan uses two main tools to regulate land development within its jurisdiction, a zoning ordinance and subdivision regulations. The zoning ordinance is a legal and administrative tool to insure land uses within the community are properly situated in relation to one another, and that adequate space is provided for each type of land development. Zoning also helps to direct new growth into appropriate areas and protects existing property by requiring that new land development provide adequate light, air and privacy for persons already living and working within the community.

3.4 Existing Land Use Table

Existing Land Use	Town		ETJ		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Agriculture	35	1.7%	1256	47.6%	1291	27.5%
Single Family	411	20.0%	667	25.3%	1078	23.0%
Multi Family	32	1.6%	3	0.1%	35	0.8%
Mobile Home Park	-	-	82	3.1%	82	1.7%
Commercial	95	4.6%	63	2.4%	158	3.4%
Industrial	149	7.3%	-	-	149	3.2%
Office	4	0.2%	-	-	4	0.1%
Institutional	46	2.2%	24	0.9%	70	1.5%
Recreation	820	39.8%	45	1.7%	865	18.4%
Vacant	245	11.9%	340	12.9%	586	12.5%
Utility	80	3.9%	29	1.1%	109	2.3%
Right-of-Way	142	6.9%	127	4.8%	269	5.7%
Total	2060		2637		4698	

3.5 Existing Land Use Map

Town of Mayodan: Existing Land Use



3.6 Zoning

If a property is currently zoned for its intended use, then necessary permits are obtained through application and the payment of fees. If a land development proposal does not coincide with a parcel's current zoning designation, rezoning approval from the Town Council is required. This process can take from a few weeks to a few months, depending on the magnitude or complexity of a proposal, or the level of controversy generated by a proposed project. Zoning is the most commonly used legal device for implementing a community's land development plan. It allows for the division of a jurisdiction into districts, and for the establishment of specific regulations, requirements, and conditions to be applied within each district, to address the following types of issues:

- The height or bulk of buildings and other structures
- The minimum lot size, yard setbacks, maximum ratio of building floor area to land area
- The minimum requirements for onsite open space and recreation area
- The maximum number or density of dwelling units
- The desired use of buildings and land for various purposes

Zoning plays an important role in stabilizing and preserving property values. It may also be an element considered in tax assessment valuation. The use of materials or manner of construction of a building is usually regulated through the building code rather than through zoning regulations. In addition, the minimum cost or general appearance of permitted structures is usually controlled by private restrictive covenants contained in the deeds to property. There are, however, some examples, particularly in relation to historic buildings or districts, where zoning is used effectively to achieve aesthetic goals. Conventional zoning regulations are only indirectly concerned with achieving aesthetic ends. However, there is a trend toward acceptance of aesthetic control as a proper function of zoning ordinances, based on interpretation of statutory intent to protect the public's "general welfare." Most conventional zoning ordinances do not regulate the design of streets, the installation of utilities, or the reservation or dedication of parks, street rights-of-way, or school sites. More modern ordinances usually combine zoning and subdivision rules, encourage pedestrian-friendly "traditional neighborhood" land use patterns. They focus more on design guidelines to achieve a vibrant mixture of compatible uses and housing types, rather than the conventional approach of strictly separating use and housing types.

3.7 Zoning Districts

Mayodan maintains six zoning districts to manage land use effectively, ensuring that residential, commercial, and industrial activities coexist without creating public nuisances or safety hazards. These districts allow the Town to maintain orderly growth, plan for present and future infrastructure demands, and protect property values.

Residential Districts

R-20 District

The intent of the R-20 District is to establish a low density development pattern where municipal water and sewer will not be available. The principal uses in this district will be

single-family residences and agriculture. However, other uses will also be allowed if they are compatible with these principle uses.

R-12 District

The intent of the R-12 District is to establish a medium density development pattern inside the town limit where municipal water and sewer systems are available. The principal use in this district will be single-family residential dwellings. However, other uses that are compatible and will not interfere with single-family development will be allowed.

R-6 District

The intent of the R-6 District is to establish a high density development pattern inside the town limits where municipal water and sewer systems are available. The principle uses include not only single-family, two-family, and multifamily uses but other compatible uses. This district shall provide a buffer between the more restricted R-12 District and the C-1 and C-2 Commercial Districts.

Commercial Districts.

C-1 Central Commercial District

The intent of the C-1 District is to preserve the town's centrally located trade and commercial area. Because of its unified development pattern, uses will not provide the dimensional requirements imposed on commercial development allowed on the thoroughfares of the community.

C-2 Highway Commercial District

The intent is to provide commercial areas along the major roadways to serve the needs of residents as well as those living elsewhere for goods and services. Because many of these uses may interfere with residential uses, the community will attempt to separate commercial from residential uses or at least provide buffers that will help mitigate some of these negative impacts.

Industrial District

M-1 Industrial District

The intent is to provide areas within the planning jurisdiction sites for manufacturing, warehousing, processing, and related uses whose operating characteristics limit their effects on adjacent use.

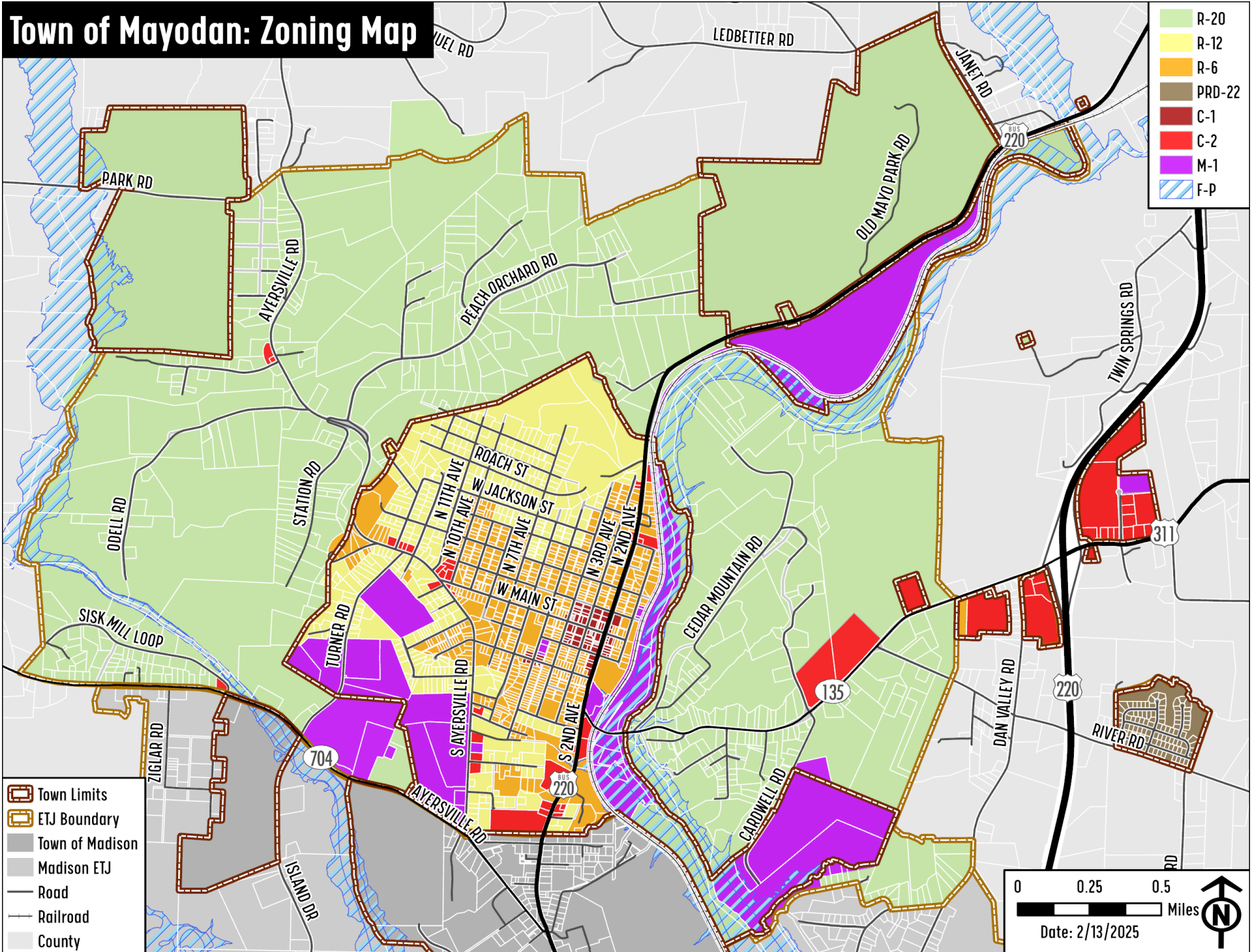
Conditional Districts

Property may be placed in a conditional district only in response to a petition by all owners of the property to be included. Specific conditions may be proposed by the petitioner or the local government or its agencies, but only those conditions mutually approved by the local government and the petitioner may be incorporated into the zoning regulations.

Conditions and site-specific standards imposed in a conditional zoning district shall be limited to those that address the conformance of the development and use of the site to this ordinance adopted pursuant to G.S. 160D-501, or the impacts reasonably expected

3.8 Zoning Map

Town of Mayodan: Zoning Map



- R-20
- R-12
- R-6
- PRD-22
- C-1
- C-2
- M-1
- F-P

- Town Limits
- ETJ Boundary
- Town of Madison
- Madison ETJ
- Road
- Railroad
- County

0 0.25 0.5 Miles

Date: 2/13/2025

to be generated by the development or use of the site. All established base districts will be indicated with a CZ to indicate that it is a conditional zoning district (e.g. CZ – M-1).

This regulation may provide that defined minor modifications in conditional district standards that do not involve a change in uses permitted or the density of overall development permitted may be reviewed and approved administratively. Any other modification of the conditions and standards in a conditional district shall follow the same process for approval as are applicable to zoning map amendments.

If multiple parcels of land are subject to a conditional zoning, the owners of individual parcels may apply for modification of the conditions so long as the modification would not result in other properties failing to meet the terms of the conditions. Any modifications approved shall only be applicable to those properties whose owners petition for the modification.

3.9 Subdivision Regulations

Land uses in Mayodan are also guided by Subdivision Regulations.

Subdivision regulations are locally adopted laws governing the process of converting raw land into multiple building sites. Regulation is accomplished through plat or site plan approval procedures, under which a land owner or developer is not permitted to make improvements or to divide and sell lots until a proposed site plan or subdivision plat has been approved. Approval is based on compliance of the proposal with development standards set forth in the subdivision regulations. Attempts to record an unapproved plat with the local registry of deeds, or to sell lots by reference to such a plat, may be subject to various civil and criminal penalties.

Subdivision regulations serve a wide range of purposes. To a health official, for example, they are a means of insuring that a new residential development has a safe water supply and an adequate sewage disposal system. To a tax official, subdivision regulations help to secure adequate records of land titles. To school or park officials, they are a way to preserve or secure school sites and recreation areas needed to serve the people moving into new neighborhoods. To realtors and home buyers, they are an assurance that home sites are located on suitable, properly oriented, well-drained lots, and are provided with the services and facilities necessary to maintain and enhance property values.

Subdivision regulations provide a mechanism for local jurisdictions to accomplish a variety of goals, including the following:

- To coordinate the unrelated subdivision plans of multiple land development projects.
- To establish the logical and orderly provision of road rights-of-way, parks, school sites, water distribution and wastewater collection lines.
- To control the design of individual subdivisions, to ensure the pattern of streets, sidewalks, walking trails, building lots, and other facilities will be safe, pleasant, and economical.
- To equitably distribute the cost of providing public services to new land development between the residents of the immediate area and the taxpayers of the jurisdiction as a whole.

- To require new land development to pay its fair share of the costs of providing public services, when such improvements are deemed necessary, or of predominant benefit to the residents and business owners within a new development. For example, subdivision regulations may require a developer to provide vegetative buffers, to dedicate land for a public park, to install utilities, and to build streets and sidewalks to Town standards.

As an outgrowth of this land development planning process, the Town will continue to refine its ordinances to reflect community values and to encourage quality development as the Town grows.

3.10 Utilities

Resilient infrastructure is a key aspect of sustainable development and the health and safety of the community. This section details the town's commitment to maintaining a robust infrastructure network that is not only reliable for current residents but also prepared for the demands of tomorrow.

Water and Sewer

The Town of Mayodan offers water and sewer services to residents and businesses within town limits. In June 2025, the Town Council approved the Capital Improvement Plan for FY25–26 which includes over \$16 million in water and sewer infrastructure upgrades. These upgrades include wastewater treatment plant improvements (\$14,880,000), a US 220 sewer force main upgrade (\$320,700), Mayo Island sewer access (\$500,000), and \$545,000 in general water and sewer capital projects.

Solid Waste and Recycling

The Town of Mayodan provides weekly curbside collection of household solid waste and bi-weekly curbside recycling service to all residential customers within town limits. These services help keep our community clean, safe, and environmentally friendly. Other services include bulk waste collection, yard waste collection, and seasonal loose leaf collection.

3.11 Transportation

A major aspect of Mayodan's infrastructure is the roadway and pedestrian network. The road network is made up of a mix of local roads managed by the Town and highways and high volume thoroughfares maintained by the North Carolina Department of Transportation (NCDOT). The town is a member of the Piedmont Triad Rural Planning Organization (PTRPO) which facilitates transportation planning between the Town and NCDOT.

Roadway System

NC Highway 135

NC Hwy 135 flows from the east of Mayodan then connects into S 2nd Ave. NC Hwy 135 is a single lane highway with turning lanes. This road is classified as a principal arterial road with an AADT count of 7800.

NC Highway 704 Rd

This road sits to the west of Mayodan. NC 704 goes from a single lane highway to a two-lane highway with a single turning lane. NC 704 is classified as a major collector with an annual average daily traffic (AADT) count of 4100.

South 2nd Ave/US Route 220

US 220 Business comes from the east of Mayodan and combines into South 2nd Avenue. Within the town limits of Mayodan US 220 Business is a single lane highway until it becomes a two-lane highway with turning lanes. This road is classified as an express way with an AADT count of 8300. US 220 Business and South Ayersville Rd come together to form Highway St.

N Ayersville Rd /S Ayersville Rd

Ayersville road is a minor collector road that is a single lane road. It has an AADT count of 3400. Ayersville Rd sits on the western side of Mayodan and connects with the NC 704 Rd.

Pedestrian

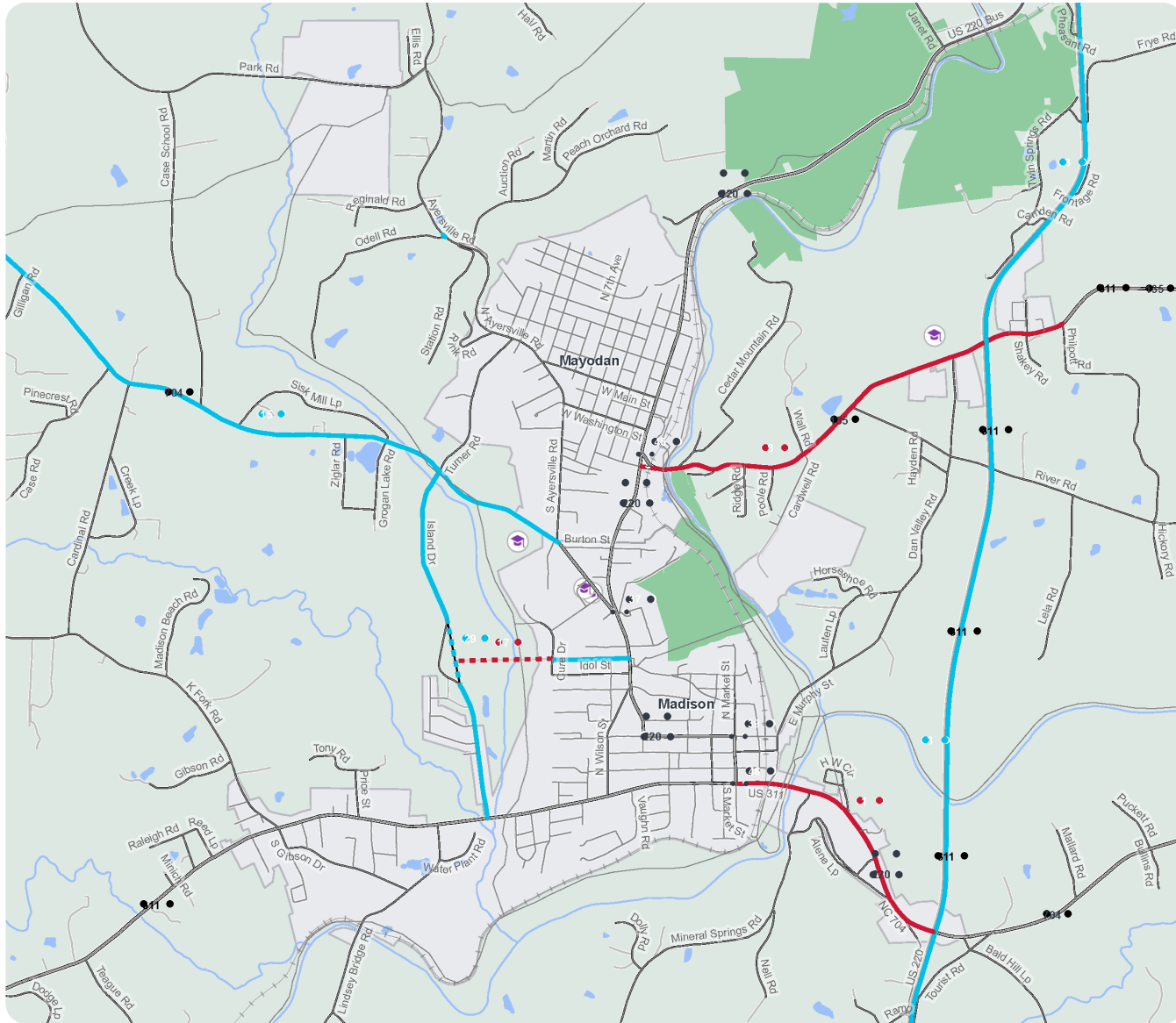
Mayodan's pedestrian infrastructure is defined by a distinct contrast between its historic walkable core and the disconnected networks of its broader residential and recreational areas. The town's downtown district features a traditional sidewalk grid that supports foot traffic to local businesses, yet connectivity drops off significantly outside this central hub, leaving many neighborhoods and key community assets—such as the Madison-Mayodan Recreation Center and Farris Memorial Park—without safe, continuous pedestrian access. To address these gaps, the Town has recently prioritized critical improvements, including securing grant funding to construct a dedicated sidewalk connector linking downtown to the recreation center and participating in state-level safety programs to upgrade crosswalks and signals at major intersections. While the current network relies heavily on the legacy infrastructure of the mill village era, ongoing efforts are shifting toward a more cohesive system that integrates sidewalks, greenways, and river access points into a seamless transportation network for residents.

Rockingham County Comprehensive Transportation Plan

The Rockingham County Comprehensive Transportation Plan (CTP) is a long-range, multi-modal strategy developed through a partnership between Rockingham County, the North Carolina Department of Transportation (NCDOT), and the Piedmont Triad Rural Planning Organization (PTRPO).

Because Mayodan's primary corridors are state-managed, the CTP acts as the official guidelines for how local needs are translated into state-funded projects. The update of the Rockingham County CTP is slated for completion by mid-2026.

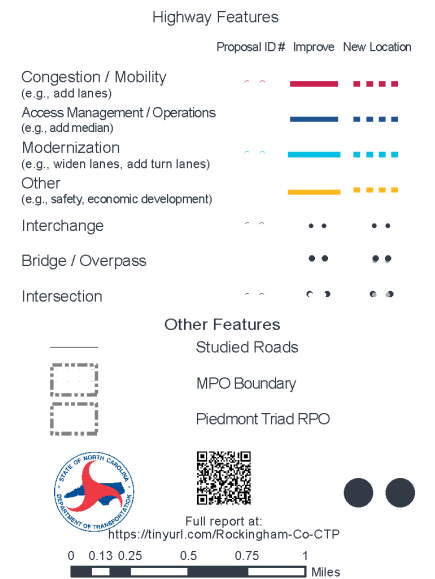
As a part of this update, draft maps have been created giving recommendations for state maintained road improvements and bicycle/pedestrian improvements. These maps have insets for the Madison and Mayodan areas and are shown on the next two pages.



HIGHWAY RECOMMENDATIONS
Proposals that address identified needs through 2050



ROCKINGHAM COUNTY
Inset 2: Madison and Mayodan
Comprehensive Transportation Plan

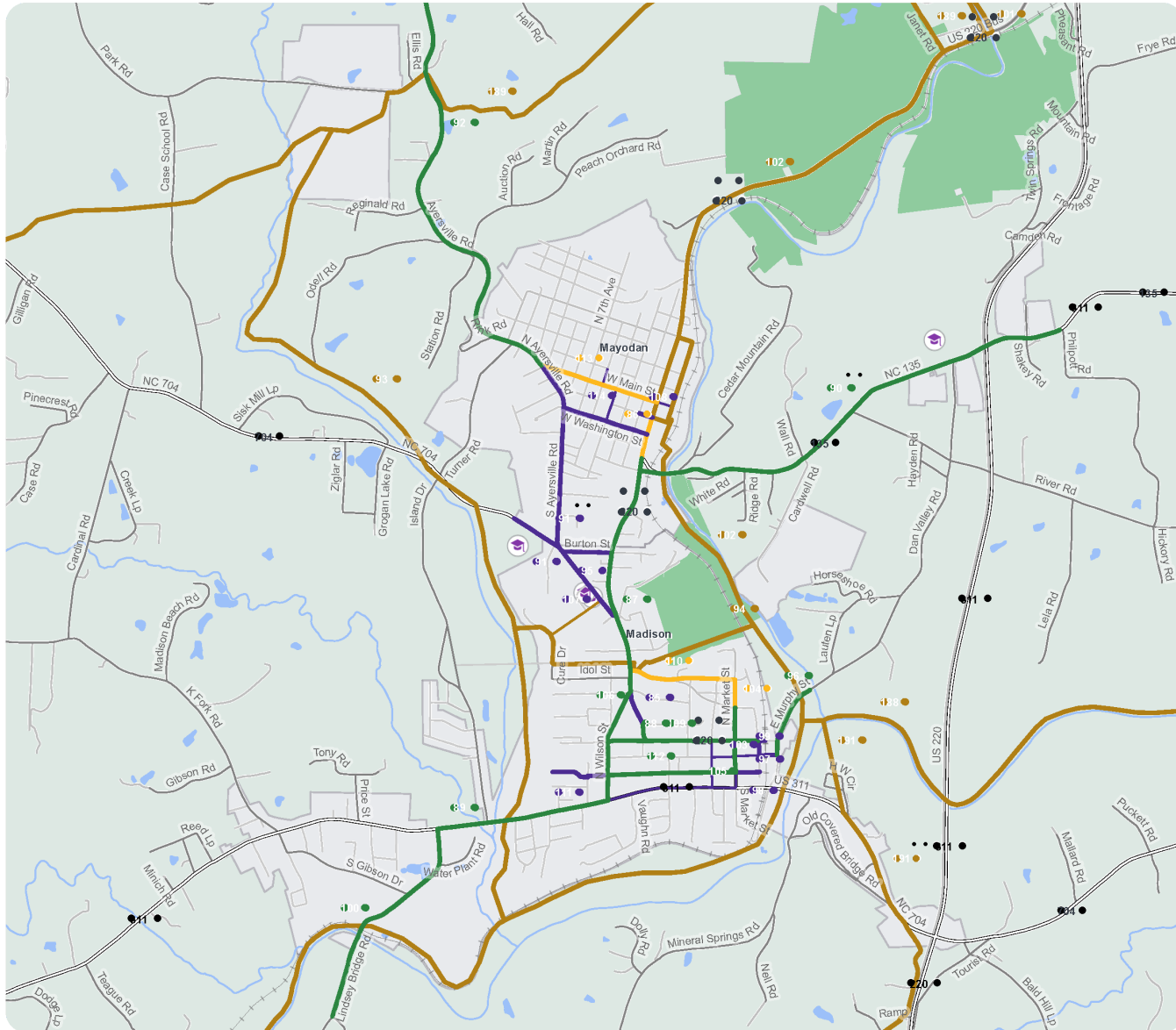


Sheet 2 of 4
Base map date: August 11, 2023

Legal Disclaimer

These concepts will need additional analysis to meet state and federal environmental regulations, to determine final locations and designs, and to be funded for implementation. Local zoning or subdivision ordinances may require the dedication of right of way based on the concepts shown on the Comprehensive Transportation Plan and local collector street plans, based on N.C.G.S. § 136-66.2 and § 136-66.10.

WORKING COPY
Plan Date: April 29, 2025



BICYCLE / PEDESTRIAN RECOMMENDATIONS

Proposals that address identified needs through 2050



ROCKINGHAM COUNTY Inset 2: Madison and Mayodan Comprehensive Transportation Plan

Bicycle and Pedestrian Features

	Proposal ID#	Existing	Proposed
Bicycle			
Pedestrian			
Bicycle and Pedestrian			
Multiuse Path			

Denotes Highway Incidental

Other Features

	Studied Roads
	MPO Boundary
	Piedmont Triad RPO



Full report at:
<https://tinyurl.com/Rockingham-Co-CTP>

0 0.13 0.25 0.5 0.75 1 Miles

Sheet 4 of 4

Base map date: August 11, 2023

Legal Disclaimer

These concepts will need additional analysis to meet state and federal environmental regulations, to determine final locations and designs, and to be funded for implementation. Local zoning or subdivision ordinances may require the dedication of right of way based on the concepts shown on the Comprehensive Transportation Plan and local collector street plans, based on N.C.G.S. § 136-66.2 and § 136-66.10.

WORKING COPY
Plan Date: April 29, 2025

3.12 Recreation and Parks

The Town of Mayodan Parks and Recreation Department manages and maintains park facilities within the town limits including Farris Memorial Park, Elliot Duncan Memorial Park, Garfield Park, and Jake Atkinson Park.

Recreational programming and the Madison–Mayodan Recreation Center are managed by the Madison–Mayodan Recreation Commission. The Recreation Commission was formed in 1973 as the first merged parks and recreation department in the state of North Carolina. This collaborative effort was established through an inter-local agreement between the Towns of Madison and Mayodan.

Farris Memorial Park

Farris Memorial Park spans more than 270 acres of open land, forests, and athletic fields, offering a wide variety of recreational activities for all ages. The park features two baseball fields, two soccer fields, two fishing ponds—the large pond on the main side is open daily, while the smaller pond behind the park house has limited access—four picnic shelters, walking trails, a concession stand, and the only public mountain bike trail in western Rockingham County. Golf lovers can head to the driving range to work on their long game or sharpen their skills on the putt-putt course. Clubs and balls are available for rent.

The park’s newest addition is a three-mile mountain bike trail that winds through switchbacks, rock gardens, and small stream crossings, with most of the ride passing through hardwood and mixed pine forest.



Farris Memorial Park

Elliot Duncan Memorial Park

Elliott Duncan Memorial Park is located just blocks from downtown Mayodan and features a ¼-mile walking trail, a large playground, and a spacious gazebo. Whether you’re enjoying a brisk walk or a quiet moment, this charming park offers a peaceful escape in the heart of town.

The park sits on the former site of the Mayodan School, which served the community for decades—first as the town’s only school for grades 1–12, then as an elementary school. It was later renamed in honor of a beloved principal who dedicated over 30 years of service to local students. After the school closed, the Town purchased the property from the Rockingham County School System. Before it could be repurposed, however, the building was destroyed by a tornado in 1998. The park was later built on these historic grounds, preserving the site’s role as a gathering place for the community.

Garfield Park

Garfield Park is a small neighborhood playground on Garfield Street. The park was recently refurbished with work being completed in October 2025.

Jake Atkinson Park

Jake Atkinson Memorial park, also known as the Mayodan Ballpark is located on W Main Street in Mayodan. In addition to baseball and softball, the park features a picnic shelter for small community gatherings.

Mayo River State Park (Mayo Mountain Access)

The Mayo Mountain Access serves as the primary gateway and administrative hub for the North Carolina side of the developing Mayo River State Park. This 400-acre site was historically known as Mayo Park, a prized community gathering place opened in 1948 by the former Washington Mills Company. The centerpiece of the access is a renovated, pavilion-style picnic shelter, which was originally designed by the internationally renowned architect Antonin Raymond, a protege of Frank Lloyd Wright. Today, the Mayo Mountain Access features a park office, a reservable group campsite, and offers numerous amenities for a full-day visit, including large picnic areas, two catch-and-release fishing ponds, and the trailhead for the scenic 2-mile Mayo Mountain Loop trail.

Madison-Mayodan Recreation Center

This facility and its associated staff are responsible for organizing a diverse calendar of athletic and recreational opportunities designed to enhance the quality of life for all community members, from youth to seniors. The center is a primary registration site for popular youth sports leagues, including basketball, baseball/softball, and soccer, as well as various adult athletic programs throughout the year.

As a multi-purpose community resource, the Recreation Center offers important indoor amenities and is a focus point for fitness and wellness activities. The facility typically includes a full gymnasium, which is often used for league play, open gym sessions, and a popular "Gym Walkers" program. Additionally, the center houses a dedicated Fitness Room with equipment like treadmills and weights, available for individual workouts. Beyond physical activities, the center hosts a variety of social and educational programs,



Madison-Mayodan Recreation Center

including senior-focused events like the Breakfast Club and Bingo, making it a truly comprehensive center for community engagement and active living.

Washington Mills Park

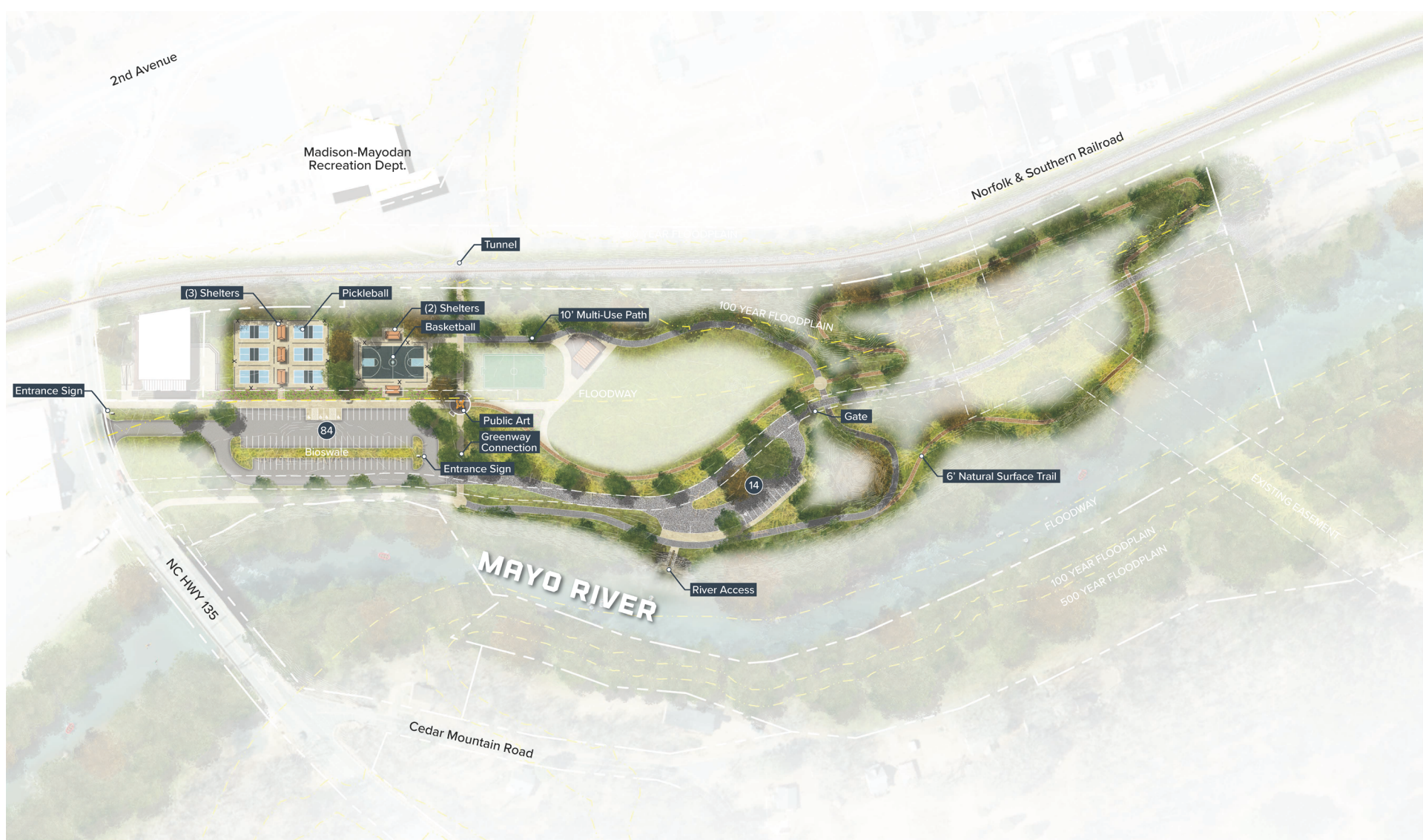
Located along the Mayo River at the former the Washington Mills textile mill site, the future Washington Mills Park will feature walking trails, river access, sports courts, and an expansive community green for events. The Town completed a preliminary park design in February 2025, and in August 2025 selected Destination by Design to finalize the design and engineer the site. The Town is actively pursuing state and federal funding opportunities to support phased construction of the park.

Environmental cleanup is also underway as of 2025. The site contains contaminants, including PCBs, which must be remediated before construction begins. The Town has received EPA approval for cleanup activities and has selected a subcontractor to carry out this work. Engineering and final design work will continue through March 2026, led by Destination by Design.

Following completion of the design phase, the Town anticipates moving into construction in spring 2026, marking the start of bringing new amenities—such as sports courts, trails, river access, and gathering spaces—into reality at Washington Mills Park. Phase 1 construction is anticipated to be completed by June 2027.

The project is a result of multiple grants awarded to the Town of Mayodan including grants from the North Carolina Parks and Recreation Trust Fund (PARTF), a Water Resources Development grant, a Connecting Communities to State Trails Grant, and an Environmental Protection Agency Brownfields RLF grant.

The map for the Washington Mills Park Phase 1 concept can be found on the next page.



PHASE 1 CONCEPT
 WASHINGTON MILLS PARK

1 IN = 60 FT NORTH

DESTINATION BY DESIGN

Section 4: Community Input

4.1 Steering Committee

Members of the Town Council, the Town of Mayodan Planning Board, and several private citizens served as the Steering Committee. The committee met a total of 5 times throughout the planning process.

Meeting 1

The Town of Mayodan Comprehensive Land Development Plan Steering Committee kick-off meeting was held on November 5, 2024. The committee was introduced to Town and PTRC staff and briefed on comprehensive plans, their purpose, and an outline of the planning process and their duties as an advisory committee over the year-long process. PTRC staff presented a community snapshot, sharing demographics data, and information on the current planning and zoning practices in Mayodan.

Meeting 2

The second steering committee meeting took place on March 25, 2025. Here the committee reviewed preliminary community survey results and began drafting goal and policy recommendations for the plan based on feedback received from the survey. Also, the group was presented with the existing land use map and began the process of drafting the future land use map.

Meeting 3

The third steering committee meeting took place on June 17, 2025. At this meeting the committee reviewed additional survey responses, drafted additional goal and policy recommendations, and continued developing the future land use map. PTRC staff presented an early draft of the plan and discussed the content. In addition to this, the committee planned for the upcoming public meeting to receive feedback from the community.

Meeting 4

The fourth steering committee meeting took place on November 19, 2025. Here the steering committee reviewed feedback received from the public meeting and continued to create goals and policies based on responses collected from the community survey and the public meeting. The group also went over a second draft of the plan with PTRC staff. Plans were made to share a final draft of the plan with the community at the Christmas Stroll event in downtown Mayodan. Their extensive local knowledge was invaluable in formulating the desired future of Mayodan.

Steering Committee Members

Buck Shelton

Letitia Goard

Norma O'Steen

Amanda Joyce

Charles Menard

Renee Vaden

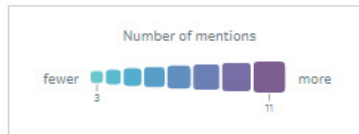
Courtney Shelton

Melody Shuler

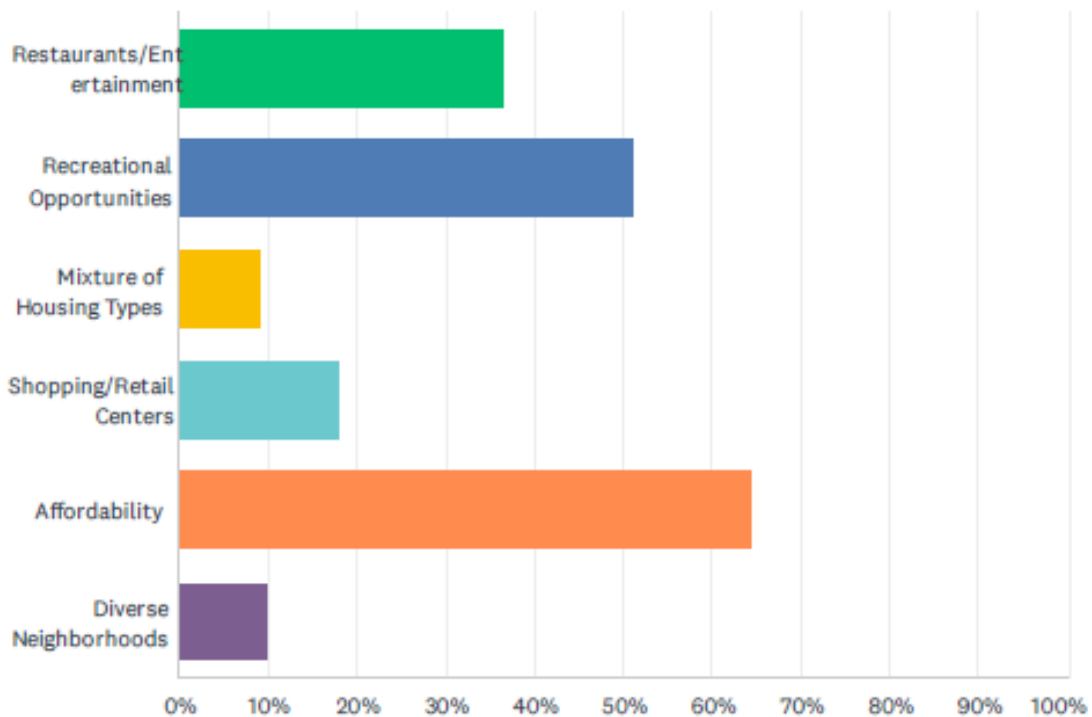
4.2 Survey Responses

Public involvement was garnered through multiple marketing channels. 154 responses from the survey were recorded. The majority of questions asked were open ended allowing residents to write in their answers. Excerpts from the survey are shown below. A full summary of the survey results is included in the appendix.

We asked: Think about Mayodan in 2045. What words describe this future Mayodan?



We asked: What do you like most about Mayodan?



4.3 Public Meetings

Town and PTRC staff hosted two public sessions to gather feedback from the community. The purpose of the first session was to spread awareness of the plan and planning process and collect community feedback on several planning areas as well as general sentiments about the future of Mayodan. The goal of the second session was to present the final draft of the plan and future land use map to the community and collect comments on the plan and map to ensure the final plan accurately represents the vision of the Town of Mayodan as a whole.



Public Meeting

This public feedback session took place on August 26, 2025 at the Madison-Mayodan Recreation Center. The meeting was drop-in open house style consisting of the following stations where attendees could learn about the planning process and provide feedback on a variety of topics. Town and PTRC staff as well as representatives from the steering committee were available to answer any questions attendees had about the planning process.

Informational Station

Here participants were given an overview of what a Comprehensive Land Development Plan is, it's purpose, and the planning process the Town is undertaking to complete the plan. A copy of the Town's zoning map was also made available for review.

General Feedback

The purpose of this station was to collect open ended feedback to two questions: "What do you like most about Mayodan?" and "What ideas do you have to improve Mayodan over the next 8-10+ years?"

Policy Area Feedback

This station was designed to collect specific suggestions for policies and goals for the following policy areas: Town Recreation Facilities, Housing and Residential Development, Downtown and Economic Development, Transportation, Community Character and Identity, and Environmental and Natural Resources.

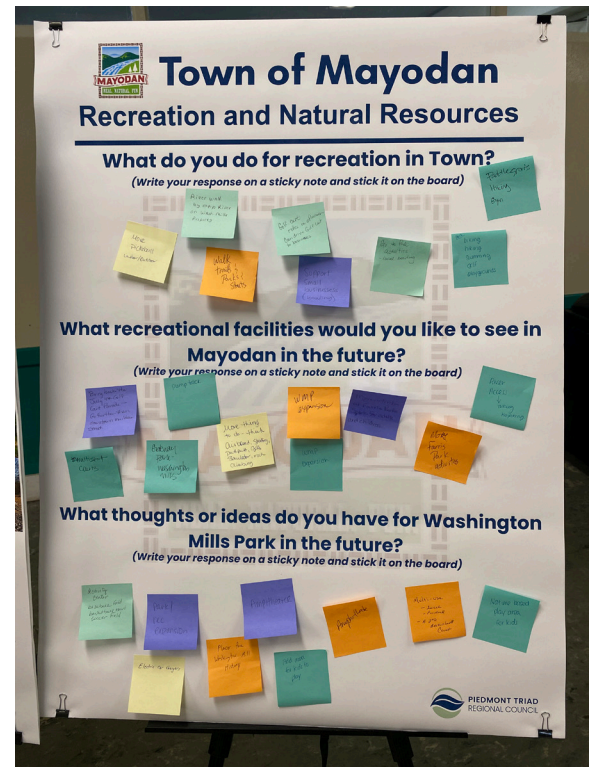


Land Use Map Feedback

Here participants were presented with a copy of the existing land use map and asked to provide comments on where they would like to see different land uses.

Recreation and Natural Resources Feedback

This station presented information on the Town's proposed Washington Mills Park project and asked attendees for suggestions on what kind of amenities they would like to see at the site in the future.



Public Presentation of the Draft

This public feedback session took place on December 5, 2025 at the Mayodan Christmas Stroll event. A near final draft of the Comprehensive Land Development Plan was presented as well as a final draft of the future land use map. Comment cards were provided for attendees to give feedback on the drafts.

Section 5: Goals, Policies, and Strategies

While the overall vision for Mayodan is shaped by the collective aspirations of our residents, the path to achieving that vision requires a structured framework for action. This chapter serves as the operational heart of the Comprehensive Land Development Plan, providing the specific roadmap that Town staff, the Planning Board, and the Town Council will use to guide Mayodan's evolution. By establishing a clear hierarchy of intent, the Town ensures that everyday administrative decisions and long-term capital investments remain consistent with our community's core values.

5.1 Vision Statement

“Building Mayodan’s future with integrity and shared purpose: a welcoming, inclusive place where intentional development connects people and strengthens community for generations.”

This vision statement was crafted based on the Town of Mayodan's four core values; **Community, Collaboration, Integrity, and Belonging**. These values and vision statement were kept in mind while developing all of the goals, policies and objectives set forth in this plan. The following goals, policies, and objectives should be revised and updated as goals are achieved.

5.2 Downtown and Economic Development

Goal 5.2.1: Maintain a robust and diverse local economy

Policy 5.2.1.a: Further the creation of quality jobs to reduce local dependence on residential property taxes, grow economic opportunities, and reduce out-commuting.

Strategy 1: Survey Mayodan residents who commute out of the town for work or are unemployed to understand the industries, wages, and schedules that would be most conducive to supporting the local workforce.

Strategy 2: Collaborate with Western Rockingham Chamber of Commerce, Rockingham County Economic Development, and the Piedmont Triad Regional Workforce Development Board; consider, prioritize, and implement the findings of the obstacles assessment and the resident survey.

Policy 5.2.1.b: Assess the most common land development obstacles for expanding existing businesses, in cooperation with local business and economic development organizations.

Strategy 1: Review and potentially revise the zoning ordinance for restrictions on business placement, screening, and intensity that are more constraining than necessary to achieve their intended ends and may limit business growth and expansion.

Policy 5.2.1.c: Expand efforts to nurture and attract a mix of small and large employers, prioritizing business types that keep money in the community.

Strategy 1: Advertise Mayodan’s small-town charms, natural amenities, low cost of living, and convenient location at local facilities and special events and to the populations of regional urban centers dealing with tight housing markets.

Strategy 2: Apply for and secure federal, state, and nonprofit grants to fund community programming and infrastructure upgrades.

Strategy 3: Expand expertise and grant writing services for economic development through contracting an outside professional on a temporary basis, while training and building capacity with existing town staff.

Policy 5.2.1.d: Leverage North Carolina and the Piedmont Triad’s quickly increasing cost of living to attract a growing population in our comparatively affordable, peaceful town.

Strategy 1: Review and potentially revise the existing lot, density, and design regulations for residential zones, with an eye to ensuring that housing for new residents can easily be built or updated for workforce housing.

Goal 5.2.2: Enhance downtown with streetscape projects and art installations

Policy 5.2.2.a: Integrate diverse, locally-relevant public art throughout the downtown core to enhance visual appeal, celebrate local heritage, and serve as community landmarks.

Strategy 1: Partner with local arts organizations (like the Rockingham County Arts Council) to select themes rooted in Mayodan’s textile history, natural river setting, and community values.

Strategy 2: Prioritize projects like large-scale murals on blank downtown building walls in highly visible public spaces, such as around Town Hall or major street intersections.

Policy 5.2.2.b: Systematically improve the physical environment of downtown streets to prioritize pedestrian comfort, safety, and aesthetic appeal.

Strategy 1: Pursue grants and partnerships for sustainable funding of streetscape enhancements and pedestrian safety improvements.

Strategy 2: Develop and implement a unified signage and wayfinding plan that directs visitors to parking areas, points of interest (like the future Washington Mills Park), and retail businesses using a consistent brand and color palette.

Strategy 3: Adopt and implement complete streets design principals for all new or improved streets.

5.3 Housing and Residential Development

Goal 5.3.1: Preserve the small, friendly town feel while allowing for sustainable development

Policy 5.3.1.a: Encourage redevelopment and improvement of existing sites and structures to better serve the community and enhance the tax base.

Strategy 1: Create and maintain an inventory of underutilized sites and structures within Mayodan.

Strategy 2: Consider proactively upzoning areas with high redevelopment potential that are currently restricted to low intensity uses.

Strategy 3: Adopt the Future Land Use Map after suitable review and editing, and use it as the basis for land development and public investment decisions.

Policy 5.3.1.b: Attract new residential development by improving water quality, providing municipal services with voluntary annexation and promoting Mayodan’s small-town character.

Strategy 1: Apply for federal, state, and private grants for water system upgrades.

Strategy 2: Advertise Mayodan’s amenities, culture, location, and openness to smart growth to regional homebuilders and businesses.

Strategy 3: Cultivate strong relationships with other area governments and regional organizations like the Piedmont Triad Regional Council.

Policy 5.3.1.c: Ensure that all future construction and annexed areas can be adequately served by public facilities and contribute positively to the long-term fiscal health of the town.

Strategy 1: Conduct analysis using tax parcel data and public expenditures reports to determine the most and least productive properties for the town’s finances, and use that process to inform future annexation, development, and zoning decisions.

Strategy 2: Offer annexation and municipal services to businesses and potential developments immediately outside Mayodan’s town limits when their property can be shown to promise a long-term net gain for the town’s finances.

Goal 5.3.2: Support an equitable and affordable community

Policy 5.3.2.a: Keep Mayodan’s cost of living low, allowing residents to remain in the close-knit community.

Strategy 1: Evaluate taxes, fees, and fines to ensure reasonableness, fairness, and equity.

Policy 5.3.2.b: Continue to ensure that all major Town decisions are

guided by resident priorities and provide clear avenues for feedback.

Strategy 1: Spread awareness of the weekly Town Manager’s podcast to ensure residents are kept informed of Town news and events.

Strategy 2: Create a biannual mailer detailing upcoming and recently accomplished public business and send to all residents, potentially utilizing the existing water billing systems.

Strategy 3: Build on engagement efforts to inform residents of existing opportunities to give feedback to the council through partnerships with local businesses, schools, social organizations, and churches.

Policy 5.3.2.c: Promote the creation of a diverse housing stock.

Strategy 1: Review and revise the zoning code to allow for more types and sizes of housing in more areas, including duplexes, triplexes, manufactured homes, and accessory dwelling units.

Strategy 2: Evaluate a program structured in collaboration with the Piedmont Triad Regional Council, local nonprofits, and churches, to assist with accessibility-oriented home renovations to help older residents age in place, ideally funded with outside and/or state grant money.

Policy 5.3.2.d: Answer the needs of all residents, especially members of groups not usually represented by the planning process.

Strategy 1: Seek participation and feedback from younger residents through partnerships with existing youth programming organizations and schools.

Strategy 2: Provide for public announcements in Spanish as well as English, and solicit participation in public events by Latino entrepreneurs associated with public facing businesses living in Mayodan.

5.4 Transportation

Goal 5.4.1: Enhance Roadway Infrastructure

Policy 5.4.1.a: Prioritize maintenance and safety of existing Town streets.

Strategy 1: Perform a safety audit of Town-maintained roadways as a part of the full infrastructure audit identified in the Mayodan Strategic Plan.

Strategy 2: Regularly inspect, rate, and forecast maintenance needs for all Town-maintained streets.

Strategy 3: Apply low-cost traffic calming measures (e.g., speed feedback signs, transverse pavement markings, painted curb bump-outs) in downtown areas and key residential corridors to safely reduce speeds and enhance walkability.

Policy 5.4.1.b: Secure outside funding for major capital projects.

Strategy 1: Work closely with the Piedmont Triad Rural Planning Organization (PTRPO) and NCDOT Division 7 staff, and board members to advocate for Mayodan’s highest priority projects.

Strategy 2: Allocate staff time or contract external expertise specifically for identifying and preparing applications for state and federal transportation related grants.

Goal 5.4.2: Ensure Safe Sidewalks with Improved Connectivity

Policy 5.4.2.a: Address sidewalk gaps and enhance safety.

Strategy 1: Conduct a town-wide sidewalk and connectivity audit to map existing sidewalks, identify critical gaps, and note needed ADA compliance upgrades.

Strategy 2: Assess local development ordinances to promote and incentivize private sidewalk development in new construction projects.

Policy 5.4.2.b: Integrate sidewalks with regional and recreational Assets

Strategy 1: Complete the sidewalk and pedestrian crossing improvements necessary to create a seamless, safe connection between the core downtown commercial district and the new Washington Mills Park development site.

Strategy 2: Integrate high-quality, wide sidewalks as a core component of any future downtown streetscape projects in core areas such as along Main St and 2nd Ave.

5.5 Recreation, Trails, and Greenway

Goal 5.5.1: Continue Developing Washington Mills Park

Policy 5.5.1.a: Prioritize and complete Phase I construction

Strategy 1: Fast-track the necessary environmental cleanup and PCB remediation work on the former mill site to ensure the land is safe and clear for construction, meeting the target completion date.

Strategy 2: Allocate funds to implement the Phase I design as outlined in the Strategic Plan.

Strategy 3: Complete the construction of the public river access point and the initial segments of the multi-use trail network, reconnecting the town to the Mayo River.

Policy 5.5.1.b: Integrate Historic Preservation and Resilient Design

Strategy 1: Ensure all structures and landscapes within the floodplain utilize resilient design techniques (e.g., elevated structures, pervious paving, and engineered landscapes like remediation meadows/built wetlands) to accommodate anticipated flood events with minimal damage.

Strategy 2: Incorporate historical signage and salvaged mill elements throughout the park to educate visitors on the site's pivotal role in Mayodan's textile and industrial past.

5.6 Environmental and Natural Resources

Goal 5.6.1: Maintain Resilient and Sustainable Infrastructure

Policy 5.6.1.a: Ensure climate resiliency in utility systems

Strategy 1: Conduct a town-wide assessment to identify infrastructure assets (e.g., pump stations, lift stations, major water lines, flood-prone roads) most vulnerable to flooding, high winds, or extended power outages.

Policy 5.6.1.b: Secure grant funding for public utility and resiliency projects

Strategy 1: Create a single, prioritized list of all shovel-ready utility (water/sewer) and resiliency projects (e.g., generator upgrades, flood mitigation). For each project, determine the total estimated cost, the local matching funds available, and the specific grant programs that align best (e.g., CDBG, SRF, etc.).

Strategy 2: Establish a centralized digital repository for all documents frequently required in grant applications, such as environmental reports, engineering studies, socio-economic data (income, population), audited financial statements, and letters of support. This minimizes preparation time when a grant window opens.

Goal 5.6.2: Encourage a healthy and safe community

Policy 5.6.2.a: Develop recreational and educational programming to foster youth civic engagement and prepare for productive adulthood

Strategy 1: Partner with the County Health Department to determine what are the most in-demand types and structures of youth programming for different age groups, among parents and youth.

Strategy 2: Apply for state, federal, and private grants to help fund the creation and operation of youth programming.

Policy 5.6.2.b: Expand and improve current open space, parks, and recreational facilities

Strategy 1: Reference the recently adopted Madison-Mayodan Parks and Recreation Master Plan for recommendations on improvements.

Strategy 2: Complete the planning and construction of Washington Mills Park.

Policy 5.6.2.c: Review and update noise, litter, and beautification ordinances and related enforcement protocols

Strategy 1: Survey residents about their satisfaction with Mayodan's noise, litter, lighting, and beautification regulations and use the results to map problem hotspots and inform future rules and procedures.

Strategy 2: Install street trash cans downtown as a part of streetscape improvement efforts.

Section 6: Future Land Use Map

6.1 Introduction

The Future Land Use Map is the visual representation of Mayodan's long-term vision for growth, preservation, and development. While the text of this Comprehensive Plan outlines our goals and policies, the Future Land Use Map translates those ideas into a geographic framework. It serves as a guide for where we want to see new housing, where we want to encourage business growth, and which areas we intend to protect as open space and recreational resources over the next 20 years.

It is important to note that the Future Land Use Map is not a Zoning Map. The adoption of this map does not change the current legal zoning of any property, nor does it affect existing property taxes or current land uses. While the Zoning Map regulates what is allowed to be built today, the Future Land Use Map serves as a strategic roadmap for tomorrow. It represents the Town's preferred direction for future growth; any actual change to a property's zoning must still go through the formal public hearing process, where the FLUM will be used as a primary reference point to ensure the request aligns with Mayodan's long-term goals.

6.2 Future Land Use Categories

Residential Agriculture

Residential Agriculture areas include very low density single family housing on large lots primarily on well and septic systems, farms, and undeveloped natural areas

Low Density Residential

Low Density Residential areas consist of single family housing on medium to large lots either on well and septic systems or on Town utility services.

Medium Density Residential

Medium Density residential areas include housing on small to medium lots primarily connected to Town utility services.

High Density Residential

High Density Residential areas consist primarily of housing on small lots connected to Town utility services. These areas are ideal for single family homes, planned unit developments, duplexes, triplexes, and townhomes.

Mixed-Use

The mixed-use area is designed to accommodate a mix of housing and commercial, generally with commercial uses at street level with housing above. The purpose of these areas is to allow for several historic buildings downtown, originally designed for mixed-use, to be used to their full potential as well as to accommodate modern mixed-use design.

Commercial

Commercial areas include various forms of retail sales including shops, restaurants, grocery stores, gas stations, etc. These areas can also include offices, mixed-use developments and any other uses allowed within commercial zoning districts.

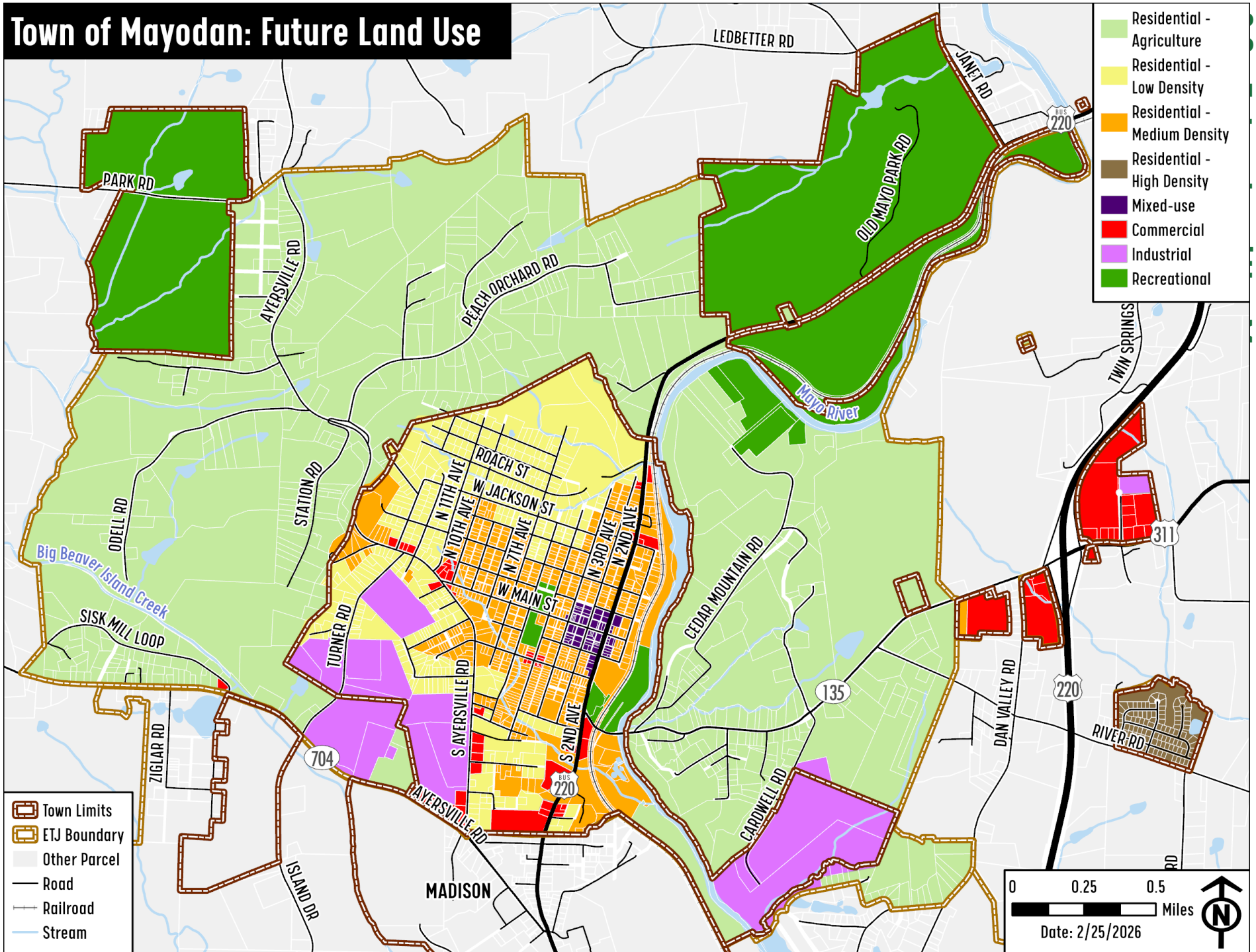
Industrial

Industrial areas are designed to host more intense land uses like warehousing, manufacturing, wholesaling, and other similar uses allowed within industrial zoning districts.

Recreational

Recreational areas are intended to preserve land for natural areas and public recreation facilities. These areas are meant to remain undisturbed from private development to provide recreational opportunities for Mayodan residents and visitors.

Town of Mayodan: Future Land Use



Section 7: Using the Comprehensive Plan

7.1 Using the Plan

The following actions are recommended to aid in the effective implementation of the plan:

1. Initiate a staff review and recommendation process for all land development proposals, rezoning requests, and special use permits. Staff recommendation may include analysis and discussion of how the proposed development will meet the growth strategy and land development vision, goals, policies, community-building principles, and land use recommendations.
2. Encourage the Council and Planning Board to use the Land Development Plan on a regular basis, as a guideline for making decisions on rezonings, special use permits, and subdivision review.
3. Make any necessary changes to the Town's Zoning and Subdivision Ordinances to allow for the type of future land development desired by the community.

7.2 Using the Future Land Use Map

The Future Land use Map is the second step in evaluating the appropriateness of development proposals. The Comprehensive Land Development Plan provides a Future Land Use Map as a guide for the general direction and location of proposed land use types, patterns and relationships encouraged by the Town. This map is provided with the understanding that individual land development decisions may differ slightly from the land use vision presented in the land development plan. The plan also provides a set of land development goals and policies and implementation strategies. When reviewing a land development or rezoning proposal, the developer, staff, public, Planning Board, and Town Council may first determine if the proposed type and pattern of land development is consistent with the Future Land Use Map. Secondly, the proposal may be evaluated to determine if it is consistent with the land development goals and policies.

7.3 Example Land Development Proposal Evaluation

How the plan can be used by a developer:

Developer X would like to rezone two acres along a major road to Commercial and place a strip commercial development on the lot. The developer can utilize the plan to see if the development proposal meets the plan's general Growth Strategy, as well as the Land Development Plan goals, policies, principles and land use recommendations. The developer can also look at the Proposed Land Use Map, to see if Commercial is a recommended use.

How the plan can be used by Town staff:

In addition to reviewing zoning petitions, Town staff can prepare a written report for the Planning Board and recommend petitions be approved or denied. Town staff can point out the goals, policies, and land use recommendations that support the rezoning, and those that are in conflict with the rezoning request, thereby shaping the overall staff recommendation. In addition, Town staff can use the plan to warn developers about potential conflicts before being confronted at a public hearing.

How the plan can be used by the Town of Mayodan Planning Board:

Prior to each meeting, Planning Board members can make their own determination about the consistency of the proposed rezoning with the Land Development Plan's goals, policies, and land use recommendations. Planning Board members should consider the intent of the goals, policies, and recommendations, and determine how much weight should be given to each.

How the plan can be used by the general public:

Residents of Mayodan can and should reference specific goals, policies and recommendations, and the Future Land Use Map when speaking in favor of or in opposition to a rezoning request.

How the plan can be used by the Mayodan Town Council:

The Town Council has legislative authority concerning whether a rezoning request is consistent with the various plans and policies affecting development proposals. The Town Council can review the rezoning request with the Land Development Plan goals, policies, recommendations, and maps in mind. As customary, the Council may also consider and weigh the interpretation of policies by property owners, the Planning Board, Town staff, and the general public. Over time, a track record of interpreting land development plan goals, policies, and recommendations will form a consistent foundation for making decisions about proposed land development in Mayodan.

7.4 Future Updates

The planning horizon for this plan is twenty years. However, as land development and other changes occur in Mayodan over the next decade, it may be necessary to make periodic revisions to keep the plan up-to-date. For example, a major development, a new road, or major water and sewer line extensions could drastically change conditions in the area. It would be wise to review and monitor the Town's progress in using and implementing the plan to facilitate desired changes to the land development plan. Town Staff, Planning Board and Town Council members, developers, and citizens all play a vital role in using, monitoring, and revising the plan.

Section 8: Appendix

8.1 Grant Resources

There are currently numerous grant funding sources available to local communities. While going after grant funding can be time consuming, the results can be substantial. Some of the available options include:

North Carolina Department of Commerce

Has several different Grants & Incentives programs ranging from infrastructure to workforce development to affordable housing. <https://www.nccommerce.com/grants-incentives>

Community Foundation for Rockingham County

Is a growing family of philanthropic funds, source of grants for local causes and partner for donors. The CFCR board advises the Rockingham County Community Fund, the unrestricted community grantmaking fund, to support local needs. <https://www.nccommunityfoundation.org/communities/sandhills/Rockingham-county>

N.C. Main Street Center

Working throughout North Carolina, the N.C. Main Street Center employs the National Historic Preservation Trust's Main Street approach to community revitalization. The Center provides technical assistance and support to small towns with populations under 50,000, and in doing so, it hopes to reestablish downtowns as the center of their communities, by enhancing the look of the downtown area and diversifying the economic base of the Main Street area.

<https://www.nccommerce.com/about-us/divisions-programs/rural-economic-development/nc-main-street-rural-planning-center>

NC Parks and Recreation Trust Fund

The North Carolina Parks and Recreation Trust Fund (PARTF) is a state-funded program that provides dollar-for-dollar matching grants, up to \$500,000, to local governments for the acquisition of land and the development or renovation of public park facilities. Administered by the N.C. Parks and Recreation Authority, the program is a primary catalyst for rural communities to improve quality of life by funding high-priority projects like greenways, playgrounds, and sports fields that might otherwise be beyond local budgetary reach.

United States Economic Development Administration

The United States EDA makes Partnership Planning investments to designated planning organizations to facilitate the development, implementation, revision, or replacement of Comprehensive Economic Development Strategies (CEDs), which articulate and prioritize the strategic economic goals of recipients' respective regions. EDA also makes Short-Term and State Planning awards for economic development planning activities that guide the eventual creation and retention of high-quality jobs, particularly for the

unemployed and underemployed in the Nation’s most economically distressed regions. The U.S. Economic Development Administration maintains a list of grant programs handled through multiple federal agencies. <https://eda.gov/integration/funding-resources/>

NCDOT Bike and Pedestrian Planning Grant

Communities throughout North Carolina have begun to place more emphasis on providing facilities for biking and walking. A desire for better modal choices, the demand for more walkable and bikeable communities and a focus on smart growth initiatives have combined to highlight the need for better, more complete bicycle and pedestrian transportation systems. Comprehensive planning documents are an integral part of developing these systems, and can guide both local and state efforts to improve conditions for bicycling and walking. To encourage the development of comprehensive local bicycle plans and pedestrian plans, the NCDOT Integrated Mobility Division (IMD) and the Transportation Planning Branch (TPB) have created a matching grant program to fund plan development. This program was initiated through a special allocation of funding approved by the North Carolina General Assembly in 2003 along with federal funds earmarked specifically for bicycle and pedestrian planning by the TPB. Smaller municipalities (below 10,000 population) are eligible to apply for a joint bicycle and pedestrian plan.

NC Safe Routes to Schools

Through the North Carolina Safe Routes to School program, the N.C. Department of Transportation works to make walking and riding a bicycle to school a safe and more appealing options for all children. The program facilitates the planning, development and implementation of projects and activities to improve safety and reduce traffic, fuel consumption and air quality near schools.

NC Department of Environmental Quality

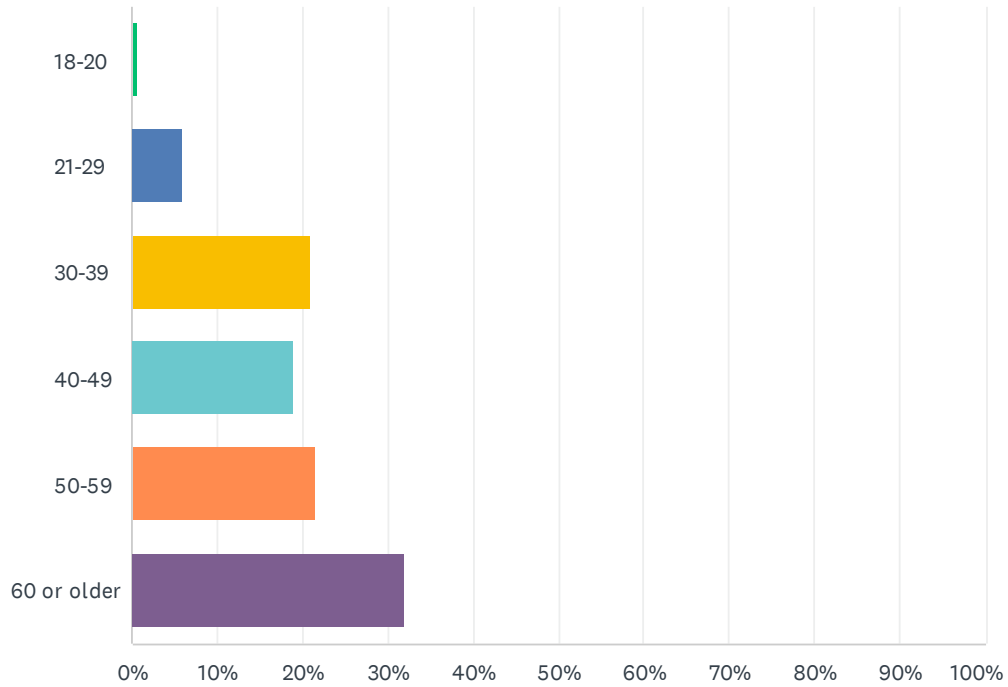
The North Carolina Department of Environmental Quality (NCDEQ) provides critical financial assistance to municipalities through a variety of grant programs managed by the Division of Water Infrastructure and the Division of Environmental Assistance and Customer Service. These programs, such as the Asset Inventory and Assessment (AIA) and Viable Utility Reserve (VUR) grants, allow towns like Mayodan to map aging infrastructure, perform feasibility studies for regional partnerships, and fund major construction projects for water and wastewater systems. Additionally, NCDEQ offers community waste reduction grants that support local recycling efforts and the procurement of specialized equipment, ensuring that small towns can maintain modern environmental standards and long-term utility resilience without overextending their local budgets.

8.2 Survey Results

(Begins on following page)

Q1 Which category below includes your age?

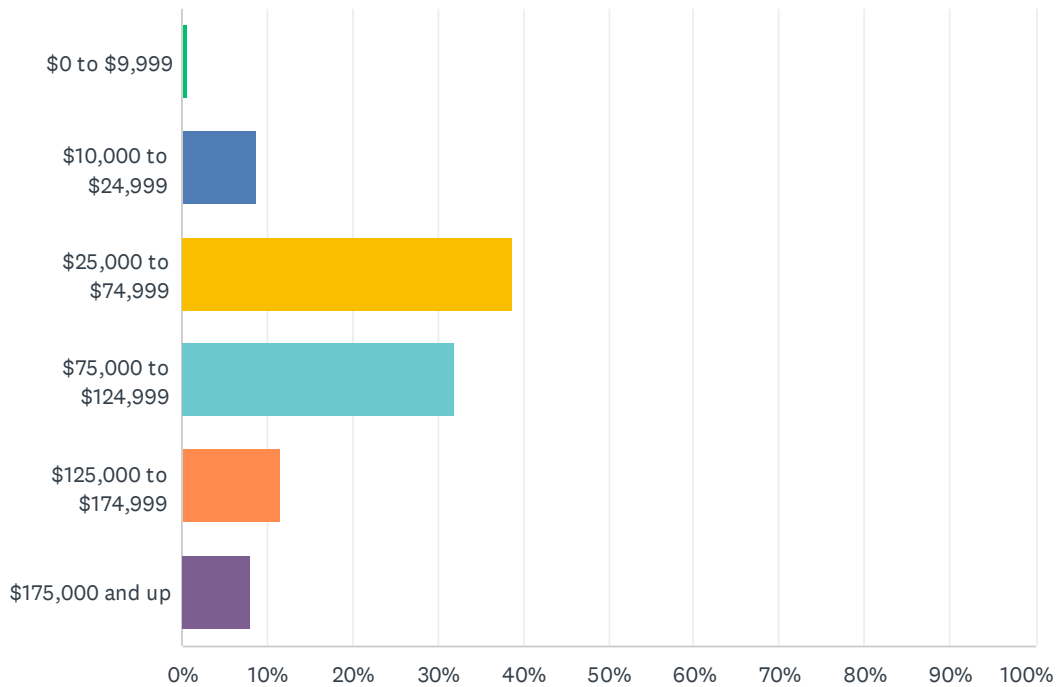
Answered: 153 Skipped: 1



ANSWER CHOICES	RESPONSES
18-20	0.65% 1
21-29	5.88% 9
30-39	20.92% 32
40-49	18.95% 29
50-59	21.57% 33
60 or older	32.03% 49
TOTAL	153

Q2 What was your total household income this past year?

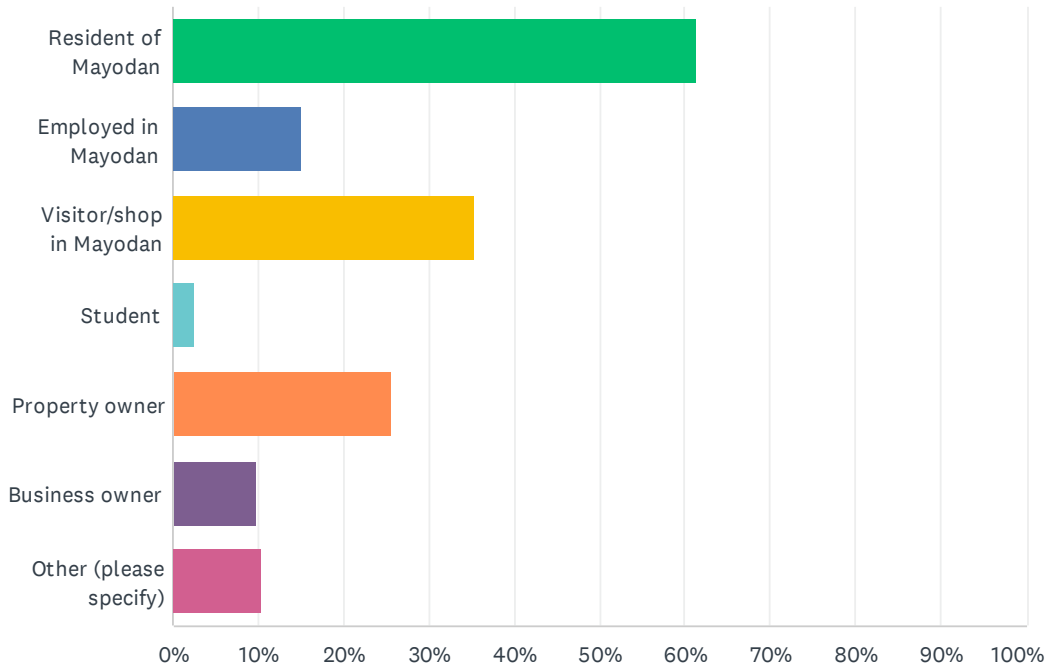
Answered: 147 Skipped: 7



ANSWER CHOICES	RESPONSES
\$0 to \$9,999	0.68% 1
\$10,000 to \$24,999	8.84% 13
\$25,000 to \$74,999	38.78% 57
\$75,000 to \$124,999	31.97% 47
\$125,000 to \$174,999	11.56% 17
\$175,000 and up	8.16% 12
TOTAL	147

Q3 What is your relationship to Mayodan? (check all that apply):

Answered: 153 Skipped: 1



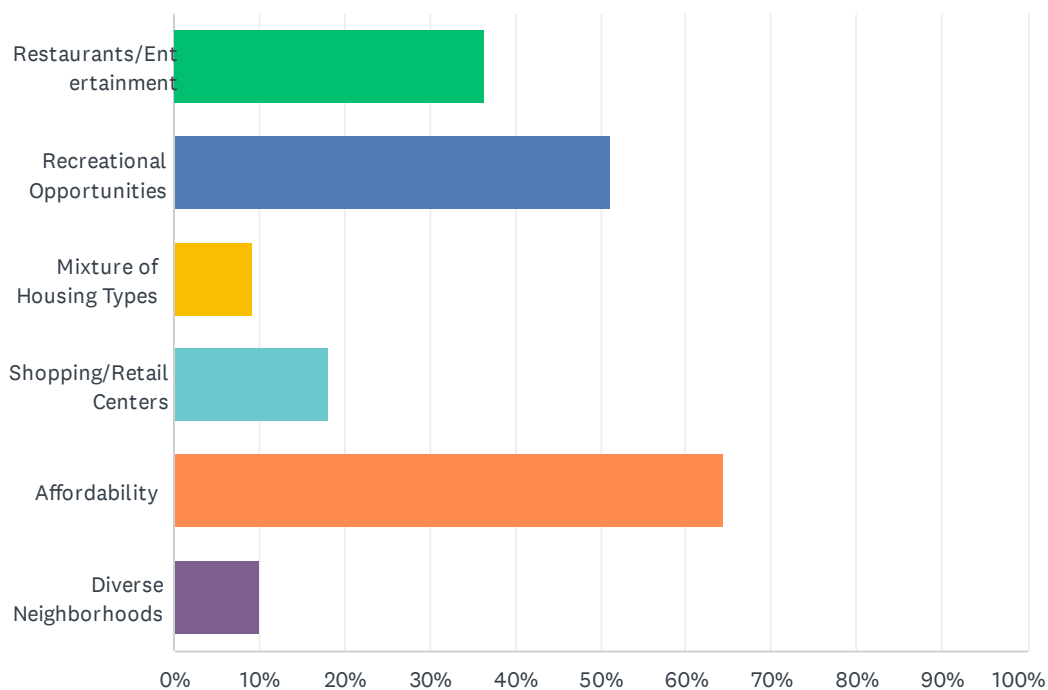
ANSWER CHOICES	RESPONSES
Resident of Mayodan	61.44% 94
Employed in Mayodan	15.03% 23
Visitor/shop in Mayodan	35.29% 54
Student	2.61% 4
Property owner	25.49% 39
Business owner	9.80% 15
Other (please specify)	10.46% 16
Total Respondents: 153	

#	OTHER (PLEASE SPECIFY)	DATE
1	Do not live in the city limits but have a Mayodan address	10/21/2025 8:26 PM
2	Participate in festivals, Mayodan park, recreational sports, etc	2/8/2025 11:53 PM
3	former and possible resident	1/28/2025 9:22 PM
4	Grew up there	1/28/2025 9:21 AM
5	Raised in Mayodan	1/27/2025 11:16 PM
6	Kids play sports in Madison & Mayodan	1/27/2025 4:30 PM
7	Visit the Rec often	1/27/2025 2:13 PM

8	Western Rockingham county resident	1/14/2025 8:45 PM
9	Lived here all my life, 68 years!9	1/1/2025 7:32 PM
10	I live just outside Mayodan.	1/1/2025 6:43 PM
11	I provide services that benefit Mayodan residents and visitors.	1/1/2025 12:12 PM
12	Live on Madison/Mayodan border	12/27/2024 1:22 AM
13	My grandmother place is there and my grandkids go to the park and play sports at rec	12/24/2024 8:21 PM
14	Pastor in Mayodan	12/24/2024 7:12 PM
15	Resident of Madison	12/23/2024 6:12 PM
16	Previous resident	12/23/2024 2:26 PM

Q4 What do you like most about Mayodan? (check all the apply):

Answered: 121 Skipped: 33



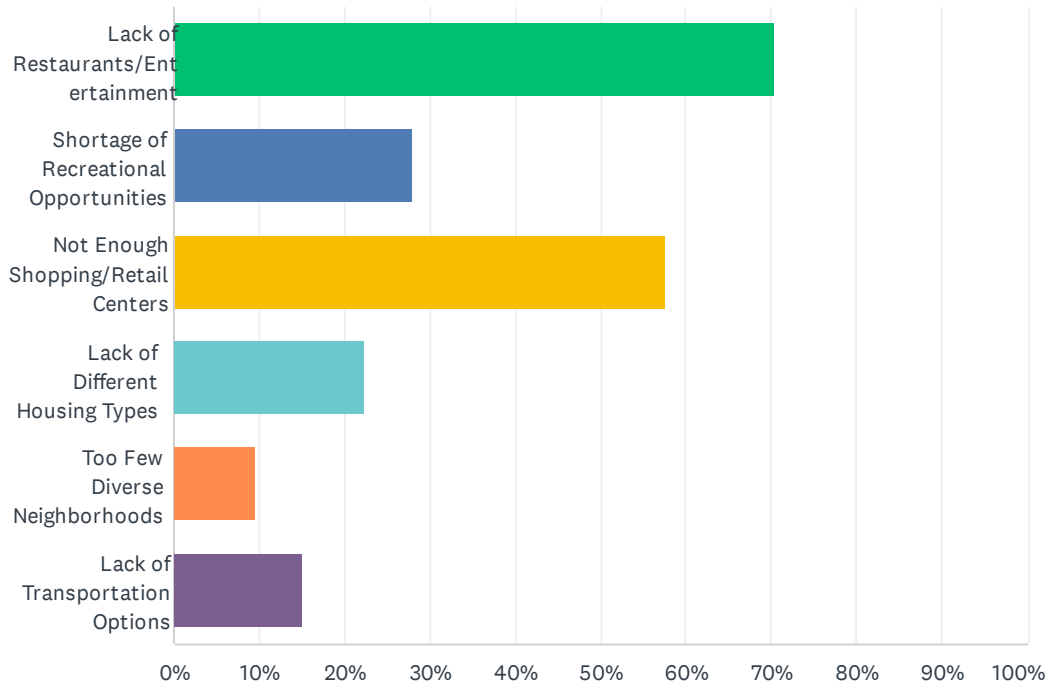
ANSWER CHOICES	RESPONSES	
Restaurants/Entertainment	36.36%	44
Recreational Opportunities	51.24%	62
Mixture of Housing Types	9.09%	11
Shopping/Retail Centers	18.18%	22
Affordability	64.46%	78
Diverse Neighborhoods	9.92%	12
Total Respondents: 121		

#	OTHER (PLEASE SPECIFY)	DATE
1	Small town living. Used to be clean, peaceful, like Mayberry.	9/3/2025 7:41 AM
2	Small town in close proximity to larger cities. With some exceptions, most neighborhoods seem to be fairly safe to live in.	8/31/2025 7:44 PM
3	SmallIntown	2/7/2025 6:43 PM
4	Quite neighborhoods.	2/5/2025 3:04 PM
5	nothing. we need more.	2/2/2025 6:45 AM
6	The smallness of the town and accessibility to the stores that's in short distance.	1/29/2025 4:36 AM
7	Born and raised in Mayodan but we need more attractions better restaurants and more affordable housing fir people I'd love to see my town grow into it's potential but it needs the	1/28/2025 8:57 PM

	help 1st to get there.	
8	Quite an small town	1/27/2025 6:53 PM
9	None of the above even apply to mayodan	1/27/2025 6:00 PM
10	Quiet. Small	1/27/2025 5:56 PM
11	Small town atmosphere and low population	1/27/2025 2:34 PM
12	Rec but needs to build a new one	1/27/2025 2:13 PM
13	small town feel	1/27/2025 2:03 PM
14	Small town charm	1/18/2025 9:16 PM
15	Light traffic. Convenience	1/16/2025 4:01 PM
16	Small town	1/16/2025 2:57 PM
17	For the most part, it's quiet	1/7/2025 7:49 PM
18	small town atmosphere	1/2/2025 9:28 PM
19	Community activities throughout the year.	1/2/2025 8:32 AM
20	Small town feel	1/1/2025 5:51 PM
21	Small town living	1/1/2025 12:02 PM
22	Old town charm	1/1/2025 11:49 AM
23	Quiet	1/1/2025 10:21 AM
24	Small town atmosphere	12/27/2024 12:48 AM
25	A quiet town! Shopping of what you need in close proximity. No major crimes, so far!! No gambling!!.	12/26/2024 11:28 PM
26	The people	12/24/2024 7:12 PM
27	The small town'Mayberry' vs 'Cheers' feel.	12/23/2024 11:59 PM
28	Small town and country	12/23/2024 6:12 PM
29	Mad bean, Dan river keepers, and chachas place	12/23/2024 6:06 PM
30	Feeling of home and community	12/23/2024 2:26 PM
31	Small-town charm.	12/23/2024 12:56 PM
32	Local Outdoors Activities	12/23/2024 10:41 AM
33	Small town life	12/23/2024 10:36 AM
34	Everything but the people who run the town	12/23/2024 10:10 AM
35	Close to bigger citys	12/23/2024 9:54 AM

Q5 What do you like least about Mayodan? (check all that apply):

Answered: 125 Skipped: 29



ANSWER CHOICES	RESPONSES
Lack of Restaurants/Entertainment	70.40% 88
Shortage of Recreational Opportunities	28.00% 35
Not Enough Shopping/Retail Centers	57.60% 72
Lack of Different Housing Types	22.40% 28
Too Few Diverse Neighborhoods	9.60% 12
Lack of Transportation Options	15.20% 19
Total Respondents: 125	

#	OTHER (PLEASE SPECIFY)	DATE
1	Job opportunities and filth	9/3/2025 7:41 AM
2	There are way too many small homes being built in town, taking up a lot of previously vacant property. What is needed at this point is more high income housing to attract more residents as I-73 comes to fruition. With higher salaries coming at the PTI area, we might could attract more of these folks Mayodan. With this growth, we need grocery stores and more retail to keep dollars local. More entertainment like a movie theater and more restaurants/hotel would be nice, but is a stretch at this time.	8/31/2025 7:44 PM
3	The town making it difficult for people who are trying to promote additional business/ revenue in the area and not allowing small businesses already there to host events that benefit the town. (Example: vendor events) farmers markets, lack of wanting progressive growth.	2/26/2025 7:10 PM
4	Not that much to do, but do not need any gambling!!!!	1/29/2025 4:36 AM

5	Nothing	1/27/2025 6:53 PM
6	Some parts of town are an eye sore and give off a "hood" look.	1/27/2025 1:09 PM
7	Taxes	1/27/2025 12:35 PM
8	Golf carts having the right of way-ridiculous! I wish parking on residential streets wasn't allowed. There should be enough room for "regular" traffic.	1/7/2025 7:49 PM
9	Lack of retail shops. Don't need more centers, just more actual retail, not more thrift stores.	1/4/2025 7:20 PM
10	outsourcing public works without providing adequate contact information, automated phone system is being used in town and police department, and the lack of personal interaction with these departments leave citizens with a feeling of disconnect.	1/2/2025 9:28 PM
11	Lack of parking.	1/1/2025 7:32 PM
12	While Mayodan does a great job overall! I love this town! There's always room to enhance existing strengths, such as expanding recreational opportunities and creating more connections between neighborhoods and natural spaces.	1/1/2025 12:12 PM
13	Loud vehicles all day!	12/31/2024 12:44 PM
14	Unkept housing	12/27/2024 12:48 AM
15	Not enough manufacturing!!	12/26/2024 11:28 PM
16	lack of social venues to meet and chat at the end of the day.	12/24/2024 8:30 AM
17	The lack of family entertainment options.	12/23/2024 11:59 PM
18	The fact that they are trying to grow. People live here and not Greensboro, High Point or Winston-Salem for a reason.	12/23/2024 6:12 PM
19	Run down houses, homes and yards that are not kept up. Cars that don't run setting on the street or property	12/23/2024 9:54 AM
20	Shortage of available housing stock	12/22/2024 11:07 AM

Q6 Think about Mayodan in 2045. What words describe this future Mayodan? Enter comments below.

Answered: 84 Skipped: 70

#	RESPONSES	DATE
1	Lower taxes	11/17/2025 6:46 PM
2	I hope that Mayodan will still have a special rural feel. I hope there are more job opportunities to bring people to Mayodan but not destroy the hometown feel we currently have.	10/21/2025 8:26 PM
3	Outdoor recreation hub of the triad (rivers, greenways, mountain biking, & parks)	9/19/2025 9:25 AM
4	Probably won't exist	9/3/2025 7:41 AM
5	I'm afraid I see it as a bedroom community for the I-73 corridor unless someone invests and attracts more high end businesses and homes.	8/31/2025 7:44 PM
6	A small town with a unique history. A place where you can step back in the past with opportunities to enjoy nature and outdoor activities. A place where the community comes together for festivals and enjoying each other's company.	8/29/2025 1:54 PM
7	Nothing will change as it currently stands	2/26/2025 7:10 PM
8	A hub of economic and residential activity in Rockingham County based on quality of life factors	2/10/2025 3:32 PM
9	Maintaining its history and up keeping its current look while updating needed items but not changing overall look. We could use a few more entertainment opportunities - maybe a small movie theatre, different types of restaurants - Japanese, Thai, maybe cookout or chic fil a	2/8/2025 11:53 PM
10	Non progressive	2/7/2025 6:43 PM
11	The town will be moved over to NC 135 and US220.	2/5/2025 3:04 PM
12	Clean, diverse, welcoming, walkable	1/29/2025 12:47 PM
13	Population growth, retail and residential development. Diversity in population.	1/29/2025 8:45 AM
14	Hopefully a community drawn close together and closer to Jesus!!!!	1/29/2025 4:36 AM
15	Still a quiet, quaint little town with maybe one or 2 more entertainment opportunities such as bowling, movie theater, putt putt, arcade or something like that.	1/28/2025 9:22 PM
16	I honestly think it will not be a town anymore by then just highways going over what use to be and what could have been a great place.	1/28/2025 8:57 PM
17	Growth	1/28/2025 6:37 PM
18	Entertainment, food diversity, programs for kids and parents.	1/28/2025 10:58 AM
19	More local entertainment and diverse food opportunities	1/28/2025 8:41 AM
20	Progressive ...I hope	1/28/2025 1:33 AM
21	Developing, growing	1/28/2025 12:22 AM
22	Home. Small town feel. More recreational opportunities. (Usable indoor basketball courts/pickleball)	1/27/2025 11:16 PM
23	Forgotten	1/27/2025 10:49 PM
24	Outstanding	1/27/2025 9:28 PM
25	Hallmark Small Town	1/27/2025 9:01 PM
26	A town that maintains its small town roots and feel while also offering a variety of	1/27/2025 7:41 PM

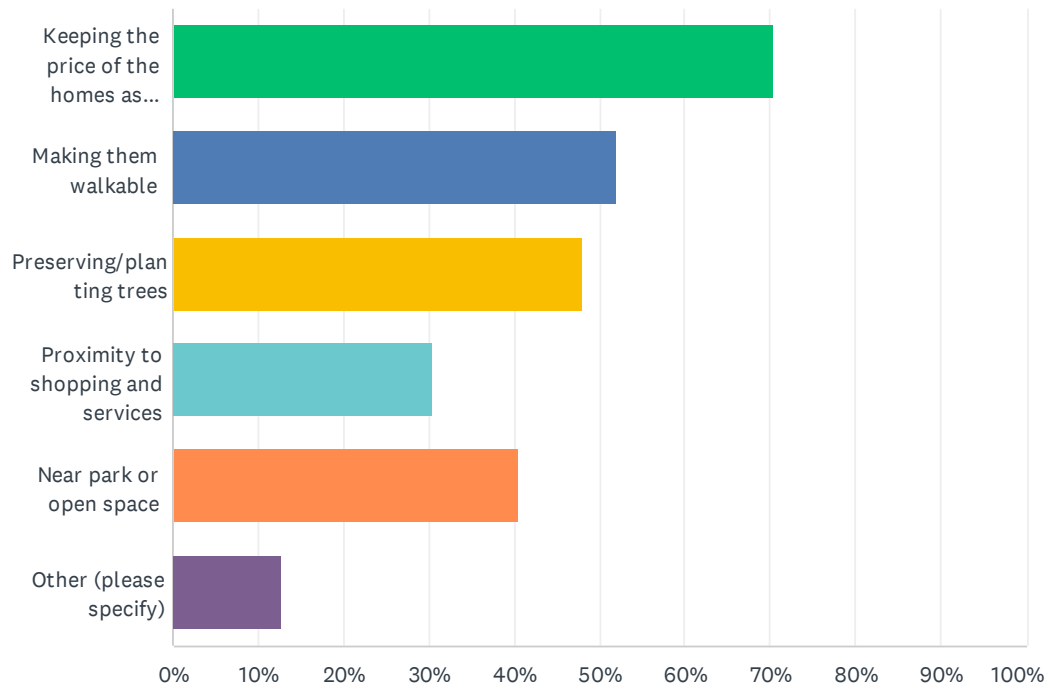
entertainment, shopping and recreation opportunities for both the youth and the senior populations. A town that focuses on its natural resources, history and small town values and seeks to proudly show them off to visitors that visit from near or far.

27	Small close community. We moved here from an over crowded area and love that there are not houses piled on top each other anywhere they can clear a place.	1/27/2025 7:40 PM
28	Keep it the way it is leave the land an residents alone	1/27/2025 6:53 PM
29	Growth, improvement, opportunities	1/27/2025 6:00 PM
30	Hopefully bustling	1/27/2025 5:37 PM
31	Same small town feel but now with big city offerings (more recreation, more arts, more outdoor/water adventure sites & events, more restaurants, etc)	1/27/2025 4:30 PM
32	A progressive town that would come across as a small town Asheville equivalent that has a robust entertainment district	1/27/2025 4:27 PM
33	Small town charm	1/27/2025 3:52 PM
34	Small town feel with better job and housing opportunities	1/27/2025 2:04 PM
35	a recreational outdoor haven. would LOVE to see the river developed right there at the Rec. Open air farmers market, ampitheater, craft brewery in building at tracks? Trails, River access, camping access, anything outdoors.	1/27/2025 2:03 PM
36	Sad to say but probably will remain the same	1/27/2025 1:10 PM
37	More shopping retailers and food chains like Starbucks, cook out, and Dunkin' Donuts.	1/27/2025 1:09 PM
38	Coming together	1/27/2025 12:35 PM
39	Upgraded water and sewer. Utilization of natural resources (greenway, additional trails, expanded sidewalk system, and more river accesses).	1/27/2025 12:19 PM
40	Fly fishing crickets frogs woodsy neighborly	1/19/2025 10:55 PM
41	Fun downtown with entertainment options. Cool destination	1/16/2025 4:01 PM
42	community activities downtown, mixed residential/shopping/ eating/entertainment downtown	1/12/2025 8:39 AM
43	Quiet, Family Oriented, & Historic	1/11/2025 2:24 PM
44	Probably will be a lot less church attendance. I can't imagine much difference in good job opportunities, or any upper end resteraunts or shopping.	1/7/2025 7:49 PM
45	Cute small town, easily walkable. Historic charm	1/7/2025 12:03 PM
46	A small town with ma and pa retail shops, a thriving art community, friendly people, and good food.	1/4/2025 7:20 PM
47	I get the impression the crime rate is going to be higher and there will be a decreased personal presence from governmental agencies in the area.	1/2/2025 9:28 PM
48	Outdoor recreation hub. Walkable community. Connectivity.	1/2/2025 5:04 PM
49	Bedroom community for Summerfield businesses	1/2/2025 4:48 PM
50	My hope for the Town of Mayodan in the next few years is not to change but overall improve... sure new things are not bad but I don't believe we need bigger and better shops, restaurants, etc. to prioritize the people and businesses we already have here or to make Mayodan a better place!	1/2/2025 4:35 PM
51	Historical areas preserved as well as growth opportunities taken advantage of.	1/2/2025 12:44 AM
52	Keep the small town feeling. Would be nice to have more restaurants, shopping options. A reason to stay in town rather than go to surrounding town/cities.	1/1/2025 8:10 PM
53	Positive	1/1/2025 6:43 PM
54	A place that young people can live, work and have a future.	1/1/2025 5:51 PM

55	Economic development with a strong manufacturing facility to support the community	1/1/2025 5:29 PM
56	Losing its senior citizen appeal	1/1/2025 1:42 PM
57	I think Mayodan has the opportunities to become a safe, affordable place for people to work and live..... opportunities for children and adults recreationally, places to shop/eat/and worship.	1/1/2025 1:09 PM
58	Thriving, connected, and sustainable. A community that celebrates its natural beauty, provides diverse recreational opportunities, and fosters economic and cultural vitality.	1/1/2025 12:12 PM
59	Country backwoods inbred Hicks	1/1/2025 12:06 PM
60	I hope that the future Mayodan keeps its current small town feel but only better	1/1/2025 11:49 AM
61	Invest in the current parks Bring in more small businesses	1/1/2025 11:11 AM
62	beautiful - rural - somewhat forgotten	1/1/2025 10:56 AM
63	Recreational hub with private owned businesses/restaurants	1/1/2025 10:21 AM
64	More restaurants and shopping options.	12/31/2024 1:16 PM
65	Growth due to interstate development.	12/28/2024 4:59 PM
66	A community that stays true to its small town roots.	12/27/2024 1:22 AM
67	Hopefully some homes can be renovated nicely as starter homes or existing homes will continue to degrade	12/27/2024 12:48 AM
68	Hopefully, still a small town with NO casinos close by and people getting along , with a good Christian base guided by the Holy Spirit!!!	12/26/2024 11:28 PM
69	Modernized store fronts downtown. Try to affordably lease or sell unused properties, i.e., former Windy's on Main St., 3rd and Main, etc. A massive upgrade and renovation to shopping center on 2nd Ave where EyeRollz currently exists. Also, seek development of empty stores in the Tiano's shopping center. Reasonable fixed leases or supplements from the town/county to get these going again. Institute local programs (through RCC?) on initiating, developing, and operating a small business particularly restaurants.	12/24/2024 8:30 AM
70	Hopefully, it will keep its uniqueness and be a place where people (single or families) want to settle down and stay.	12/23/2024 11:59 PM
71	Community	12/23/2024 10:32 PM
72	The exact same as it is now if you don't allow for future growth and expansion.	12/23/2024 6:19 PM
73	Keep it as it is. No more growth! You want growth, move to a big city.	12/23/2024 6:12 PM
74	Unpopular opinion. Probably should merge with Madison tbh. The only reason these two towns are separated is because of an age old feud between two men that have been long dead.	12/23/2024 6:06 PM
75	Community, family, safe	12/23/2024 2:26 PM
76	I hope it will still be quaint with just a few more restaurants	12/23/2024 12:56 PM
77	Retro. Modernity in an old fashioned way.	12/23/2024 10:41 AM
78	Non-existent	12/23/2024 10:36 AM
79	Everyone in the town knows yall are wanting to get city taxes from Walmart lol	12/23/2024 10:10 AM
80	Suburb of Greensboro.	12/23/2024 9:57 AM
81	60-75% black..... more run down homes.	12/23/2024 9:54 AM
82	Need to grow with work opportunities and more restaurants	12/23/2024 9:50 AM
83	Walkable Connected Inviting Recreation Tourism Historic Destination Growth Welcoming	12/22/2024 11:07 AM
84	Local	12/11/2024 10:47 AM

Q7 What is most important in new neighborhoods? (check all that apply):

Answered: 148 Skipped: 6



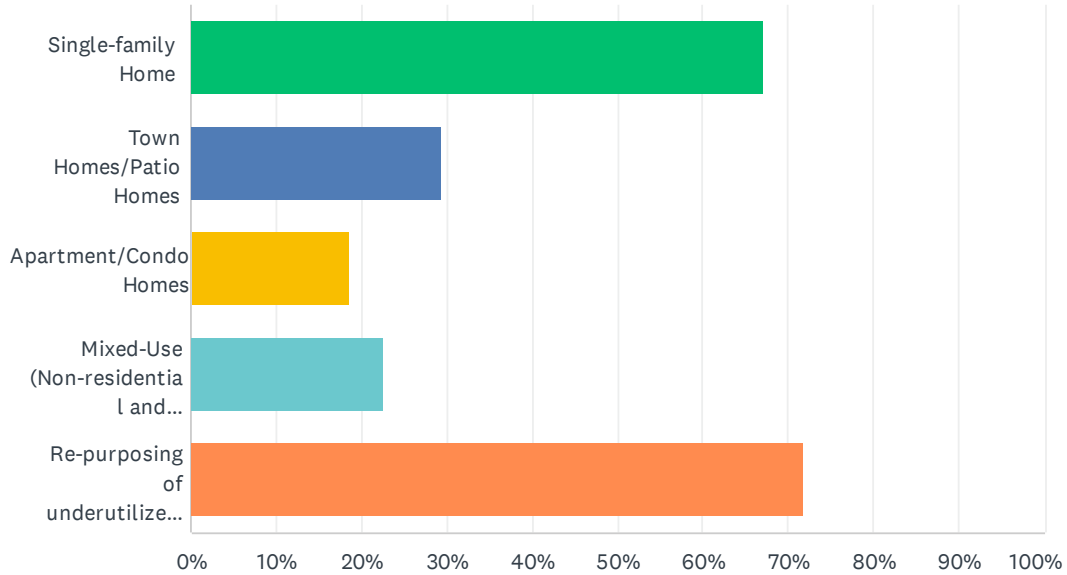
ANSWER CHOICES	RESPONSES
Keeping the price of the homes as affordable as possible	70.27% 104
Making them walkable	52.03% 77
Preserving/planting trees	47.97% 71
Proximity to shopping and services	30.41% 45
Near park or open space	40.54% 60
Other (please specify)	12.84% 19
Total Respondents: 148	

#	OTHER (PLEASE SPECIFY)	DATE
1	Keeping them clean and enforcing ordinances	9/3/2025 7:41 AM
2	See above comments	8/31/2025 7:44 PM
3	We need housing options for all ages; new affordable single family homes for families, apartments and condominiums for new comers and singles or couples, and townhomes or other types of senior living housing.	2/10/2025 3:32 PM
4	Keeping the neighborhoods quiet.	2/5/2025 3:04 PM
5	Not cheap subdivisions	1/27/2025 3:52 PM
6	Lower taxes	1/27/2025 2:13 PM
7	Creating a clean community with less apartment complexes and more housing communities.	1/27/2025 1:09 PM

8	Safety, how quickly I can get medical help.	1/7/2025 7:49 PM
9	ntegrating trail access into neighborhood planning to encourage outdoor activities and connectivity.	1/1/2025 12:12 PM
10	Space away from people	1/1/2025 12:06 PM
11	Upgraded infrastructure, water/sewer/broadband.	12/28/2024 4:59 PM
12	No crime!!!	12/26/2024 11:28 PM
13	Cleaning up the mess houses	12/24/2024 8:21 PM
14	maintain some open space for kids and community events.	12/24/2024 8:30 AM
15	Mayodan has always been looked at as a safe place to live and raise a family.....Hopefully, it will keep that reputation throughout the future.	12/23/2024 11:59 PM
16	No! No new housing developments. Go to the big cities and build your developments.	12/23/2024 6:12 PM
17	Avoiding Gentrification and over dependence on car travel when walkability is possible.	12/23/2024 10:41 AM
18	Safety	12/23/2024 10:36 AM
19	Spec houses don't cut it.... If you are going for low income residents you are well on your way	12/23/2024 9:54 AM

Q8 How can we best meet the future housing needs of our community? Encourage more (check all that apply):

Answered: 146 Skipped: 8



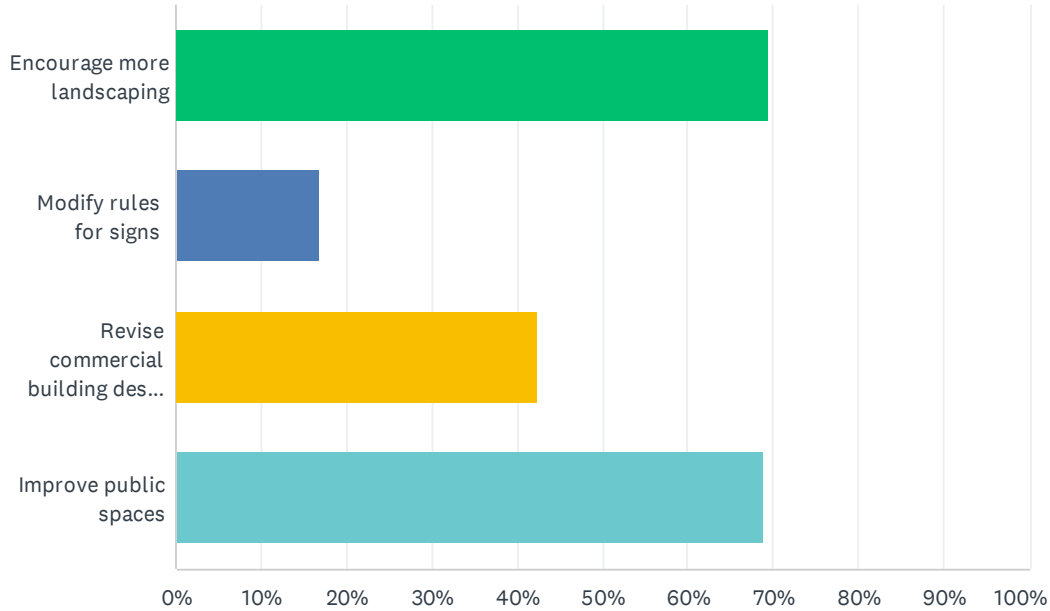
ANSWER CHOICES	RESPONSES
Single-family Home	67.12% 98
Town Homes/Patio Homes	29.45% 43
Apartment/Condo Homes	18.49% 27
Mixed-Use (Non-residential and residential)	22.60% 33
Re-purposing of underutilized structures	71.92% 105
Total Respondents: 146	

#	OTHER (PLEASE SPECIFY)	DATE
1	Low(er) income homes are needed, but should not be all the priority. High(er) end development would up the ante and the tax base. Also updating current aging infrastructure will be necessary no matter the status of homes.	8/31/2025 7:44 PM
2	More for elderly	1/29/2025 12:47 PM
3	Refurbish old house back to good use I read of new houses and letting old ones go to waste!!	1/29/2025 4:36 AM
4	Senior Housing	1/27/2025 5:04 PM
5	Cleaning up the ratty looking store fronts.	1/27/2025 1:09 PM
6	"Nice" townhomes like those being built in Eden.	1/7/2025 7:49 PM
7	Space away from people	1/1/2025 12:06 PM
8	Have ordinances in place that hold people accountable for their home, yard and other to keep Mayodan a beautiful place to live.	12/23/2024 11:59 PM

9	Leave it alone. Help beautify the store fronts and landscaping.	12/23/2024 6:12 PM
10	Affordable housing that isn't a bunch of run down mill houses	12/23/2024 6:06 PM
11	Stop allowing landlords to charge over \$1000 a month when there are no jobs in this town	12/23/2024 10:10 AM
12	Apartments just bring out the low income people	12/23/2024 9:54 AM

Q9 How would you improve Mayodan's physical appearance? (check all that apply):

Answered: 125 Skipped: 29



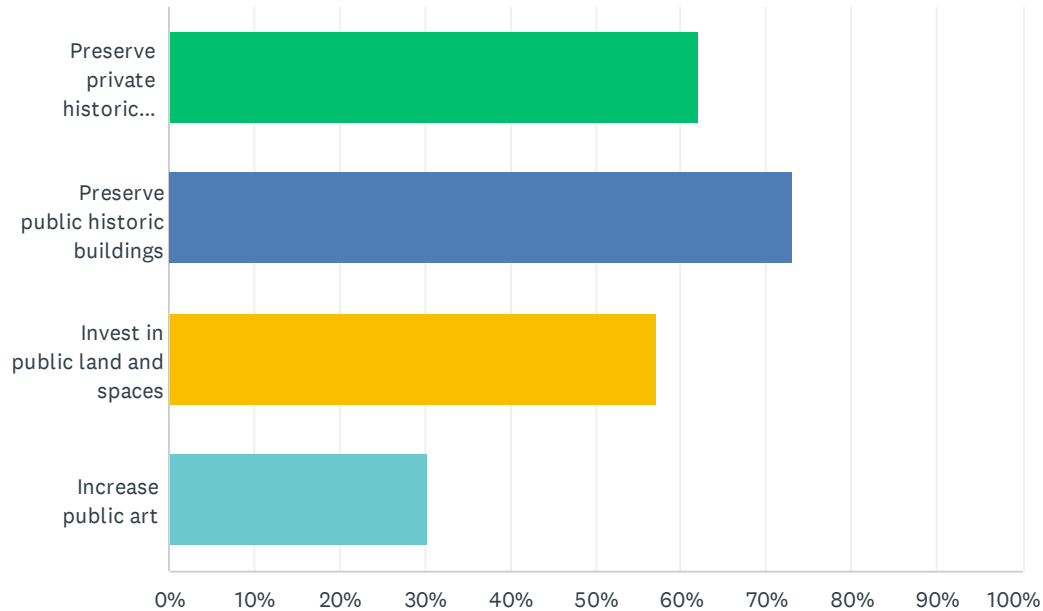
ANSWER CHOICES	RESPONSES
Encourage more landscaping	69.60% 87
Modify rules for signs	16.80% 21
Revise commercial building design standards	42.40% 53
Improve public spaces	68.80% 86
Total Respondents: 125	

#	OTHER (PLEASE SPECIFY)	DATE
1	Clean up all the messy private properties houses in miss repair lots of junk on property and abandoned autos	11/17/2025 6:46 PM
2	Enforce building codes and ordinances. Make slumlords keep their properties clean and useable	9/3/2025 7:41 AM
3	The current codes for property management and upkeep seem to be largely ignored in Mayodan. Enforce these codes to improve curb appeal to potential residents/home buyers. First impressions are critical to growth.	8/31/2025 7:44 PM
4	better sidewalks	2/8/2025 11:27 AM
5	More parking space.	2/5/2025 3:04 PM
6	Repave roads, bring more manufacturing back!!!	1/29/2025 4:36 AM
7	Have more attractions, people are gonna want to have to come here for a reason and let's give them some reasons to want to come to Mayodan to visit or live! But for now we have nothing to offer at the moment.	1/28/2025 8:57 PM

8	Have folks keep junk out of yards! No one wants to see that ore purchase/live around that.	1/28/2025 5:05 PM
9	More landscaping and stricter rules for businesses having clutter out front.	1/27/2025 1:09 PM
10	Send letters to homeowners that need to improve their home appearance and to those that have several vehicles parked all over the street.	1/7/2025 7:49 PM
11	Upkeep historic buildings	1/7/2025 12:03 PM
12	Clean up areas that are no longer lived in.	1/1/2025 8:10 PM
13	Encourage residents to fix and clean up their property I	1/1/2025 6:43 PM
14	Don't spend money on new street signs when the ones there do the job. Use funds better.	1/1/2025 5:51 PM
15	Develop green corridors, connect public spaces with trails, and incorporate nature-inspired design into community development.	1/1/2025 12:12 PM
16	Clean up housing	1/1/2025 12:02 PM
17	help people fix up their homes	1/1/2025 10:56 AM
18	Update and enforce regulations for cleaning up cluttered and unsightly property.	12/28/2024 4:59 PM
19	Create policies for higher standards for existing housing appearances	12/27/2024 12:48 AM
20	Have more Christ centered activities and good places close by for families and kids to enjoy safely!!! Dog parks	12/26/2024 11:28 PM
21	Get all these rentals to clean up there mess	12/24/2024 8:21 PM
22	Leave it alone. Help beautify the store fronts and landscaping.	12/23/2024 6:12 PM
23	Encourage businesses with a facelift of dilapidated properties when financially a good investment- improve parking for businesses- model after Madison's improvement to draw business	12/23/2024 12:56 PM
24	Tear down or remodel/update existing homes	12/23/2024 10:36 AM
25	Fix the roads, leave the government alone. We get new paint jobs on the police cars but it takes 2 years to fix a road.	12/23/2024 10:10 AM
26	Crack down on people that do not keep their homes up. Too many cars and yards that are not taking care of junk everywhere.	12/23/2024 9:54 AM

Q10 What cultural or historic resources should be a focus of the town? (check all that apply):

Answered: 145 Skipped: 9

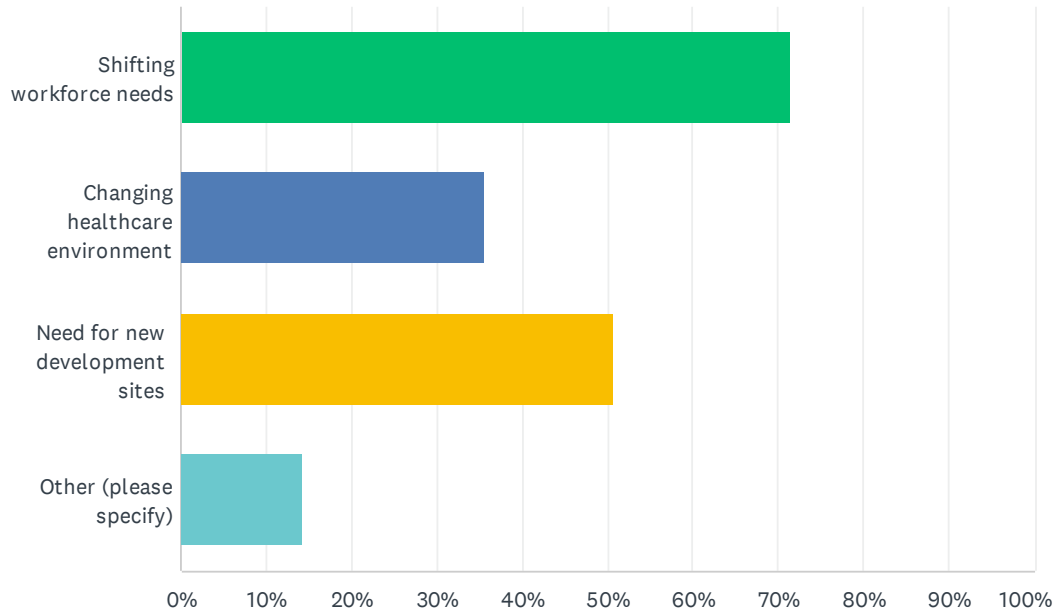


ANSWER CHOICES	RESPONSES
Preserve private historic buildings	62.07% 90
Preserve public historic buildings	73.10% 106
Invest in public land and spaces	57.24% 83
Increase public art	30.34% 44
Total Respondents: 145	

#	OTHER (PLEASE SPECIFY)	DATE
1	Upgrading and improving our past is as important as future growth. Let's be proud of our Milltown history and incorporate it into our future.	8/31/2025 7:44 PM
2	Do something with the old Tultex site.	2/5/2025 3:04 PM
3	Greenways like matrimony creek and smith river	1/14/2025 8:45 PM
4	Invest in the arts	1/4/2025 7:20 PM
5	Spaces for children and young adults.	1/1/2025 5:51 PM
6	Highlight Mayodan's history through interpretive trails and educational signage, tying together the town's cultural and natural heritage.	1/1/2025 12:12 PM
7	maybe put up some historic markers - recreate what was there	1/1/2025 10:56 AM

Q11 What factors do you believe will affect Mayodan's economy in the next 10-20 years? (check all that apply):

Answered: 140 Skipped: 14



ANSWER CHOICES	RESPONSES
Shifting workforce needs	71.43% 100
Changing healthcare environment	35.71% 50
Need for new development sites	50.71% 71
Other (please specify)	14.29% 20
Total Respondents: 140	

#	OTHER (PLEASE SPECIFY)	DATE
1	Leadership that has forward thinking objectives	8/31/2025 7:44 PM
2	Bring more manufacturing jobs back, but no gambling, that brings more crime!!!!	1/29/2025 4:36 AM
3	Not lots of options of things to do to help promote the younger generation to stay in the area when they are grown.	1/28/2025 5:05 PM
4	Inflation	1/28/2025 8:41 AM
5	Industry with jobs that pay better than average	1/28/2025 1:33 AM
6	Bring more businesses to the town for more employment opportunities. Many older folks look for part time jobs to supplement income. Other younger kids in high school are constantly looking for work, and many others need work. Retail chains would be a great opportunity. The town and surrounding areas really need more food options.	1/27/2025 1:09 PM
7	People moving away due to the lack of things to do	1/18/2025 10:04 PM
8	Retail/Food development	1/7/2025 12:03 PM

9	Again, more parking. People don't want to park near the marathon and walk to Bargin Bin.	1/1/2025 7:32 PM
10	utdoor recreation and greenspace development, which can attract tourism, new residents, and businesses looking to relocate to a community with a high quality of life.	1/1/2025 12:12 PM
11	investment needs to happen at a government level - help the people	1/1/2025 10:56 AM
12	Greater effort to retain and/or recruit opportunities for high end jobs.	12/28/2024 4:59 PM
13	Employment opportunities	12/27/2024 12:48 AM
14	The need of manufacturers in the town, but NO gambling close by!!!!	12/26/2024 11:28 PM
15	Most people don't want to live and work in the same place. There are plenty of manufacturers within a short distance so I feel Mayodan would be better suited to focus on the home life aspect vs the business.	12/23/2024 11:59 PM
16	Leave it alone. People move here to live in a small town.	12/23/2024 6:12 PM
17	Focus on catering to people who are gonna be here in the next 20 years. Focus on catering to college age people. Affordable housing for them, restaurants and recreation for them. Rather than being a retirement community. Work to increase tourism.	12/23/2024 6:06 PM
18	The traffic moving through HWY 220 to Virginia.	12/23/2024 10:41 AM
19	None, again, everyone knows yall just want that Walmart money	12/23/2024 10:10 AM
20	To many residents on welfare here now.... I see that growing in the future	12/23/2024 9:54 AM

Q12 Other Comments?

Answered: 24 Skipped: 130

#	RESPONSES	DATE
1	I grew up in Mayodan and it is NOT a place I would want to raise my family now. I love living here but the cleanliness, jobs, friendliness, everything seems to have gone fly by night is no longer in service like an old phone number. I filled out a survey several years ago and have seen nothing come to fruition from that and probably won't this one either.	9/3/2025 7:41 AM
2	I am proud to call Mayodan my lifelong home. Our changing world has greatly impacted the town I so fondly remember. We need to continue momentum to keep our small town atmosphere in the ever changing climate. Please don't let the results of this survey die like so many others in the past have. I realize the almighty dollar is the driving force. There has got to be a happy medium. I pray our leaders will find that medium.	8/31/2025 7:44 PM
3	Look at the option of annexing all the land between old town and new town.	2/5/2025 3:04 PM
4	Encourage more Christian activities!!!	1/29/2025 4:36 AM
5	would love access to a larger bike trail	1/28/2025 2:53 PM
6	The mill lot can be utilized for extra parking for the rec and use the underpass so no danger crossing RR.	1/27/2025 5:56 PM
7	I love the small town feel of Mayodan. Would love some more entertainment areas like downtown madison.	1/27/2025 2:03 PM
8	I would like to see a cookout, Dunkin, or similar breakfast place and a lunch dinner spot. Because the options are slim around here and it is unfortunate. The KFC here is a waste because the staff is horrible. They took away our Wendy's. However there is plenty of space for future use.	1/27/2025 1:09 PM
9	Much like surrounding cities around Raleigh, I can see Mayodan's population nearly doubling by 2045. Mayodan needs to think ahead about infrastructure & amenities needed to take in this anticipated growth.	1/27/2025 12:19 PM
10	Keep the trees	1/19/2025 10:55 PM
11	Encourage local grocery shopping. Farmers markets, stores with local foods, healthy eating options. Please make it accessible to all. Local coffee shops, good quality restaurants with a fun atmosphere that people would like to hang out at as a "after work" place. Keep the town walkable and clean and updated. Keep parking accessible and free. Have craft fairs and markets often. Keep parks free, cleaned and well maintained.	1/7/2025 12:03 PM
12	At night time, especially after 10 pm, the "racetrack" on main st and some of the avenues, needs to be stopped.	1/1/2025 7:32 PM
13	Mayodan has the potential to position itself as a model for sustainable growth by focusing on trails, greenspaces, and cultural connectivity. These investments not only attract visitors but also create a more vibrant and healthier community for residents. Trails, in particular, offer a cost-effective way to enhance recreational opportunities, stimulate local businesses, and celebrate the natural beauty of the region.	1/1/2025 12:12 PM
14	the town needs to take some responsibility for beautification and ownership - there should be no reason that there is a giant hole in one of the only 'malls' in mayodan - tax dollars should be put to use to help define a more livable town - support the people	1/1/2025 10:56 AM
15	As a lifelong resident of Mayodan, I would like to see the historical charm of the town successfully combine with new opportunities for businesses, employment and recreation. We have a wonderful opportunity to grow with I-73 on the horizon but yet keep that small town feel.	12/28/2024 4:59 PM
16	Strengthen the police department with the equipment they need to protect and serve with the fire department and EMS, with a chaplain officer on the force!! Road repairs	12/26/2024 11:28 PM

17	Thank you!	12/23/2024 11:59 PM
18	Mayodan needs to think outside the box, not inside the box that is a sleepy little town whose residents drive 30 miles to Greensboro to shop and eat. Established mom-and-pop businesses in Mayodan already have an established loyal customer base. We don't need another Mexican or Italian restaurant; we have that. Bringing in new business will not automatically put these out of business. They will cater to a different and more diverse generation. Something needs to change. Otherwise, you'll be sending out this same survey 10 years from now, still asking the same questions with no progression.	12/23/2024 6:19 PM
19	I left a NC big city over 7 years ago to move to the country. The last thing we want is for the Mayodan - Madison area to be inundated with big box stores, gas stations and restaurants. If I can't get what I need here, I will either travel or order online. I moved to the country for the country, small town way of life. Bringing in new housing, brings more crime and more traffic.	12/23/2024 6:12 PM
20	Work on the kindness of your police department.	12/23/2024 6:06 PM
21	I wish we had more things for kids to do.	12/23/2024 11:24 AM
22	We should try to narrow down what kind of community we would like to foster and what kind of people we would like to attract for those looking to relocate or live within Mayodan.	12/23/2024 10:41 AM
23	Please restaff the town, the majority of us here are not pleased with your duties.	12/23/2024 10:10 AM
24	The town needs to crack down on homeowners or renters that do not keep up their property. It is out of control, just drive up and down the streets and take a look it's disgusting.	12/23/2024 9:54 AM

Special thanks to:

Town Council:

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

Planning Board:

Tania Carter
Sammy Martin
Amanda Joyce
Norma O'Steen
Tommy Watford
Ed Shelton
Charles Menard
Gerry Williams

Steering Committee:

Buck Shelton
Norma O'Steen
Charles Menard
Courtney Shelton
Letitia Goard
Amanda Joyce
Renee Vaden
Melody Shuler

**Piedmont Triad Regional
Council Staff:**

Sam Stalder
Dawn Vallieres
Malinda Ford
Jesse Day
Carter Spradling

Town Manager:

Melody Shuler

Prepared by:



PIEDMONT TRIAD
REGIONAL COUNCIL