

Mayodan Planning & Zoning Board/Board of Adjustment
Agenda
Thursday, February 19, 2026
210 W Main Street
6:00 pm

1. Call to Order
2. Approval of Minutes
 - A. Regular Meeting – October 16, 2025
3. New Business
 - A. Draft Land Development Plan
4. Discussion Items
5. Adjourn

MAYODAN PLANNING AND ZONING BOARD/BOARD OF ADJUSTMENT
October 16, 2025 MEETING
210 W Main Street
6:00 P.M.

Members Present:

Sammy Martin
Tania Carter
Norma O'Steen
Gerry Williams
Charles Menard
Ed Shelton

Staff Present:

Melody Shuler, Town Manager

Members Absent:

Tom Watford – Chairman
Amanda Joyce

Norma O'Steen called the meeting to order at 6:03 p.m.

Approval of Minutes:

Upon a motion by Gerry Williams, seconded by Sammy Martin, the Board voted unanimously (6–0) to approve the minutes of the September 25, 2025 meeting.

New Business:

Rezoning Request RZ-003-2025 – 102 Turner Rd (From R-12 to R-6 Residential)

The applicant, Chris Collins with North Carolina Remodel Masters, Inc., requested rezoning of one parcel totaling approximately 1.109 acres at 102 Turner Road from R-12 (Medium-Density Residential) to R-6 (High-Density Residential). The purpose of the request is to allow greater residential density and more diverse housing options.

Mr. Collins provided an overview of his experience and described the proposed development, which will include five modular single-family homes ranging from 1,200 to 1,800 square feet with an estimated \$250,000 price point. He noted that the modular homes are off-frame construction, comparable in value and appraisal standards to stick-built homes.

A shared driveway easement will provide access to the rear parcels, and the developer intends to pave the driveway. Mr. Collins presented photos of similar modular homes recently built in Winston-Salem and explained that RNL Homes of Crouse, NC will build the modulars. He emphasized that these homes typically appreciate in value and meet insurance and appraisal standards equivalent to conventional homes.

Following discussion, Charles Menard moved to forward a favorable recommendation to the Town Council for approval of Rezoning Request RZ-003-2025. The motion was seconded by Sammy Martin and approved unanimously (6–0).

Discussion:

Ms. Shuler received questions from Board members regarding automotive maintenance businesses in town and the number of vehicles allowed. Staff will research the ordinances for regulations on this matter.

Adjourn:

At 6:23 pm, a motion to adjourn was made by Ed Shelton, seconded by Tania Carter, and approved unanimously (6-0).