Town of Mayodan

Planning Board / Board of Adjustment — Meeting Agenda

Meeting Date: Thursday, November 19, 2026
Time: 6:00 PM
Location: 210 W Main Street, Mayodan, NC

1. Call to Order

2. Approval of Minutes

- Meeting – October 15, 2026

3. New Business

- **Special Use Permit SUP-004-2026:** Alternative street design (open-section, ditch-drained roadway) and no sidewalks for the proposed 42-lot Dan Valley Road Subdivision in the R-6 district at 270 Dan Valley Road (Parcel 186173).
  Applicant: Scott Krusell, on behalf of Agency Partners LLC (VennTerra) | Owner: Agency Partners LLC
  (Tabled from Planning Board meeting on October 15, 2026)

4. Discussion Items

5. Adjourn

Persons with disabilities requiring accommodations to participate should contact Town Hall at least 48 hours in advance. (336) 427-0241

Town of Mayodan

Planning Board / Board of Adjustment — Meeting Minutes

Meeting Date:	Thursday, October 15, 2026
Time:	6:00 PM
Location:	210 W Main Street, Mayodan, NC

Members Present:	Ed Shelton (Chair), Sammy Martin, Tania Carter, Charles Menard, Norma O'Steen
Members Absent:	Amanda Joyce
Staff Present:	Melody Shuler, Town Manager; Kimberly Hawk, Administrative Assistant

1. Call to Order

Ed Shelton, Chair, called the meeting to order at 6:00 p.m.

2. Approval of Minutes

Upon a motion by Charles Menard, seconded by Sammy Martin, the Board approved the minutes of the July 16, 2026, meeting.

3. New Business

- **Special Use Permit SUP-004-2026:** Alternative street design (open-section, ditch-drained roadway) and no sidewalks for the proposed 42-lot Dan Valley Road Subdivision in the R-6 district at 270 Dan Valley Road.

  Applicant: Scott Krusell, on behalf of Agency Partners LLC (VennTerra) | Owner: Agency Partners LLC

  Staff presented a request under Section 5.25 of the Zoning Ordinance to allow an open-section, ditch-drained street and no sidewalks for a 42-lot single-family subdivision on a 13.47-acre vacant, wooded tract at 270 Dan Valley Road. The property was annexed and zoned R-6 by Town Council on August 10 (ANX-001-2026 and IZ-001-2026); single-family homes are permitted by right, so only the street and pedestrian standards were at issue. This is the second request under Section 5.25, which was added by TA-001-2026, following SUP-002-2026 on North 7th Avenue. The Technical Review Committee reviewed the application on September 28; the Fire Chief and County Fire Marshal requested a 26-foot road width, 48-foot-radius cul-de-sacs, and a third hydrant, and the Public Works Director and Town Engineer requested utility specifications, a stormwater plan with properly sized ditches, and a water and sewer capacity summary.

  Dan Valley Road carries about 3,600 vehicles per day against a capacity of 9,000; the development would add roughly 450 trips, bringing the road to about 45 percent of capacity. The County Comprehensive Transportation Plan shows no planned pedestrian facilities along Dan Valley Road. Staff found the Section 5.25(d) findings can be supported and recommended a favorable recommendation to Town Council subject to eight conditions, including a 26-foot emergency access width, 48-foot-radius cul-de-sacs with at least three hydrants, an engineered stormwater plan, a 30-foot undisturbed stream buffer, an erosion and sediment control permit before land

disturbance, defined maintenance responsibility for the roadway, Town approval of utilities, and a water and sewer capacity summary confirmed by the Town before final plat.

Norma O'Steen asked who conducts traffic studies for the Town. Ms. Shuler responded that none was provided by the Town; the traffic information came from the applicant, who referenced the preliminary study available from NCDOT for Dan Valley Road. She noted that a municipality would typically have such a study in place, but the Town does not have that resource. A public hearing on this item is scheduled for November 9, 2026.

> ***Action: Motion*** by Tania Carter, seconded by Charles Menard. Chair Shelton asked for a vote; no votes cast for or against.
>
> ***Action: Motion*** by Norma O'Steen, seconded Sammy Martin to table SUP-004-2026 to the next Planning Board meeting. **Motion carried unanimously (5:0).**

- **Initial Zoning IZ-002-2026:** Zoning of approximately 14.27 acres (Parcel 169086Z2) from R-20 (ETJ) to R-12 Residential upon annexation into the Town (ANX-002-2026), N 11th Avenue.
  Applicant: Charles Marcus Vaughn, Owner | Owner: Charles Marcus Vaughn

  Staff presented an initial zoning request for approximately 14.27 acres of vacant, wooded land currently zoned R-20 in the Town's ETJ, to be zoned R-12 upon annexation (ANX-002-2026, a companion case intended to make Town water and sewer available). The rest of the Vaughn tract is already in Town and zoned R-12. The zoning cannot take effect until the annexation is effective; the annexation public hearing is November 9 at 6:00 p.m. The permitted use does not change; the minimum lot size changes from 20,000 to 12,000 square feet, with slightly smaller setbacks. Staff noted this is the first step in a sequence (annexation, this initial zoning, CZ-001-2026, SUP-005-2026, then subdivision approval), and that if the R-6 rezoning is denied the parcel stays R-12.

  Staff stated the request is not consistent with the Future Land Use Map, which designates the parcel Residential–Agriculture, but found it reasonable and in the public interest; if Council approves, the approval is deemed an amendment to the map under G.S. 160D-605(a). Staff recommended a favorable recommendation to Town Council, with the zoning effective no earlier than the annexation.

  Charles Menard asked whether the request was solely to change the zoning from R-20 to R-12, and staff confirmed that it was. The floor was opened to residents. As no one came forward to ask an official question, residents voiced questions and concerns from the audience regarding the ability to maintain the area and the loss of natural beauty, wildlife, and community.

  > ***Action: Motion*** by Charles Menard for a favorable recommendation to Town Council for IZ-002-2026. **The motion failed for lack of a second. No vote was taken, and no recommendation was forwarded.**

- **Conditional Zoning CZ-001-2026:** Conditional rezoning of approximately 68.321 acres (Purgason and Vaughn tracts) from R-12 to R-6 Conditional Zoning, with a 70-foot minimum lot width, for a proposed 118-lot single-family subdivision at N 7th and N 11th Avenues.
  Applicant: Ken Mackovic, Forbes Realty Consultants | Owners: Diane Best Purgason; Charles Marcus Vaughn

  Staff presented a conditional rezoning request from R-12 to R-6 for the Purgason and Vaughn tracts at the ends of North 7th and North 11th Avenues, for a 118-lot single-family subdivision (about 2.2 homes per acre). The Purgason tract was first reviewed as a smaller subdivision (SUP-

002-2026) before the Vaughn tract was added; because part of the Vaughn tract is still in the ETJ, this case is tied to ANX-002-2026 and IZ-002-2026. Because the initial zoning action did not receive a recommendation, staff stated it will need 30 days to review and consult with the Town Attorney on how to proceed. The use remains single-family; the minimum lot area would drop from 12,000 to 6,000 square feet and the minimum width from 100 to 50 feet, with the applicant offering a 70-foot minimum width as a condition. The site has no R-6 neighbors and includes a family cemetery to be preserved, an unnamed tributary to the Mayo River, and about a dozen lots (roughly Lots 44–55) in the Mayo River WS-IV Critical Area, where half-acre lots are required, so the layout will need to change.

The plan extends North 11th and North 7th Avenues and adds five internal streets with two connection points. The 118 lots would generate about 1,180 trips per day, bringing North Ayersville Road to about 28 percent of capacity and West Main Street to about 33 percent; staff emphasized this is a planning-level estimate, not a traffic impact analysis. The narrow, older segments of both avenues are below the 20-foot standard, and the Town would widen them (estimated at $200,000 for North 7th Avenue; North 11th Avenue to be added). Staff stated the request is not consistent with the Future Land Use Map but found it reasonable and in the public interest and reported that the Town Attorney concluded it is not spot zoning. Staff recommended a favorable recommendation to Town Council with two conditions: a 70-foot minimum lot width at the building line, and substantial conformance with the preliminary site plan, including both street connections and no more than 118 lots.

Applicant Presentation and Board Discussion

Alex Carter, engineer for the applicant, noted 50 years of experience in the local area and stated that the topography is the challenge driving the R-6 request. He stated that only single-family lots are proposed; that the development falls under the 24 percent threshold for stormwater rules and can keep drainage flows as they currently are on site; and that final design plans will go through all local and state reviews. In response to Ed Shelton, Mr. Carter stated that the applicant anticipates 6–9 months of review, with a start the following spring. Ms. Shuler displayed the site map on screen, and Mr. Carter reviewed the layout of 7th and 11th Avenues.

Public Comment

- **Brandon Griffin** raised concerns about the change from R-12 to R-6, topography, noise, and traffic safety; asked for a traffic analysis independent of the developer; raised concerns about water and sewer capacity, existing erosion, and the sustainability of a volunteer fire department with additional homes; and asked why R-6 zoning was being requested. Ms. Shuler stated she will investigate the ability to complete such a study. Mr. Carter explained that R-6 allows a 50-foot minimum lot width, which gives the flexibility needed.
- **Vicki Shelton** asked about other local subdivisions by the applicant (Mr. Carter cited Sandy Cross and Reidsville) and expressed concern about preserving the area’s beauty and community, water runoff, and “cookie cutter” development; she asked that lots remain R-12 and noted that slow, steady growth would be preferable.
- **Connie** (resident) stated that existing runoff has damaged her property and that road pavement is causing erosion and asked how the new development would affect the previously approved plan. Ms. Shuler responded that the earlier approval is already set, but the layout would change; Mr. Carter added that the new zoning would allow the two tracts to be connected cohesively. Connie asked that everything raised be considered before moving forward, and that the process be transparent.

- **Pam** (resident) expressed concern about how the development could change the community.
- **Joe Fredrick** asked what R-12 prohibits. Mr. Carter explained that R-12 requires a 100-foot lot width, while R-6 allows 50 feet and changes to the layout that help address topography.
- **Gerri Craig** asked about future plans for North 11th Avenue and suggested new roads or access to help divert traffic. Mr. Shelton responded that the Town would have to speak with landowners to see whether new access or routes were possible.
- In response to resident questions, Mr. Carter stated that the builder for the project has not been determined, and the developer generally uses local builders, and that home prices would be in the $350,000 range. In response to a question about N 7th Avenue widening and who would bear the cost, staff stated that the Town would bear the cost, which is estimated at $200,000.

> ***Action: Motion*** by Tania Carter, seconded by Norma O'Steen — **unfavorable recommendation** to Town Council for CZ-001-2026. Reasons cited by the Board: the cost of the road, the lack of a traffic analysis, lack of comparability to the surrounding R-12 lots, and detriment to the area. Ms. O'Steen added that the surrounding lots are R-12 and stated her view that the request was not a good fit for Mayodan. **Motion carried unanimously (5:0).**

- **Special Use Permit SUP-005-2026:** Alternative street design (open-section, ditch-drained roadway) and no sidewalks for the N 11th Avenue portion of the proposed 118-lot Purgason & Vaughn Tracts subdivision in the R-6 district.

  Applicant: Ken Mackovic, Forbes Realty Consultants | Owner: Charles Marcus Vaughn

  This item was not presented to the Board, as the Board was prepared to take action following its decision on CZ-001-2026.

  > ***Action: Motion*** by Norma O'Steen, seconded by Tania Carter — **unfavorable recommendation** to Town Council for SUP-005-2026. **Motion carried unanimously (5:0).**

4. Discussion Items

No discussion items were raised.

5. Adjourn

Ed Shelton adjourned the meeting at 7:14 p.m.

Town of Mayodan

Planning & Zoning — Staff Report

Special Use Case #: SUP-004-2026
Related Case: ANX-001-2026 / IZ-001-2026 — annexed & zoned R-6 (approved 8/10/2026)
Staff Report: Melody Shuler, Town Manager
Applicant: Scott Krusell, on behalf of Agency Partners LLC (VennTerra)
Owner: Agency Partners LLC
Location: 270 Dan Valley Road, Mayodan, NC 27027
GIS ID #: Rockingham County Parcel 186173; PIN 792703204110
Site Plan: VT Engineering and Surveying, PLLC — Preliminary Plat Plan dated October 1, 2026
Request: Special Use Permit to allow an alternative street design (open-section, ditch-drained roadway in lieu of curb and gutter) and no sidewalks or alternative pedestrian facilities, for a proposed 42-lot single-family residential subdivision in the R-6 zoning district.

Explanation of the Request

SUP-004-2026 is a request by Scott Krusell, on behalf of property owner Agency Partners LLC, for a Special Use Permit under Section 5.25 of the Zoning Ordinance to allow an open-section (ditch-drained) roadway and no sidewalks for the proposed 42-lot Dan Valley Road Subdivision on a 13.47-acre tract at 270 Dan Valley Road. The property was formerly zoned RA (Rural Agricultural) by Rockingham County and was annexed and zoned R-6 (Residential High Density) by Town Council on August 10, 2026 (ANX-001-2026 / IZ-001-2026).

Background

The Zoning Ordinance generally requires subdivision streets to be built with curb and gutter and sidewalks. Text Amendment TA-001-2026 (adopted May 11, 2026) added Section 5.25, which allows the Town to approve open-section streets and alternative pedestrian accommodations through a special use permit when the required findings are met. This is the second request under Section 5.25, following SUP-002-2026 (N. 7th Avenue), and staff has used the same review approach.

The application was distributed to the TRC on September 28, 2026. Comments were received October 9, 2026 from the Fire Chief, County Fire Marshal, Public Works Director, Town Engineer, and County Planning.

Location / Current Land Use

The property is a 13.47-acre vacant, wooded tract fronting Dan Valley Road (existing public right-of-way of about 60 feet). It is in FEMA Flood Zone X (no regulatory floodplain) and in the Dan River watershed, a non-water-supply watershed; the Mayo River WS-IV Protected Area limits do not apply, confirmed against Rockingham County's GIS watershed layer.

Condition and Land Use of Surrounding Properties

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

The subject property directly abuts Town-zoned R-6 and C-2 property to the north, extending the Town's established high-density residential and commercial pattern south onto the tract.

Analysis

Use and Zoning

Single-family residential is permitted by right in R-6; this request is limited to the alternative street and pedestrian standards of Section 5.25. The plan shows 42 lots (3.12 lots per acre) ranging from about 8,000 to 17,754 sq. ft., all above the 6,000 sq. ft. R-6 minimum.

Street Design, Emergency Access & Drainage — Section 5.25(b)

The plan, prepared by VT Engineering and Surveying, PLLC (a licensed NC engineering firm), shows about 1,700 linear feet of new public street: 25 feet of pavement (10-inch ABC base with 2-inch S9.5B asphalt) in a 50-foot right-of-way, with 6–8-foot grassed shoulders, roadside ditches, and 3:1 side slopes. This is consistent with the "open-section streets utilizing roadside ditches for drainage" design in Section 5.25(b). The application calls the design "ribbon paving," but the cross-section is a standard-width open-section road rather than a narrow ribbon section.

Roads A and B each end in a cul-de-sac, and both are reached through one entrance on Dan Valley Road. The submitted plan is marked "Not for Construction"; as with SUP-002-2026, final roadway and drainage plans sealed by a licensed engineer will follow through construction plan review. The Fire Chief and Fire Marshal comments addressed pavement width, turnaround dimensions, and hydrants, as described below. The Town will be responsible for maintenance of the open-section street within the public right-of-way.

Water and Sewer Service

The site would be served by Town water. The plan shows sewer flowing by gravity to a pump station on the common area, with the pump station and its connection to the Town network "to be designed by others." The Town has confirmed that water and sewer capacity is available to serve the development.

TRC Review Comments

- **Fire Chief:** The two proposed hydrant locations are acceptable, but a third hydrant is needed at the intersection of Road A and Road B. The nearest existing hydrant, about 100 feet from the entrance on Dan Valley Road, makes it difficult to lay hose to lots 5–10 and Road B, and a hose line from it would block the roadway. A 26-foot pavement width is preferred because the outriggers of a future ladder truck would reach very near or over the centerline at 25 feet. A cul-de-sac diameter of at least 96 feet is needed so apparatus can turn around without backing up.
- **County Fire Marshal:** Requires three hydrants (two are shown; a third is to be added), cul-de-sacs with a 48-foot radius (45 feet is shown), and a 26-foot road width (25 feet is shown) to accommodate fire apparatus outriggers. A marked-up plan was provided.
- **Public Works Director:** Will require 6-inch ductile iron water mains, 3/4-inch Type K copper water services, 8-inch SDR 26 sewer mains, and Schedule 40 sewer services. Recommends the developer pay all or part of the sewer pump station and force main. Supports the additional hydrant.
- **Town Engineer:** Requires a stormwater plan showing the features needed to manage discharge from the subdivision, with properly sized ditches. Requires the applicant to provide a summary of water and sewer capacity needs so the Town can confirm it can meet the capacity requirements. The Town has since confirmed that water and sewer capacity is available.
- **County Planning:** No comments; generally recommends the staff-recommended conditions.

Pedestrian Facilities — Section 5.25(c)

No sidewalks or alternative pedestrian facilities are proposed. There are no sidewalks along Dan Valley Road, and staff found no planned pedestrian, bicycle, or multi-use facility along the frontage in the Rockingham County Comprehensive Transportation Plan (Bicycle/Pedestrian Recommendations, Inset 2: Madison and Mayodan), whose recommendations are concentrated in the Mayodan and Madison town centers. Staff therefore finds that no reasonable opportunity for pedestrian connection currently exists, supporting a Section 5.25(c) finding that no sidewalk or alternative facility is required.

Approval Criteria — Section 5.25(d) and (e)

Staff finds the Section 5.25(d) findings can be supported, subject to the conditions recommended below:

- Equal-or-better public safety than curb, gutter, and sidewalk infrastructure — supported by the Fire Chief and County Fire Marshal requirements for pavement width, turnaround, and hydrants, incorporated as conditions;
- Consistency with the Town's Land Development Plan and adopted transportation/greenway plans — supported by the absence of planned pedestrian facilities along Dan Valley Road in the Rockingham County CTP;
- Clearly defined maintenance responsibilities — the Town will be responsible for maintaining the open-section street within the public right-of-way;
- No adverse impacts to adjoining properties and adequate emergency-service access — supported by the required stormwater plan and the fire access conditions.

Section 5.25(e) bars alternative designs where curb, gutter, or sidewalks are necessary to address high traffic volumes, safety concerns, or stormwater-management constraints; staff is not aware of such a constraint on Dan Valley Road, a local collector, and the applicant's analysis shows the road at about 45% of capacity after build-out.

Location Map



Source: Rockingham County GIS Parcel Viewer (Parcel 186173)

Staff Recommendation

Staff recommends the Planning Board forward a favorable recommendation to the Town Council for approval of SUP-004-2026, subject to the following conditions:

1. Final roadway design shall demonstrate adequate access of twenty-six (26) feet in width for emergency vehicles and be maintained in accordance with applicable fire code requirements, sealed by a licensed engineer and meeting NCDOT minimum construction standards, with emergency-vehicle access (turning radii, all-weather surface) confirmed by the Fire Chief and County Fire Marshal.
2. Cul-de-sacs shall have a minimum radius of forty-eight (48) feet, and a minimum of three (3) fire hydrants shall be provided, including one at the intersection of Road A and Road B, with locations confirmed by the Fire Chief and County Fire Marshal.
3. A stormwater plan, prepared by a licensed engineer, showing the features and properly sized ditches needed to manage stormwater discharge and demonstrating no adverse stormwater impacts to adjoining properties, subject to TRC and Town Engineer review and approval.
4. 30-foot undisturbed stream buffer along the un-named tributary to be delineated on the final plat.
5. An approved E&S permit obtained prior to any land disturbance.
6. All utility infrastructure and connections reviewed and approved by the Town prior to final plat approval, with water and sewer constructed of 6-inch ductile iron mains, 3/4-inch Type K copper services, 8-inch SDR 26 sewer mains, and Schedule 40 sewer services.

Requested Action

- Motion to forward a favorable (or unfavorable) recommendation of approval to the Town Council for Special Use Permit SUP-004-2026 with the recommended conditions.

TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

Please fill in all blanks (use N/A if not applicable to your situation).

Date of Application: 10/01/26

Application No. (staff use):

A. Permit Type Requested

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

☐ Conditional Use Permit ☑ Special Use Permit

B. Applicant

Name: Scott Krusell

Mailing Address: 1141 Jay Ln, Graham, NC 27253

Phone:

Cell: 704-467-0983

Email Address: skrusell@vennterra.com

C. Property Owner (if different from applicant)

Are you the property owner? ☐ Yes (skip to Section D) ☑ No (complete below)

Name: AGENCY PARTNERS LLC

Mailing Address: 1141 Jay Ln, Graham, NC 27253

Phone: 336-443-0140

Cell:

Email Address:

TOWN OF MAYODAN
210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

D. Property Information

Address of Subject Property:
270 DAN VALLEY RD MAYODAN NC, 27027

Rockingham County Parcel Number:
186173

Current Zoning District:
R-6

Proposed Use:
Single Family Neighborhood

Is the property located within a regulatory floodplain? ☐ Yes ☑ No

A site plan, drawn to scale, must be submitted with this application.

The site plan should show lot boundaries, existing and proposed structures, parking and access, and adjoining property lines.

Site Plan Attached: ☑ Yes ☐ No

E. Project Description

Briefly describe the proposed use and project:
Project is a single family neighborhood that was recently annexed into the Town and rezoned at R-6. The special use would be to allow the use of ribbon paving as shown, or reasonably similar to the plan and typical cross section on the attached site plan.

About This Process

It is understood that the authorized board may designate conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed, with the spirit of the ordinance, and clearly in keeping with the public welfare. All specific conditions shall run with the land and shall be binding on the original applicant, their heirs, successors, and assigns unless otherwise noted in the Town of Mayodan Zoning Ordinance. Failure to comply with approved plans or imposed conditions shall render the permit void. A public hearing will be held by the Mayodan Town Council.

CONDITIONAL / SPECIAL USE PERMIT APPLICATION FEE: $400.00

Applications submitted without the required fee will be considered incomplete and will not be scheduled for a hearing.

TOWN OF MAYODAN
210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

F. Certification & Signatures

I hereby certify that all information provided in this application is, to the best of my knowledge, accurate and complete. I understand that issuance of a Conditional or Special Use Permit does not excuse the applicant and/or property owner from obtaining all other building, trade, or other permits required by law prior to beginning work.

Applicant – Print Name	Applicant – Electronic Signature	Date
Scott Krusell	Scott Krusell	9/21/26

Property Owner – Print Name (if different)	Property Owner – Electronic Signature	Date
Shawn Cummings	Shawn Cummings	9/21/26

(click the electronic signature box, then type your full name to sign electronically)

For Office Use Only

Date Received:	Received By:	Case Number:
10/1/26	Melody Shuler	SUP-004-2026
Neighborhood Meeting Date:	**Planning Board Review Date:**	**Planning Board Action:**
N/A	10/15/26	10/15/26
Public Hearing Date:	**Notices Mailed On:**	**Council Decision Date:**
11/9/26	10/19/26	11/9/26
Newspaper Name:	**Date Notice Published:**	**Action Taken:**
News & Record	10/23/26 & 10/30/26	

Site Plan Attached: ☑ Yes ☐ No

Zoning Administrator Determination: ☐ Approve ☐ Disapprove

Zoning Administrator Signature	Date

TOWN OF MAYODAN
210 West Main Street • Mayodan, NC 27027

Electronic Submission

This application may be completed and submitted electronically.

1. Complete all applicable fields on pages 1–3 of this form.
2. Type your full name in the electronic signature field(s) to sign the application.
3. Click Pay Now below to pay the $400.00 application fee online.
4. Click the Submit by Email button below. Your default email application will open with this completed form attached and addressed to the Planning Department.
5. Send the email. Your application is not complete until both the completed form and the required application fee are received by the Town.

About This Process

Please open this form in the free Adobe Acrobat Reader app (desktop or mobile) to fill it out and use the Submit by Email button. Opening the PDF directly in a web browser, or in your device's built-in PDF viewer, may prevent the submit button from working. Get Adobe Acrobat Reader free at get.adobe.com/reader.

Button not working? You can also pay online directly at:
https://www.trafficpayment.com/InvoiceInfo.aspx?csdId=1654

Button not working? You can also email your completed, signed PDF directly to:
mshuler@mayodannc.org

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF MAYODAN AND NCDOT STANDARDS AND SPECIFICATIONS

DEED RESTRICTION – RESTRICTIVE COVENANT

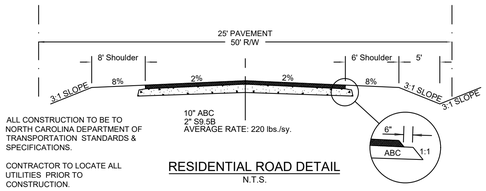
DEVELOPMENT OF THE SUBJECT PROPERTY AT 270 DAN VALLEY ROAD, MAYODAN, NC 27027 (ROCKINGHAM COUNTY) IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS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

WATERSHED NOTE:

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

FLOODPLAIN NOTE:

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



ALL CONSTRUCTION TO BE TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS.

CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

AVERAGE RATE: 220 lbs./sy.

RESIDENTIAL ROAD DETAIL
N.T.S.

GENERAL NOTES:

BOUNDARY AND TOPOGRAHIC DATA PROVIDED BY FIELD DATA COLLECTION SURVEY PERFORMED ON DECEMBER 2025 BY VENNTERRA.

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

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

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

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

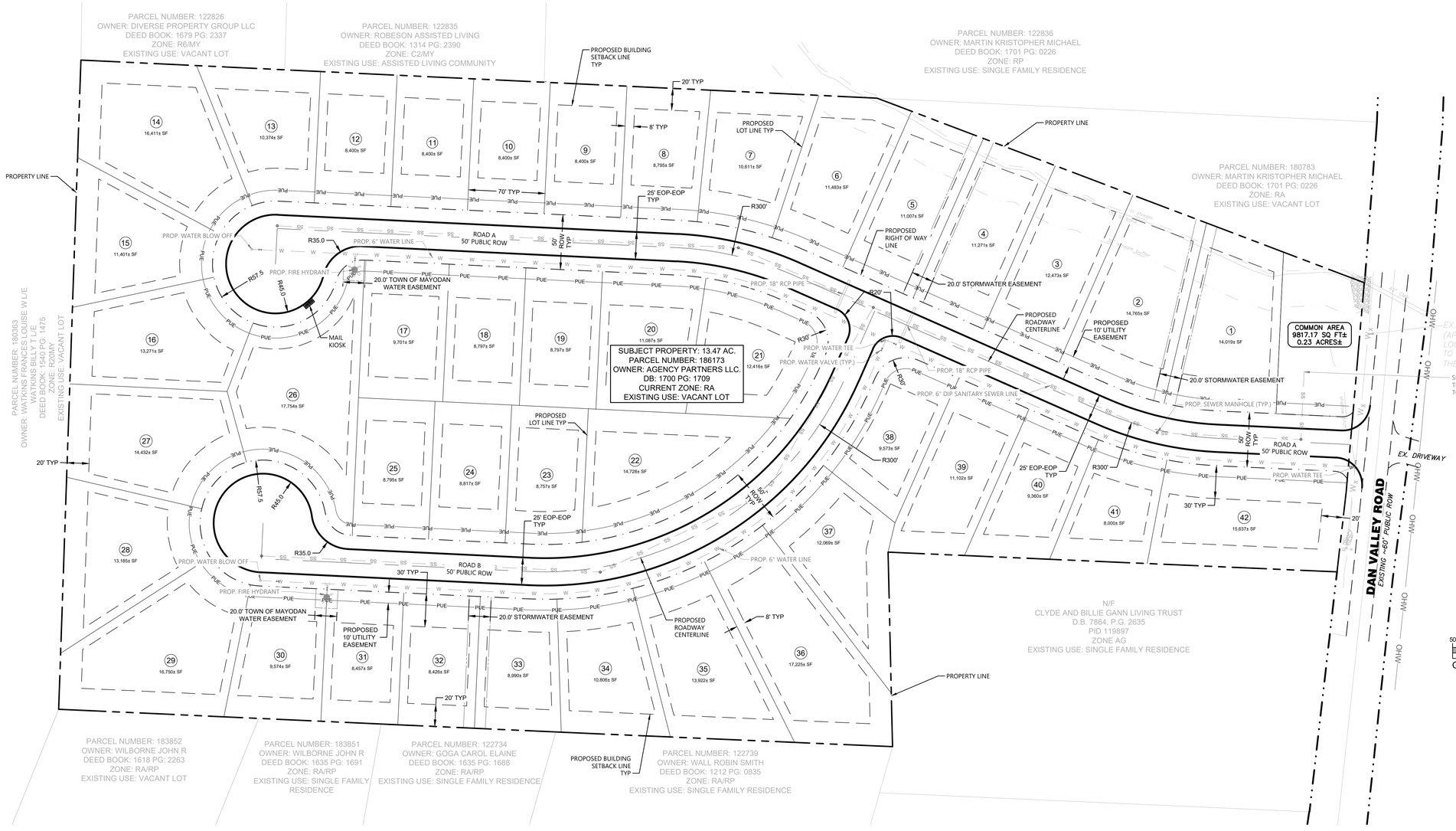
MAINTENANCE OF SHOWN UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE LAND OWNER. THE LAND OWNER MAY BE THE HOA FOR EASEMENTS THAT FALL IN THE COMMON AREA.

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

PROJECT DATA:

SITE ADDRESS:	270 DAN VALLEY ROAD, ROCKINGHAM COUNTY, NC
TOWNSHIP:	04 - MAYO
OWNER:	AGENCY PARTNERS LLC.
PARCEL NUMBER:	186173
PIN:	792703204110
DEED BOOK:	1700
DEED PAGE:	1709
FLOOD ZONE:	X, FEMA FIRM PANEL 7926J MAP 37107926007 EFFECTIVE DATE JULY 3, 2007
EXISTING USE:	VACANT LOT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
TOTAL ACREAGE:	13.47 AC.
PROPOSED ZONING:	R-6
SETBACKS:	FRONT 30', SIDE 8', REAR 20'
PROPOSED LOTS:	42 LOTS
PROPOSED DENSITY:	3.12 LOTS / ACRE
NEW ROAD:	1700 LF
WATER:	TOWN OF MAYODAN
SEWER:	TOWN OF MAYODAN*

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





VICINITY MAP
SCALE: 1" = 2000'
SITE COORDINATES: 36.41°, -79.94°

50 0 25 50 FEET 100 200
GRAPHIC SCALE 1 inch = 50 ft.

LEGEND

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

VT Engineering and Surveying, PLLC
1141 JAY LANE
GRAHAM, NC 27253
FIRM NO. P-3396

NO.	DATE	DESCRIPTION
		GRAPH

PRELIMINARY PLAT PLAN

DAN VALLEY ROAD SUBDIVISION
EXHIBIT
270 DAN VALLEY ROAD, ROCKINGHAM COUNTY, NC 27027

DATE: 10/1/2026	SCALE: 1"=50'
DESIGN: SAK	DRAWN: JCC
SHEET NAME::	-
SHEET NO.:	1 of 1

Oct 01, 2026 – 3:31 pm C:\Users\Scott Krowell\Box\Land Development\Land Development Projects\Dan Valley – Mayodan\Engineering\Drawings\Exhibit\Dan Valley – Sketch Plan – R6 70' frontage.dwg Scott Krowell

NOT FOR CONSTRUCTION

BK 1700 PG 1709 - 1710 (2) DOC# 670921
This Document eRecorded: 11/03/2025 02:28:13 PM
Fee: $26.00 Tax: $385.00
Rockingham County, North Carolina
Benjamin J. Curtis, Register of Deeds
Recorded By: JESSICA CORUM

Unofficial Document Unofficial Docum

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $385.00

Parcel Identifier No. 186173

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Sarah Dorr) (No title examination or opinion provided)

THIS DEED made this 30 day of September, 2025, by and between

GRANTOR	GRANTEE
Rebecca T. Duggins (unmarried)*	Agency Partners, L.L.C., a North Carolina limited liability company
261 Mallard Road Madison, NC 27025	270 Dan Valley Road Mayodan, NC 27027

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Mayodan, Rockingham County, North Carolina and more particularly described as follows:

Being all of the 10.117-acre tract and all of the 3.346-acre tract (Lot 4) of the Survey Plat for Duggins as shown on the plat recorded in Plat Book 101, Page 49 in the Office of the Register of Deeds of Rockingham County, North Carolina.

*Johnnie L. Duggins is deceased (25E000447-780).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 730, Page 528.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book ___, Page ____.

Submitted electronically by "Taylor Law Office, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rockingham County Register of Deeds.

Unofficial Document Unofficial Docum

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rebecca T. Duggins by Marcie Burton, As AI-F (SEAL)
Rebecca T. Duggins, by Marcie Burton as Attorney-in-Fact

State of NC

County of Stokes

I, Ashley Pelletier a Notary Public, do hereby certify that Marcie Burton, Attorney-in-Fact for Rebecca T. Duggins, personally appeared before me this day and being by me first duly sworn, says that s/he executed the foregoing and annexed instrument for and on behalf of Rebecca T. Duggins and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Rockingham County, North Carolina, recorded in Book 1665, at Page 1679, and that this instrument was executed under and by the authority granted by said instrument granting him/her power of attorney; that the said Marcie Burton acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of Rebecca T. Duggins.

WITNESS my hand and official seal, this the 30 day of September, 2025.

My Commission Expires:

5/14/2030

Ashley Pelletier (Seal)
Notary Public

ASHLEY PELLETIER NOTARY PUBLIC STOKES COUNTY, NC



Rockingham County
Parcels Details

Question about Parcel?
Long PIN: 792703204110 **Parcel Number:** 186173

OWNER: AGENCY PARTNERS LLC,
Mailing Label:
270 DAN VALLEY RD
MAYODAN NC, 27027-8064

Property Area: 13.470000 acres
Zoning: **See Zoning Layer**
Year Built: 0
Last Sale Date: 20251103
Last Sale Amount: $192500
Deed Book: 1700
Deed Page: 1709
Deed Year: 2025

Assessment Information:
Improvement Value: $0
Land Value: $64234
Total Value: $64234