



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
May 11, 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 May 11, 2026, in the Council room of the James A. Collins Municipal Building, and with a quorum present, Mayor Lake called the meeting to order.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mayodan Troop 562.

PUBLIC COMMENTS:

No one wished to speak.

RECOGNITION:

Chief Knight introduced newly hired Police Officer Bailey Massey, and Town Clerk Sarah Hopper administered the oath of office to Officer Massey.

Chief Knight also announced the promotion of Patrick Wilson to the rank of Patrol Sergeant.

PUBLIC HEARING:

A. Public Hearing and Decision - Ratification of Demolition Ordinance Adoption (500 N. Third Avenue) and Resolution Confirming Demolition Charges and Lien Against the Property

Motion by Councilmember Goard, seconded by Councilmember Miller, to open public hearing

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

Nays: None

Motion carried unanimously

Mayor Lake opened the public hearing at 6:05 pm

Motion by Councilmember Goard, seconded by Councilmember Miller, to close public hearing

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

Mayor Lake closed the public hearing at 6:07 pm

The Town of Mayodan completed minimum housing enforcement proceedings for the property located at 500 N. 3rd Avenue (PIN 120412), owned by the Heirs, Known and Unknown, of Mary Lee Bryant

Biggs and Roy C. Biggs. Following an inspection conducted on July 26, 2024, a complaint and notice of hearing were served on March 28, 2025. A hearing was held on June 26, 2025, before the Code Enforcement Officer.

Following the hearing, the Code Enforcement Officer determined the structure to be deteriorated and dilapidated and ordered the property owners to repair or demolish the structure within ninety (90) days. No corrective action was taken.

At its November 10, 2025 meeting, the Town Council adopted a Demolition Ordinance authorizing demolition of the structure and placement of a placard on the property. The Ordinance was recorded with the Rockingham County Register of Deeds on November 19, 2025 (Book 1701, Page 1757). The demolition has since been completed.

State law requires the Town Council to ratify the previously adopted Demolition Ordinance and adopt a Resolution confirming demolition costs before a lien may be filed against the property for cost recovery. A public hearing was properly advertised and held to allow the property owners and interested parties an opportunity to be heard.

Following the public hearing, Council is requested to ratify the Demolition Ordinance for 500 N. 3rd Avenue and adopt a Resolution confirming the demolition charges and directing that a lien be filed against the property for the actual cost of demolition.

Motion by Councilmember Goard, seconded by Councilmember Miller, to approve the adoption of the Demolition Ordinance for the structure located at 500 N. 3rd Avenue, Mayodan, NC 27027 (Parcel ID: 120412), and adopt the Resolution confirming the demolition charges and directing that a lien be filed against the property in the amount of the actual cost of demolition.

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

Nays: None

Motion carried unanimously

B. Public Hearing and Decision - Moratoria on Data Centers and Solar Energy

Lucy Lewis presented the background information to Town Council regarding proposed temporary moratoria on data centers, high-impact facilities, and large-scale solar energy systems. The moratoria are intended to allow staff time to evaluate potential impacts and develop appropriate zoning regulations, as the Town's current Zoning Ordinance does not contain specific definitions or standards for these uses. Potential concerns discussed included impacts on utilities, noise, land use compatibility, site design, and long-term maintenance. Under N.C.G.S. § 160D-107, the Town may adopt temporary moratoria while studying these issues and preparing ordinance amendments.

The proposed moratoria would temporarily suspend the acceptance and processing of development approvals for these uses for sixty (60) days while staff develops definitions, identifies appropriate zoning districts, and establishes development standards.

Motion by Councilmember Shelton, seconded by Councilmember Goard, to open public hearing

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

Nays: None

Motion carried unanimously

Mayor Lake opened the public hearing at 6:12 pm

Motion by Councilmember Goard, seconded by Councilmember Cardwell, to close public hearing

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

Nays: None.

Motion carried unanimously

Mayor Lake opened the public hearing at 6:36 pm

Motion by Councilmember Cardwell, seconded by Councilmember Barnes, to adopt the ordinances establishing the temporary moratoria on development approvals for data centers and other high-impact facilities and solar energy systems.

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

Nays: None

Motion carried unanimously

C. Public Hearing and Decision - Text Amendment for Curb, Gutter, and Sidewalk Alternatives

Motion by Councilmember Cardwell, seconded by Councilmember Barnes, to open public hearing

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

Nays: None

Motion carried unanimously

Mayor Lake opened the public hearing at 6:19 pm

Town Manager Shuler presented Text Amendment TA-001-2026 to Town Council, explaining that the proposed amendment would allow alternative street and pedestrian design standards in certain developments while maintaining public safety and infrastructure requirements.

She explained that alternative designs could be approved during site plan, subdivision, or special use review if they provide equal or greater public safety than traditional curb-and-gutter streets and sidewalks, are consistent with the Town's Land Development Plan and adopted transportation plans, support connectivity, clearly define maintenance responsibilities, avoid adverse impacts to neighboring properties, and provide adequate access for emergency services.

Town Manager Shuler noted that alternative designs would not be permitted where traditional improvements are necessary due to high traffic volumes, safety concerns, or stormwater management requirements. She further explained that the amendment is consistent with the Town's Land Development Plan and provides a practical tool for evaluating development proposals on a case-by-case basis while preserving the Town's ability to require traditional infrastructure when appropriate.

Council was informed that proper public hearing notices had been provided and that the Planning Board reviewed the amendment on April 20, 2026, recommending approval by a vote of 4-2. Members Norma O'Steen and Sammy Martin voted in opposition, citing concerns regarding housing quality and alternative infrastructure standards.

Town Manager Shuler stated that the amendment is reasonable and in the public interest because it allows flexibility in development design while maintaining safe and functional infrastructure standards and supporting the Town's goals for managed growth and compatible development.

Council was requested to approve Text Amendment TA-001-2026 and adopt the accompanying Reasonableness and Consistency Statement.

Town Attorney Russell responded to questions from Council regarding the Town of Mayodan's street construction standards and the requirement for curb and gutter. He provided his perspective on the history and purpose of the Town's existing standards, explaining how the curb-and-gutter requirement was incorporated into the Town's development regulations. Discussion included the rationale for maintaining higher infrastructure standards and how those standards compare to practices in surrounding municipalities, many of which allow alternative street designs. Council discussed the benefits and challenges associated with both approaches and how any proposed changes could impact future development within the Town.

Vickie Shelton of 103 N. 7th Avenue spoke regarding the proposed text amendment. Ms. Shelton stated, "My question is, if this is a text amendment only and it says 'alternative,' that seems very vague to say we accept alternative without having something more precise as to what that alternative is."

Ms. Shelton further stated, "The other part I'd like to say is that the Town of Mayodan is different than Madison and Stoneville, and the people in Mayodan like for it to be different than Madison and Stoneville."

Motion by Councilmember Miller, seconded by Councilmember Barnes, to close public hearing

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

Nays: None

Motion carried unanimously

Mayor Lake closed the public hearing at 6:32 pm

Motion by Councilmember Cardwell, seconded by Councilmember Barnes, to approve Text Amendment TA-001-2026 and the Reasonableness and Consistency Statement as presented.

Ayes: Councilmembers Barnes, Cardwell, Goard, and Miller

Nays: Shelton

Motion carried 4-1

D. Public Hearing and Decision - Special Use Application for Curb, Gutter, and Sidewalk Alternatives for N 7th

Town Clerk Sarah Hopper swore in Connie Fox, Melody Shuler, and Ken Mackovic, Jr.

Mayor Lake open public hearing at 6:40 p.m.

Prior to consideration of Special Use Permit SU-002-2026, Councilmember Miller disclosed that he had visited and walked the subject property. Councilmembers Goard and Cardwell also disclosed that they had visited the property site. Councilmember Shelton disclosed that he had visited and walked the subject property, spoken with the three property owners residing at the end of the roadway, and discussed the property with multiple citizens.

The proposed Special Use Permit (SU-002-2026) would allow an alternative street and pedestrian design for a proposed single-family residential subdivision located off N. 7th Avenue in the R-12 Residential District. The applicant is requesting approval to utilize open-section streets with roadside ditches and reduced pavement widths in lieu of traditional curb and gutter, as well as to omit sidewalks and other pedestrian facilities.

Town Manager Shuler explained that the request is contingent upon the adoption of Text Amendment TA-001-2026, which would establish alternative street and pedestrian design standards. Staff determined that the proposed design is consistent with the rural character of the area and appropriate for a low-density residential development. Because there are no existing or planned pedestrian facilities in the area, staff concluded that no reasonable opportunity for pedestrian connectivity currently exists.

The Fire Chief reviewed the proposal and indicated that roadway widths, cul-de-sac dimensions, and hydrant placement appear adequate; however, he expressed concern regarding the single point of ingress and egress and recommended consideration of a secondary emergency access point if feasible. Staff also noted that a licensed engineer will be required to prepare a drainage plan demonstrating that the proposed ditch system will adequately manage stormwater without negatively impacting adjacent properties.

The Planning Board reviewed the request and recommended approval by a vote of 4-2, with members Norma O'Steen and Sammy Martin voting in opposition. Staff recommended approval of the Special

Use Permit subject to conditions related to roadway design, emergency access, drainage, erosion control, utility review, and Technical Review Committee approval.

Ken Mackovic, representing the applicant, addressed Council regarding the proposed development. Mr. Mackovic stated that, based on information provided by Alex Carter of Bison & Carter Engineering, the property is not located within a state-regulated stormwater runoff area. He explained that state regulations classify developments as either low-density or high-density based on the percentage of built-upon area (BUA), with projects exceeding 24% BUA considered high-density and subject to additional stormwater management requirements.

Mr. Mackovic stated that the proposed development would fall well below the low-density threshold, noting that approximately 2 acres of built-upon area are proposed on a tract containing approximately 17 acres. He explained that the project would need approximately 4.2 acres of built-upon area to exceed the threshold and be subject to high-density stormwater requirements. As proposed, he stated the development remains well below that threshold and complies with state stormwater regulations for low-density projects.

Mr. Mackovic further explained that low-density developments typically utilize vegetative stormwater conveyance systems, such as roadside ditches and ribbon pavement, to manage stormwater runoff and minimize the need for piping and other stormwater infrastructure. He stated that the proposed site plan was designed in accordance with those principles.

Mr. Mackovic also noted that the property was not clear-cut by the applicant. He stated that the property had been logged prior to the applicant's involvement and expressed concerns that little or no erosion control measures appeared to have been installed following the logging operation.

He emphasized that the applicant is not requesting a rezoning of the property, noting that the site is currently zoned R-12 and that the proposed development complies with the existing zoning district requirements.

Mr. Mackovic further stated that the roadway leading to the property currently consists of open ditches and swales for approximately two blocks, with no curb and gutter or piped storm drainage system. He explained that the proposed design is intended to be consistent with the existing infrastructure in the area. He stated that if curb and gutter existed throughout the surrounding area, he could understand extending those improvements to the site; however, given the existing conditions and associated costs, the applicant is proposing ribbon-style asphalt roadway construction with open drainage. He added that the applicant will install the necessary water and sewer infrastructure, which will ultimately become Town-owned assets.

Mr. Mackovic asked if Council had any questions. Council questioned Mr. Mackovic regarding the proposed development, including the number of lots and the anticipated value of the homes. Mr. Mackovic stated that the development would consist of 23 lots, noting that the 24th lot referenced is the existing residence located at the end of N. 7th Avenue that is being subdivided from the tract. He explained that the homes are anticipated to be approximately 2,000 square feet and estimated the total value of the development at approximately \$9.2 million.

Council also asked Mr. Mackovic whether he had previously developed property on mountainous or steep terrain. Mr. Mackovic initially stated that he had not, but later clarified that he had been involved in lakefront developments at Smith Mountain Lake, which included steep topography and utilized open-

ditch drainage systems rather than curb and gutter infrastructure. Council and the applicant discussed roadway construction standards and maintenance requirements associated with the proposed development. It was noted that all roadway plans, including grading, roadway profiles, and ditch.

Council questioned the applicant regarding responsibility for future ditch maintenance within the proposed subdivision. Mr. Mackovic responded that the roadway, drainage ditches, and related infrastructure would be designed and constructed in accordance with NCDOT standards and would be subject to NCDOT review and approval. He explained that NCDOT establishes requirements for roadway width, shoulders, ditch profiles, slopes, and drainage design as part of the roadway approval process.

Discussion followed regarding existing ditches within Town limits and maintenance responsibilities. Mr. Mackovic stated that erosion control measures and ditch stabilization would be required during construction and would be subject to review by the North Carolina Department of Environmental Quality (DEQ) before the project could be closed out.

Council inquired about the timing of roadway and drainage construction and when engineering analysis would occur. Mr. Mackovic explained that final engineering and drainage design would begin if the project received the necessary approvals. He stated that preliminary design work had already been completed based on the proposed site plan and that engineers would evaluate drainage patterns, runoff, and grading as part of the development process.

Council also discussed the impact of home construction on drainage and flooding concerns. Mr. Mackovic stated that the development is not intended to be a heavily graded subdivision and that the homes are proposed to be constructed primarily on crawl space foundations rather than slab foundations. He noted that the larger lot sizes and site design would help accommodate the property's topography. Council members commented that crawl space construction may help alleviate concerns regarding flooding and drainage issues that have occurred in other areas where slab-on-grade homes were constructed.

During the discussion, Council asked Mr. Mackovic about his preference for open ditches versus curb-and-gutter stormwater systems. Mr. Mackovic stated that, similar to the state's distinction between low-density and high-density developments, he believes open ditches are often a better stormwater management approach for low-density developments.

When asked about the source of the information regarding stormwater regulations and design standards, Mr. Mackovic stated that the information came from Alex Carter of Bison & Carter Engineering. He noted that Mr. Carter's recommendations were based on and consistent with North Carolina's state stormwater regulations and requirements for low-density development.

Council discussed the potential impacts of the proposed development on the Mayo River WS-IV Critical Watershed Area and adjacent properties. Town Attorney Russell explained that if portions of the development are located within the designated Critical Watershed Area, the development must comply with state-imposed built-upon area limitations and other watershed protection requirements. He noted that the watershed boundaries are established by the State and are reviewed through the zoning and development approval process.

Council expressed concerns about grading activities, stormwater runoff, and the potential impact on existing neighboring properties, particularly those located downhill from the proposed development.

Questions were raised regarding how runoff from the proposed homes and roadways would be managed without curb and gutter infrastructure.

Mr. Mackovic responded that the project's engineers would evaluate drainage patterns, create drainage easements where necessary, and design vegetated drainage systems intended to prevent runoff from adversely affecting adjoining properties. He stated that the North Carolina Department of Environmental Quality (DEQ) serves as the regulatory authority overseeing stormwater management and erosion control and would review the engineering plans to ensure compliance with applicable requirements. Council also discussed the recent clearing of the property and the lack of existing vegetation. Mr. Mackovic acknowledged that the land had previously been cleared and stated that stabilization of the property would be one of the first steps undertaken by the developer. He explained that DEQ would require an approved erosion and sedimentation control plan, including best management practices such as silt fencing, sediment basins, temporary holding ponds, and other measures designed to control erosion and protect neighboring properties and water quality during construction.

Council continued its discussion regarding stormwater management and the proposed use of open-section streets. Concerns were raised about relying on state regulatory standards when future drainage and flooding issues may ultimately affect homeowners and the Town. Discussion focused on the potential impacts of stormwater runoff on lots located on the lower portion of the development, particularly Lots 17 through 24.

Council asked whether the developer had considered a hybrid approach utilizing curb and gutter in certain areas to help mitigate runoff. Examples of existing Town streets with partial curb and gutter installations were discussed. Concerns were expressed that runoff from higher elevations could impact homes located on the lower portion of the property.

Mr. Mackovic responded that there is no existing storm sewer infrastructure serving the property and that any stormwater runoff would ultimately flow to the same location regardless of whether it is conveyed through open ditches or enclosed storm drainage systems. He stated that if curb and gutter and storm sewer infrastructure already existed leading to the property, the applicant would not be seeking an alternative street design. He further explained that the development's drainage system would be designed and reviewed by engineers and regulatory agencies as part of the approval process.

Council members noted that portions of the surrounding area have experienced erosion and flooding issues and expressed concerns about repeating past infrastructure decisions. Mr. Mackovic clarified an earlier statement regarding regulatory agencies, explaining that his comments were intended to refer to improvements in DEQ's regulatory processes and oversight over time. He apologized for any misunderstanding regarding those remarks.

Connie Fox, 700 Wilkins Street, addressed Council regarding the proposed development. Ms. Fox stated that many of her concerns had already been discussed but wished to provide additional comments for Council's consideration.

Ms. Fox explained that her concerns were not necessarily with the proposed development itself, but rather with ensuring that existing infrastructure and drainage issues are addressed and not made worse by additional development. She stated that she supports growth in the Town of Mayodan when it is accompanied by proper planning, forethought, and efforts to correct existing problems.

Ms. Fox emphasized that her primary concern is maintenance, particularly as it relates to stormwater management and infrastructure. She invited Council members to visit her property at the corner of Wilkins Street and N. 7th Avenue to observe existing drainage and maintenance issues firsthand and stated that she would be willing to personally walk them through the conditions she has experienced.

Ms. Fox challenged Council to consider whether they would want to deal with the same issues if the property were their own. She stated that municipalities are responsible for maintaining streets and rights-

of-way and expressed concern that maintenance of the street and right-of-way adjacent to her property has been inadequate, resulting in erosion, sediment buildup, drainage issues, and exposed utility lines. She described several existing problems, including erosion of a roadside ditch, ponding water near a manhole, sediment accumulation, and an exposed utility cable that was reportedly uncovered during the installation of fiber optic service.

Ms. Fox stated that both curb-and-gutter systems and open ditches can create problems if they are not properly engineered and maintained. She expressed concern that existing drainage deficiencies should be corrected before additional development occurs and questioned whether the Town would be prepared to maintain both existing infrastructure and any new infrastructure associated with the proposed development.

Ms. Fox also expressed concerns regarding public safety and traffic access, noting that N. 7th Avenue is narrow in places and that two vehicles often have difficulty passing one another. Concerns were raised about the proposed subdivision having only one point of ingress and egress and the potential impact on emergency vehicle access, evacuation routes, and future traffic volumes.

In closing, Ms. Fox encouraged Council to plan for future growth while also addressing existing infrastructure deficiencies. She urged Council to exercise due diligence on behalf of both current and future residents and emphasized the importance of long-term planning and maintenance. Ms. Fox concluded by thanking Council for the opportunity to speak.

Council asked Mr. Mackovic whether another access point or emergency exit could be provided for the proposed development. Mr. Mackovic stated that there is currently no secondary access point available. He referenced earlier comments regarding a potential connection at the opposite end of the property but noted that the available right-of-way in that area is approximately 47 feet wide, which is less than the typical 50-foot minimum right-of-way requirement.

Mr. Mackovic stated that while an emergency-only access could be considered, there are practical challenges, including the length of the connection, grading requirements, surface improvements, and determining what would constitute an acceptable secondary access for emergency purposes. He noted that any such access would need to meet applicable standards and receive regulatory approval. Council members expressed concerns regarding traffic and safety along N. 7th Avenue and surrounding streets. Discussion included the limited roadway width, difficulties for vehicles passing one another, and concerns that additional development could create a bottleneck and increase traffic congestion. One Council member noted that pedestrians often must move into adjacent yards to avoid traffic due to the narrow roadway conditions.

Council also referenced comments previously made by the Fire Chief regarding the benefits of a secondary access point for emergency response and overall public safety. Discussion continued regarding the feasibility and necessity of providing an additional means of ingress and egress for the proposed subdivision.

Mayor Lake closed the public hearing. Following additional discussion, Mayor Lake reopened the public hearing to allow for further testimony and comments regarding the matter under consideration. Town Clerk Sarah Hopper swore in Bryant Garner, Mike Simpson, Shannon Biggs, Linda Curtis, Vickie Shelton, Patsy Cardwell, and Shirley Jones.

Vickie Shelton addressed Council and apologized for her earlier misunderstanding, stating that she believed the public hearing was only for the presentation of documented materials and that this may have caused confusion for several attendees.

Ms. Shelton stated that if \$400,000 homes are being proposed for the development, she believes those homes should include curb and gutter infrastructure, noting that prospective homeowners would expect a quality appearance and development standard. She expressed concern that alternative street designs

utilizing open ditches did not appear to provide the same level of quality as traditional curb-and-gutter construction.

Ms. Shelton agreed with concerns previously raised by Connie Fox regarding existing drainage issues in the area. She noted that portions of the roadway already experience flooding during rain events and expressed concern that the recent clearing of trees on the property could increase stormwater runoff. Ms. Shelton stated that the full impact of the land clearing has not yet been seen because significant rainfall has not occurred since the property was cleared.

Ms. Shelton also referenced past flooding events in Mayodan, including significant runoff from Mayodan Mountain that impacted portions of Town, particularly on the north side. She expressed concern that approving a development without curb and gutter in an area already prone to drainage issues could create additional problems for future homeowners. Ms. Shelton stated that if she purchased a home of that value and experienced flooding or access issues, she would be very dissatisfied. She encouraged Council to carefully consider the quality and appearance of the proposed development and the long-term impacts of stormwater management before making a decision.

Shannon Biggs addressed Council regarding traffic and roadway conditions on N. 7th Avenue. Ms. Biggs reiterated concerns about the narrow width of the street and the lack of curb and gutter infrastructure. She stated that, on the day of the meeting, she observed a vehicle stop near her home and initially believed it was stopping at her residence. She later realized the driver had stopped only to allow an oncoming vehicle to pass because the roadway is so narrow.

Ms. Biggs further stated that when two vehicles meet on N. 7th Avenue, residents often have difficulty accessing their driveways. She explained that if a vehicle is approaching while she is attempting to turn into her driveway, she must wait for the vehicle to pass before safely entering due to the limited width of the roadway. Ms. Biggs expressed concern that additional development and traffic could further exacerbate these existing roadway constraints.

Mike Simpson, who resides at the corner of N. 7th Avenue and Wilkins Street across from Connie Fox, addressed Council regarding the proposed development. Mr. Simpson stated that he does not oppose the construction of homes on the property; however, he expressed significant concerns regarding traffic and public safety.

Mr. Simpson noted that traffic in the area already increases substantially during the summer months when the swimming pool is open. He stated that vehicles, particularly teenage drivers, often travel down the hill at high speeds and frequently do not fully stop at the stop sign because there is rarely traffic coming from the opposite direction.

Mr. Simpson expressed concern that the addition of approximately 23 homes could significantly increase the number of vehicles using N. 7th Avenue. He estimated that the development could add dozens of additional vehicles to the roadway and questioned how the existing street network would safely accommodate the increased traffic.

Mr. Simpson stated that if the development proceeds, he believes a second entrance or access point should be provided. He indicated that, in his opinion, if a secondary access cannot be established, the development should not move forward as proposed. He emphasized the need to consider the impacts on existing residents and expressed concern that increased traffic and limited access could create safety issues in the future.

Linda Curtis, a resident of Wilkins Street, addressed Council regarding the proposed development. Ms. Curtis stated that many of her concerns were similar to those previously expressed by other speakers. Her primary concern was public safety, particularly emergency access for fire, rescue, and ambulance services. She noted that N. 7th Avenue is already narrow and appears to become even narrower beyond Wilkins Street toward the proposed development site.

Ms. Curtis also expressed concerns regarding the Town's water system capacity and whether it would be able to adequately serve the additional homes. She stated that she has experienced fluctuations in water pressure at her residence and questioned what impact the proposed development could have on water pressure and service for existing residents.

Additionally, Ms. Curtis expressed concerns regarding the proposed alternative street design and the use of curb and gutter versus open drainage systems. She stated that she did not fully understand all of the technical aspects but believed that the issue deserved additional consideration before any final decision is made. Ms. Curtis encouraged Council to carefully evaluate the long-term impacts of the development on existing residents and Town infrastructure.

Shirley Jones, of 436 N. 2nd Avenue, addressed Council regarding the proposed development. Ms. Jones stated that the Utility Road was constructed on property that was formerly part of her land and that her property adjoins the rear portion of the proposed development.

Ms. Jones expressed concerns regarding stormwater runoff and how drainage from the development would be managed. She noted that there are two deep ditches around the perimeter of the property and stated that she was uncertain how the proposed drainage system would affect her property.

Ms. Jones also raised concerns about the nearby Griffin Cemetery, which is located behind the proposed development. She stated that she had recently visited the cemetery and observed that the timber had been cut close to the cemetery property. Ms. Jones expressed concern that stormwater runoff could potentially impact the cemetery and requested assurances that appropriate measures would be taken to protect both the cemetery and adjoining properties.

Ms. Jones stated that the cemetery has existed since the early 1900s and emphasized the importance of preserving and protecting the site. She indicated that she would feel more comfortable with the development if she knew that proper safeguards would be in place to prevent adverse impacts to her property and to ensure continued respect and protection of the historic cemetery.

Bryant Garner, a resident of N. 7th Avenue, addressed Council regarding the proposed development. Mr. Gardner stated that he supports growth and the addition of homes within the Town because of the increased tax base the development would generate.

Mr. Gardner expressed concerns regarding access to the proposed subdivision, particularly the availability of a secondary entrance or exit. He noted that he had reviewed the site through his involvement with the Fire Department and had observed references indicating that the available right-of-way width ranges from approximately 47 to 53 feet. Mr. Gardner questioned whether the Town-owned property adjacent to the site could provide the additional width needed to create a secondary access point, referencing the potential for a connection near Utility Street.

Mr. Garner stated that traffic along N. 7th Avenue is already challenging during periods of high activity, particularly when the swimming pool is open, and noted that vehicles frequently encounter difficulties passing one another. He expressed concern that the addition of approximately 23 new homes would increase traffic volumes and further strain the existing roadway network.

Mr. Garner emphasized that, from a public safety standpoint, the Town should carefully evaluate the feasibility of providing an additional means of ingress and egress for the development. He stated that having another way in and out of the subdivision would improve safety for residents and emergency responders and should be seriously considered as part of the project review process.

Council discussed whether future roadway improvements on N. 7th Avenue could help address existing drainage and traffic concerns. Questions were raised regarding the use of Powell Bill funds for roadway improvements, including the potential installation of curb and gutter to help mitigate stormwater runoff issues in the area. Discussion also included the width of N. 7th Avenue near the proposed development and the engineering challenges associated with widening the roadway due to topography, slopes, and drainage requirements.

Council asked the applicant whether a secondary access point could be constructed if additional right-of-way were made available by the Town. Mr. Mackovic responded that the feasibility of an additional access would depend on engineering requirements, right-of-way availability, utility easements, and regulatory approvals. He explained that roadway development requires significant engineering, utility coordination, DEQ approvals, erosion control permits, and NCDOT review, a process that can take six to nine months or longer before construction can begin.

Mr. Mackovic stated that the proposed development is designed to be consistent with the existing zoning and surrounding infrastructure, noting that there are currently no sidewalks, curb and gutter, or storm sewer systems leading to the property. He emphasized that the project would include water and sewer infrastructure, minimum 12,000-square-foot lots, and 100-foot lot widths consistent with the R-12 zoning district.

Mr. Mackovic acknowledged concerns regarding traffic and public safety but stated that growth inevitably brings increased traffic. He noted that the development would provide additional housing opportunities, increase the Town's tax base, and place new families within close proximity to existing amenities such as the Town swimming pool. He stated that the applicant is seeking to work with the Town to create a quality development that is beneficial to both future residents and the community as a whole.

David Vaden addressed Council regarding the proposed development. Mr. Vaden asked questions concerning the location of Utility Street and the potential for a secondary access point connecting to N. 2nd Avenue.

Mr. Vaden stated that he supports the proposed development and indicated that the applicant had addressed his concerns regarding curb and gutter and stormwater management. He expressed confidence that state agencies and regulatory authorities would provide oversight of the project and ensure compliance with applicable requirements.

Mr. Vaden stated that his primary concern is the potential impact of stormwater runoff on neighboring properties, particularly the property owned by Ms. Cook. He expressed hope that adequate measures would be taken to prevent runoff from adversely affecting her property.

Mr. Vaden also expressed concerns regarding traffic safety along N. 7th Avenue. He stated that there are many children who play, ride bicycles, and operate motorized bicycles in the area. He noted that traffic increases significantly during the summer months when the swimming pool is open and that vehicles often travel at excessive speeds on N. 7th Avenue.

While Mr. Vaden stated that he supports the development itself, he indicated that he could not support a subdivision with only one point of ingress and egress. He expressed the opinion that a secondary access point would improve safety for residents, emergency responders, and motorists and should be seriously considered before the project moves forward.

Council members discussed concerns regarding the review process for the proposed development and expressed a desire to have additional technical information regarding stormwater management, drainage, roadway design, and public safety before making a final decision. One Council member stated that Council is not comprised of experts in water mitigation, engineering, or emergency access and would have preferred for the project to undergo Technical Review Committee (TRC) review before being considered by Council.

Town Manager Shuler explained that the issue had been discussed previously, but the request was brought forward under the current ordinance process. Town Attorney Russell advised that the ordinance establishes the TRC review as one of the final steps in the development process; however, Council could defer consideration of the request if it desired additional information or wished to have certain issues evaluated further before making a decision.

Discussion followed regarding concerns raised by residents, particularly related to drainage, roadway width, traffic, and the possibility of a secondary emergency access. Council members noted their support for responsible growth, increased housing opportunities, and the additional tax revenue the development could generate, while also recognizing the importance of addressing existing infrastructure concerns.

Mr. Mackovic explained that, if approved, the development process would still require significant engineering, permitting, and regulatory review, and that construction of homes would likely not begin for approximately one year or longer. Council members observed that this timeline could provide an opportunity for the Town to evaluate and potentially address existing roadway, drainage, and infrastructure concerns in the area before homes are constructed and occupied.

Council discussed the importance of working collaboratively with the developer to better understand potential infrastructure improvements, associated costs, and long-term benefits to the Town. It was noted that while improvements may require an upfront investment, the development would ultimately contribute additional property tax revenue and utility customers, providing long-term benefits to the community. Council members emphasized the need to address existing concerns while planning for future growth and development.

Mayor Lake asked the applicant whether he would be willing to allow Council an additional 30 days before taking action on the request in order to complete a Technical Review Committee (TRC) review and gather additional information regarding roadway improvements, drainage, and the potential widening of N. 7th Avenue.

Council discussed obtaining estimates for possible roadway improvements and noted that a typical TRC review could be completed within approximately two weeks. Additional discussion focused on evaluating the feasibility and cost of widening the roadway and exploring options for a secondary access point.

Mr. Mackovic responded that if Council believed additional review was necessary, he understood and would work with the process. He stated that the additional time could also provide an opportunity for both the Town and the applicant to further evaluate the possibility of a secondary access connection through Utility Street. Mr. Mackovic indicated that he would conduct his own due diligence while Town staff completed their review and encouraged continued coordination between the applicant and Town staff.

Mr. Mackovic further suggested that the Town explore whether additional access could be provided through Town-owned property near Utility Street. He noted that the proposed sewer line for the development would extend near Utility Street and stated that it may be possible to incorporate some form of emergency access connection as part of the overall design. Both parties agreed to continue evaluating potential solutions before the matter returns to Council for consideration.

Mayor Lake closed the public hearing at 8:12: pm

OLD BUSINESS:

There was none.

NEW BUSINESS:

A. Flood Damage Prevention Ordinance – First Reading (Introduction)

Town Manager Shuler presented the proposed Flood Damage Prevention Ordinance to Town Council. She explained that on December 10, 2025, the Town received a final flood hazard determination letter from the Federal Emergency Management Agency (FEMA) notifying the Town that updated Flood

Insurance Rate Maps (FIRMs) and the Flood Insurance Study (FIS) for Rockingham County will become effective on June 10, 2026.

To maintain eligibility in the National Flood Insurance Program (NFIP), the Town must adopt floodplain management regulations that meet or exceed federal standards prior to the effective date of the new maps. Failure to do so could result in suspension from the NFIP, preventing residents from obtaining federally backed flood insurance.

The proposed ordinance is based on North Carolina's updated model Flood Damage Prevention Ordinance and incorporates the revised flood mapping data and current NFIP requirements. Adoption of the ordinance will ensure compliance with state and federal floodplain management regulations.

Town Manager Shuler further explained that, because the ordinance contains a criminal penalty provision, North Carolina law requires it to be introduced at one meeting and formally adopted at a subsequent meeting following a public hearing. Tonight's action serves as the formal introduction of the ordinance. A public hearing and second reading for adoption will be scheduled for the June 8, 2026 Town Council meeting to allow sufficient time for the required public notice.

Staff will publish the public hearing notice in accordance with state law, and upon adoption, the ordinance and supporting documentation will be submitted to the North Carolina Division of Emergency.

No action was taken at this time. Council directed the item to be placed on the agenda for further discussion and consideration at the next regular Town Council meeting on June 8. Management and FEMA Region 4.

B. Hazard Mitigation Plan

North Carolina Emergency Management has requested that the Town of Mayodan adopt the Regional Hazard Mitigation Plan, which has already been adopted by Rockingham County and is updated every five years. Adoption of the plan is necessary to maintain eligibility for certain state and federal disaster assistance funding. In the event of a declared State of Emergency, the Town must have an adopted Hazard Mitigation Plan in place to qualify for applicable state and federal funding programs. Council was requested to adopt the Resolution approving the Regional Hazard Mitigation Plan.

Motion by Councilmember Miller, seconded by Councilmember Shelton, to approve the Regional Hazard Mitigation Plan as presented.

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

Nays: None

Motion carried unanimously

C. Social Media Policy

Brandi Shelton presented the proposed Social Media Policy to Town Council. The policy establishes guidelines for the appropriate use of social media by Town employees, representatives, and authorized users to ensure that all social media activities support the Town's mission, maintain public trust, and comply with applicable laws, including North Carolina Public Records Law.

The policy outlines expectations for official use of social media, content management, public engagement, record retention, and compliance with applicable legal and ethical standards. Council was requested to consider adoption of the Social Media Policy.

Motion by Councilmember Barnes, seconded by Councilmember Miller, to approve the Town of Mayodan social media policy as presented

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

Nays: None

Motion carried unanimously

D. Proclamation Public Works Week May 17-23

Motion by Councilmember Goard, seconded by Councilmember Shelton, to approve the Proclamation Public Works Week May 17-2, 2026.

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

Nays: None

Motion carried unanimously

Motion by Councilmember Shelton, seconded by Councilmember Goard, to enter into closed session to consult with the Attorney N.C.G.S. 143.318.11(a)(3)] and to prevent the disclosure of privileged information N.C.G.S. 143-318.11(a)(1)] and **N.C.G.S. 143-318.11(a)(6)] for personnel reasons**

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

Nays: None

Motion Carried.

Council entered closed session at 8:42 p.m.

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

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

Nays: None

Motion carried unanimously

Council returned to open session at 9:06 p.m.

Motion by Councilmember Shelton, seconded by Councilmember Goard, to authorize the Town Manager and Town Attorney to negotiate a mutual agreement of termination with Veolia.

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

Nays: None

Motion carried unanimously

Motion by Councilmember Shelton, seconded by Councilmember Cardwell, to recess meeting to May 18, 2026, at 6:00 pm.

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

Nays: None

Motion carried unanimously

Meeting adjourned at 9:06 p.m.

ATTEST:

Sarah Hopper, Town Clerk

E. Dwight Lake, Mayor