



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
August 10, 2026
6:00 p.m.
James A. Collins Municipal Building**

MAYOR AND COUNCIL PRESENT:

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

STAFF PRESENT:

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

The Mayodan Town Council met at 6:00 pm on August 10, 2026, in the Council room of the James A. Collins Municipal Building, and with a quorum present, Mayor Lake called the meeting to order.

INVOCATION:

Invocation by Pastor Donovan Furstenberg with The Refuge Church

PLEDGE OF ALLEGIANCE:

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

RECOGNITION:

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

Chief Knight spoke about Sergeant Jimmie Wayne Williams' distinguished law enforcement career and his more than two decades of service to the citizens of Rockingham County and the Town of Mayodan. Sergeant Williams began his career in 2003 with the Rockingham County Sheriff's Office, where he served as a deputy sheriff before joining the Mayodan Police Department in 2009.

During his tenure with the Mayodan Police Department, Sergeant Williams served the community in several capacities and earned the rank of patrol sergeant. Throughout his 17 years of service to the

Town, he demonstrated professionalism, a strong commitment to public safety, and dedication to the responsibilities entrusted to him as a law enforcement officer.

Chief Knight thanked Sergeant Williams for his more than 23 years in law enforcement and for his dedicated service to the Town of Mayodan and its citizens.

Mayor Lake presented Sergeant Williams with a service plaque in appreciation of his 17 years of dedicated service to the Town of Mayodan. The Board was also asked to authorize the presentation of Sergeant Williams' service badge as a commemorative keepsake in recognition of his distinguished law enforcement career and service to the Town.

Motion by Councilmember Cardwell, seconded by Councilmember Goard, to adopt the Resolution authorizing the presentation of Sergeant Williams' service badge to him as a commemorative keepsake.

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

Nays: None

Motion carried unanimously

At 6:13 p.m., Mayor Lake called for a brief recess to recognize Police Sergeant Wayne Williams. A small reception was held in his honor.

Following the recess, Mayor Lake reconvened the meeting at 6:23 p.m.

APPROVAL OF CONSENT ITEMS:

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

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

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

Nays: None

Motion carried unanimously

PUBLIC HEARING:

- A. **Public Hearing & Decision on Annexation Petition for 270 Dan Valley Road**

Mayor Lake opened Public Hearing at 6:24pm

Town Manager Shuler presented information to the Council regarding a voluntary annexation petition submitted by Agency Partners, LLC for approximately 13.47 acres located at 270 Dan Valley Road and identified as Rockingham County Tax Parcel No. 186173. Pursuant to N.C.G.S. § 160A-31, the Town Council had previously directed the Town Clerk to investigate the sufficiency of the petition. The Town Clerk completed the investigation and certified that the petition was sufficient, after which the Council scheduled the required public hearing. Notice of the public hearing was published at least 10 days before the hearing date, as required by statute. Shuler explained that, upon annexation, the property would become subject to municipal ad valorem taxes based on Rockingham County's assessed property value and the Town's applicable tax rate. Municipal services, including water and sewer services, would be

made available in accordance with the Town's established service-extension policies. Following the public hearing, the Council was asked to consider adopting Ordinance ORD-2026-06, approving Annexation Petition ANX-001-2026 and extending the corporate limits of the Town of Mayodan to include the property.

Mayor Lake invited anyone wishing to speak regarding the proposed annexation of the property located at 270 Dan Valley Road to come forward.

Scott Krusell, a project engineer with VennTerra Land Development in Graham, North Carolina, addressed the Council regarding the voluntary annexation petition for the property located at 270 Dan Valley Road. He explained that VennTerra assists with land development and rezoning projects and is working on the proposed development of the site. The property consists of slightly more than 13 acres, is adjacent to the Town's corporate limits, and is accessible only from Dan Valley Road.

Billy Watkins stated that he and his wife, Frances Watkins, who was also present at the meeting, own approximately 12.16 acres adjoining the property parcel # 180363 at 270 Dan Valley Road. Mr. Watkins asked several questions about the proposed development, including the applicable restrictions, development standards, types of homes permitted, minimum home sizes, and square-footage requirements. He also asked what rules and oversight would apply to the development and whether the proposed roads would be paved. Mr. Watkins expressed particular concern about the development's potential impact on stormwater runoff and stated that he and his wife wanted a better understanding of the overall project.

Motion by Councilmember Miller, seconded by Councilmember Goard, to approve the Annexation Petition ANX-001-2026 to extend the corporate limits of the Town of Mayodan, as presented.

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

Nays: None

Motion carried unanimously

Motion by Councilmember Barnes, seconded by Councilmember Goard, to adopt Ordinance (ORD 2026-06 for the Annexation.

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

Nays: None

Motion carried unanimously

Mayor Lake closed Public Hearing at 6:34 pm

B. Public Hearing & Decision on Initial Zoning Application for 270 Dan Valley Road

Mayor Lake opened Public Hearing at 6:36 pm

Town Manager Shuler stated to the Council that Agency Partners, LLC had submitted a petition requesting the voluntary annexation of approximately 13.47 acres located at 270 Dan Valley Road, identified as Rockingham County Tax Parcel No. 186173. The property is outside the Town's extraterritorial jurisdiction and is currently zoned RA (Residential Agricultural) by Rockingham County. Because the property has not previously been subject to the Town's zoning jurisdiction, an initial Town zoning designation is required upon annexation.

Scott Krusell of VennTerra Land Development, acting as the authorized agent for Agency Partners, LLC, requested an initial zoning designation of R-6 (Residential High Density). The requested

designation is consistent with the R-6 zoning of adjacent property and would support the proposed development of a single-family residential neighborhood. A conceptual sketch plan depicting a 44-lot subdivision, known as the Dan Valley Road Subdivision, was submitted for reference; The property is vacant and undeveloped and fronts Dan Valley Road. It is adjacent to Town-zoned R-6 and C-2 properties to the north, Town R-20 property within the extraterritorial jurisdiction to the west, and properties under Rockingham County's zoning jurisdiction to the south and east. The property is not located within a FEMA-designated Special Flood Hazard Area and is within the Dan River Watershed.

Town Manager Shuler explained that the proposed R-6 designation would be a logical extension of the Town's existing residential and commercial zoning pattern. The R-6 district permits higher-density residential development in areas served by municipal water and sewer and may serve as a transition between lower-density residential and commercial districts. The conceptual plan proposes approximately 45 single-family lots, or 3.34 lots per acre. Municipal water is available to serve the property. Sewer extensions, infrastructure improvements, stormwater requirements, buffering, and the allocation of associated costs would be addressed during the subdivision review process and were not part of the initial zoning action.

Although the property is not included on the Future Land Use Map because it lies outside the Town's extraterritorial jurisdiction, staff determined that the request was generally consistent with the goals and policies of the Town of Mayodan Comprehensive Land Development Plan. The request supports the extension of municipal services through voluntary annexation, encourages new residential development, and continues an established zoning pattern.

The Planning Board reviewed Petition IZ-001-2026 at its July 16, 2026, meeting and voted unanimously to recommend approval. Staff also recommended approval of the initial R-6 zoning designation, contingent upon the annexation becoming effective, and adoption of the accompanying reasonableness and consistency statement.

Mr. Krusell stated that the property's location provides convenient access to Mayodan, Madison, nearby highways, and surrounding areas, making it well suited for residential development.

He presented the results of a preliminary traffic-capacity analysis. Based on the proposed 45 homes and an estimate of 10 vehicle trips per home each day, the development is expected to generate approximately 450 additional daily trips. Mr. Krusell stated that NCDOT estimates a roadway similar to Dan Valley Road can accommodate approximately 9,000 vehicles per day. Current traffic volume is approximately 3,600 vehicles per day, or 40 percent of the roadway's estimated capacity. The proposed development would add approximately 5 percent, bringing the total use to approximately 45 percent of the roadway's estimated capacity. Based on these figures, he did not anticipate that the development would significantly affect traffic or overcrowd the roadway.

Mr. Krusell also discussed the housing shortage in North Carolina and Rockingham County. He referenced a housing supply-gap analysis prepared by Bowen National Research, which estimated that Rockingham County could have a shortage of approximately 5,445 homes by 2029. He acknowledged that the proposed development would not resolve the overall shortage but stated that it would be a positive step toward addressing the need for additional housing.

Mr. Krusell invited neighboring property owners to contact him with any additional questions or concerns and offered to provide his contact information. He then introduced Kevin Monahan of KDM Homes, the local homebuilder, for the proposed development.

Kevin Monahan introduced himself as the owner of KDM Homes, a local homebuilding company based in Rockingham County. He stated that before founding KDM Homes in October 2020, he spent six years working for one of the nation's largest homebuilders, where he gained experience in residential construction and production homebuilding. Mr. Monahan is a licensed North Carolina general contractor and holds a degree in civil engineering.

Mr. Monahan stated that KDM Homes' vision for the proposed development is to construct a small community of quality homes that complements the character of the surrounding area. The development is expected to offer four to five floor plans, including single-story ranch homes and two-story homes ranging from approximately 1,400 to 1,900 square feet. The homes would feature a modern farmhouse style and would be designed to appeal to first-time homebuyers and growing families.

KDM Homes also plans to work with local partners, including Century 21 and local financial institutions, as the project moves forward. Mr. Monahan expressed excitement about the opportunity to invest in the Town of Mayodan and stated that the company's goal is to create a neighborhood that complements the community and adds lasting value.

Mr. Watkins asked what types of homes would be constructed, whether the homes would have enclosed garages or outbuildings, whether the development would have more than one entrance, and what type of streets were proposed. He stated that his property adjoins the proposed development and expressed concern that many details remained unknown. He requested additional information to better understand how the development might affect his property.

Mr. Krusell responded to Mr. Watkins' questions and stated that the homes were expected to range from approximately 1,400 to 1,900 square feet, with anticipated prices between \$300,000 and \$400,000. The homes would include porches and enclosed garages. Some homes would be constructed on concrete slabs, while others would have crawl spaces. Landscaping would also be included to enhance the appearance of the neighborhood from the roadway. Mr. Krusell further stated that all setbacks would be established in accordance with the Town's requirements, including a 20-foot setback along the portion of the development nearest Mr. Watkins' property.

Mr. Krusell reviewed the conceptual sketch plan and explained that the development would have one entrance due to the property's limited road frontage. NCDOT requested that the proposed entrance align with the existing driveway across Dan Valley Road. The entrance location has received a preliminary review but will require NCDOT approval through the driveway permitting process. Mr. Krusell stated that the required setbacks would be shown on the final development plans.

Mr. Krusell stated that the required rear setback would be 20 feet; however, the homes were expected to be positioned toward the front of the lots. Mr. Monahan confirmed that the proposed homes would include enclosed garages and would be comparable to a nearby KDM Homes development on River Road. He described the homes as higher-quality, semi-custom construction with landscaping to enhance the neighborhood's appearance. Most homes are currently expected to be built on concrete slabs, although site conditions may require some homes to have crawl spaces.

Town Manager Shuler explained that the next step would be a Technical Review Committee review of the site plan. The Fire Marshal, Fire Chief, Public Works Director, and an engineer from LKC would review the plan and provide feedback. Based on their recommendations, staff would develop proposed conditions and work with the applicant to obtain written agreement to those conditions.

Shuler stated that staff anticipated presenting a complete package to the Council in October. She also noted that the applicant intended to request a special use permit for an alternative street design without traditional curb, gutter, and sidewalk requirements. The subdivision plat would be reviewed later in the process and, if the Council was comfortable with the proposal, would be approved in accordance with the Town's ordinance. Shuler emphasized that the project had not yet reached that stage of review.

Mayor Lake closed the Public Hearing at 6:50 pm

Motion by Councilmember Miller, seconded by Councilmember Goard, to approve the petition IZ-001-2026 for initial zoning to R-6 and the reasonableness and consistency statement as presented.

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

Nays: None

Motion carried unanimously

C. Public Hearing & Decision on Special Use Application for Child Care at Muddy Dog Veterinary Hospital

Mayor Lake opened Public Hearing at 7:00 pm

Town Clerk Sarah Hopper administered the oath to Town Manager Melody Shuler and Mindy Price.

The Council was asked to make an affirmative determination on the required findings of fact, approve petition SU-003-2026 subject to the stated conditions, and adopt the written decision.

Town Manager Shuler stated that the Town had received a Special Use Permit request from Muddy Dog Properties, LLC, for the property located at 6830 NC Highway 135 in Mayodan. The property is currently zoned C-2 Highway Commercial. The request is to allow an employee childcare facility as an accessory use to the existing veterinary hospital.

Shuler explained that Section 5.8 of the Town's Zoning Ordinance governs day care and kindergarten facilities as a principal use. These facilities are permitted only when a Special Use Permit is granted by the Town Council and are limited to the R-20, R-12, R-6, and C-2 zoning districts. The subject property is zoned C-2, and the applicant proposes to add an employee childcare component to the existing veterinary hospital. The property is surrounded by C-2 Highway Commercial zoning, including properties occupied by Lowe's and Bojangles.

Shuler reviewed the four applicable requirements of the ordinance. The first requirement addresses hours of operation. The proposed childcare hours are Monday, Wednesday, and Friday from 8:00 a.m. until 7:00 p.m. and Tuesday and Thursday from 8:00 a.m. until 6:00 p.m. These hours apply only to the childcare facility.

The second requirement addresses screening from adjoining residential property. Because the property is surrounded by C-2 Highway Commercial zoning and does not adjoin residential property, this requirement does not apply.

The third requirement addresses State and County licensing and inspections. The applicant stated that all required State and Rockingham County licenses and inspections for the childcare use would be obtained and maintained.

The fourth requirement addresses the site plan. The applicant submitted a site plan showing the required signage, ingress and egress, driveways, and on-site parking; therefore, this requirement was satisfied.

Shuler stated that staff developed the following three conditions, which the applicant agreed to in writing:

1. The hours of operation shall be limited to Monday, Wednesday, and Friday from 8:00 a.m. until 7:00 p.m. and Tuesday and Thursday from 8:00 a.m. until 6:00 p.m.
2. The applicant shall obtain and maintain all required State and Rockingham County licenses and inspections for the childcare use.
3. The childcare service shall be limited to an employee-only service for the children of employees of Muddy Dog Veterinary Hospital and Stokesdale Veterinary Hospital. It shall not be open to the general public. Any future conversion to a general-public day care facility shall require a separate zoning review.

Shuler explained that the requested actions were to make an affirmative determination on the findings of fact, approve the petition subject to the stated conditions, and adopt the written decision.

Mayor Lake asked for clarification regarding the number of proposed conditions, noting that the written decision listed four rather than three. The fourth condition requires the existing fence enclosing the rear-yard play area to be maintained in good condition for the duration of the childcare use. Town Manager Shuler confirmed that the written decision included all four conditions.

Mayor Lake asked whether the facility currently had a play yard for the children. Town Manager Shuler stated that it did not. Mayor Lake then asked whether a fence would be required if a play yard were added. Shuler stated that a fence was already in place. She also noted that the childcare facility would use three rooms located on the right side of the building.

Councilmember Cardwell asked whether the children would be allowed to play outside. Ms. Price stated that the facility had a designated play area for the children. She explained that the children's play area was separate from the area used for the animals.

Ms. Price stated that she had completed 12 hours of training on how to operate a childcare facility legally. She explained that the outdoor play area would require separate licensing. She was completing the required classes for the outdoor area. Ms. Price also stated that the children's play area would be completely separate from the area used for the animals.

Mayor Lake asked whether the agreement should include a condition requiring the children's play area to be separate from the area used for the animals. Ms. Price stated that the childcare license already required the areas to be separated.

Ms. Price introduced herself as the owner of Muddy Dog Veterinary Hospital and Stokesdale Veterinary Hospital. She stated that she is the mother of four children, ages seven, five, four, and two. As a working mother and the primary breadwinner for her family, she believes that providing a supportive work environment can help working mothers through many challenges.

Ms. Price explained that during COVID-19, she had a nanny at the veterinary hospital to help care for the children. As the business grew, it no longer qualified to provide nanny services. To continue offering free childcare to employees, the business must now operate as a legally licensed childcare center.

Ms. Price stated that the licensing process is difficult and expressed hope that it could be made easier for other business owners in the future. She emphasized that they are meeting the requirements, following the law, and want to continue providing childcare as a benefit to their employees.

Councilmember Cardwell asked whether they were currently providing childcare. Ms. Price stated that they had been operating as a nanny share but no longer qualified to do so. She explained that only two children could be present at a time for the childcare arrangement to remain legal. Therefore, they rotate which children can be present and when.

Ms. Price stated that DHS visits the facility to ensure that everything is being handled correctly. She explained that she has had a nanny, and at times multiple nannies, on staff for several years. Childcare has been provided between the two veterinary hospitals and her home. However, she stated that there are now too many children needing care at Muddy Dog Veterinary Hospital.

Councilmember Cardwell asked how many children they proposed to care for. Ms. Price stated that the number would depend on how many mothers needed the service. Most of the children are aging out of childcare or beginning school. She anticipated caring for up to five children at one time. There are 12 children in total, but most are school-aged.

Ms. Price explained that childcare licensing requirements limit the number of children based on the available square footage. She was obtaining estimates for adding another door and expanding the space, even though the childcare would be provided as a free service. She stated that the State requires specific separations for children, certain types of cribs, and several other safety measures.

Councilmember Goard noted that the proposed childcare hours were the same as the veterinary hospital's operating hours. She asked whether the childcare hours should be extended to accommodate employees who must arrive early or remain after the business closes. She stated that this was her primary concern with the proposed hours of operation.

Councilmember Goard stated that she was considering the legal requirements. Ms. Price believed that, as long as the nanny was not present and the children remained under the care of their parents, the same State childcare requirements might not apply.

Ms. Price stated that the operating hours had not been a significant problem. If an employee has to stay late, the parent often takes the children home. In other instances, the children are mine, and the nanny is no longer present.

Ms. Price explained that the licensing requirements apply because she pays someone to care for the children. Therefore, she must complete the necessary steps to operate legally. She stated that when she is present with her own children, the childcare licensing requirements do not apply.

Councilmember Goard and Mayor Lake suggested extending the childcare hours by 30 minutes before opening and 30 minutes after closing. They stated that allowing the additional time would be better to ensure the facility remained in compliance.

Town Manager Shuler asked Ms. Price to confirm that she agreed with the proposed conditions. Shuler reviewed the fence-maintenance condition, which stated that the existing fence enclosing the rear-yard play area must be maintained in good condition for the duration of the childcare use. Ms. Price confirmed that she agreed with the condition.

Councilmember Miller thanked Ms. Price and stated that providing childcare at the workplace was a great idea. He noted that many families would appreciate having childcare available where they work.

Mayor Lake closed Public Hearing at 7:14 pm

Motion by Councilmember Barnes, seconded by Councilmember Miller, for an affirmative determination for the findings of fact.

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

Nays: None.

Motion carried unanimously

Motion by Councilmember Shelton, seconded by Councilmember Goard, to recommend approval of petition SU-003-2026 to Town Council with conditions

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

Nays: None.

Motion carried unanimously

Motion by Councilmember Goard, seconded by Councilmember Shelton, to adopt the written decision.

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

Nays: None.

Motion carried unanimously

OLD BUSINESS:

None

NEW BUSINESS:

None

MANAGER/ COUNCIL COMMENTS/ANNOUNCEMENTS:

Town Manager Shuler reported that she had been working with Duke Energy and had received approval from the North Carolina Department of Environmental Quality (DEQ) to remove the utility poles from Washington Mills. The poles are expected to be removed within the next several weeks.

Ms. Shuler also reported that the Town had received a project cost estimate of approximately \$724,000 for N 7th Avenue widening. She is working with the engineer to identify the most critical needs and determine ways to reduce the overall cost by focusing on the road widening and several other necessary improvements. The Town plans to coordinate the improvements with the proposed development and include the project in the Capital Improvement Plan, with an anticipated timeline of two to three years.

Ms. Shuler also recognized everyone who assisted with the emergency response to the lithium battery fire at 800 S. Ayersville Road. She stated that the response went very well and expressed how proud she was of the entire team and its handling of the incident.

Public Works Director Joey Hudy requested clarification regarding the proposed paving of North Third Avenue. He stated that the estimated cost to mill and repave the roadway from Main Street to Van Buren Street was approximately \$215,000 and that the Town had approximately \$222,000 available in Powell Bill funds.

Mr. Hudy asked whether Council wanted to proceed with paving North Third Avenue from Main Street to Madison Street or from Main Street to Van Buren Street. By consensus, the Council directed staff to proceed with paving North Third Avenue from Main Street to Van Buren Street.

Councilmember Shelton reported that several citizens had contacted him to express their excitement about the hiring of the Town's new Code Enforcement Officer. He asked whether an online form could be added to the Town's website to make it easier for citizens to submit code enforcement concerns. Town Manager Shuler confirmed that the Town would create a form allowing citizens to submit their concerns directly to the Code Enforcement Officer.

Councilmember Miller expressed his appreciation for the additions to the Town's staff and welcomed the new employees to the Town family.

Motion by Councilmember Goard, seconded by Councilmember Barnes, to enter into closed session to consult N.C.G.S. 143-318.11(a)(1)] to prevent the disclosure of privileged information, N.C.G.S. 143-318.11(a)(6)] for personnel reasons, and N.C.G.S. 143-318.11(a)(3)] to consult with the attorney

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

Nays: None

Motion Carried.

Council entered closed session at 7:22 p.m.

Motion by Councilmember Barnes, seconded by Councilmember Goard, to return to open session.

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

Nays: None.

Motion carried unanimously.

Council returned to open session at 8:51 p.m.

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

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

Nays: None.

Motion carried unanimously.

Meeting adjourned at 8:54 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor