

TOWN OF MAYODAN  
**Planning Board / Board of Adjustment**  
*Special Meeting Agenda*

Thursday, May 28, 2026 • 6:00 PM • 210 W Main Street, Mayodan, NC

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**1. Call to Order**

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**2. Approval of Minutes**

- Regular Meeting – April 20, 2026
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**3. New Business**

- **Text Amendment TA-002-2026:** Data Processing Facilities
  - **Text Amendment TA-003-2026:** Solar Energy Facilities
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**4. Discussion Items**

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**5. Adjourn**

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*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*

Monday, April 20, 2026 • 6:00 PM • 210 W Main Street, Mayodan, NC

## ATTENDANCE

| Members Present   | Staff Present               |
|---|-----------------------------|
| Sammy Martin<br>Ed Shelton<br>Norma O'Steen<br>Tania Carter<br>Amanda Joyce<br>Charles Menard | Melody Shuler, Town Manager |
| <b>Members Absent</b><br><i>Tom Watford – Chairman</i>  |                             |

### 1. Call to Order

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

### 2. Approval of Minutes

Upon a motion by Tania Carter, seconded by Amanda Joyce, the Board voted **unanimously (6:0)** to approve the minutes of the **March 19, 2026** meeting.

### 3. New Business

#### ***Text Amendment TA-001-2026: Alternative Street and Pedestrian Design Standards***

Melody Shuler, Town Manager, presented the Text Amendment application for alternative street and pedestrian design standards. The application seeks to allow alternative infrastructure configurations—specifically ribbon asphalt with open swale ditches in lieu of curb, gutter, and sidewalks—for new residential development in appropriate circumstances.

The applicant's representative, Ken, provided background on the proposed development, noting that the subject property is a timbered parcel zoned R-12 requiring single-family residential use with minimum 12,000 square foot lots and 100-foot-wide lots. The targeted price point for homes is \$400,000–\$450,000 with approximately 2,000 square feet. He explained that the current town ordinance requires curb, gutter,

stormwater infrastructure, and sidewalks, which would increase development costs from approximately \$400 per linear foot to \$1,000 per linear foot—roughly \$1,000,000 total, or approximately \$15,000 per lot before engineering costs. He noted that the development could not be financially viable under those requirements and that rezoning for smaller lots and higher density would otherwise need to be considered. The proposed infrastructure would use ribbon asphalt construction with open swale drainage, which would still require engineering review and approvals from NCDOT, NCDENR, and the Town.

Ken further noted that N 7th Avenue would serve as the sole access point to the development and is currently 18 feet wide. The existing right-of-way on Utility Street measures 47 feet, which is below the NCDOT minimum of 50 feet; he stated that additional right-of-way acquisition would be required for any access improvements at that location. He noted the proposed drawings are preliminary and subject to modification.

### Public Comment

A citizen (Connie) expressed concern about drainage conditions on N 7th Avenue, noting that drainage in the area has worsened over the past several years, that heavy rain events create significant runoff past her property, and that she would like to see street improvements made prior to any new traffic being added to the corridor. She indicated that improper grading of prior curb and gutter installation on Wilkins Street had negatively impacted her property. She stated she desired higher-end housing in Mayodan but wanted stormwater and road conditions addressed properly.

Another citizen (Emma Jean) stated she had no objection to the text amendment provided that proper grading, stormwater management, and street improvements were incorporated, including widening of N 7th Avenue.

### Board Discussion

Member Shelton noted the development's connection to Utility Street and confirmed that curb and gutter infrastructure is not currently present along the corridor. Members Menard and Shelton expressed support for the text amendment, noting the cost implications and the need to incentivize development of higher-quality housing in Mayodan. Member Menard suggested the Town consider absorbing the cost of extending curb and gutter along N 7th Avenue as a public road improvement to accommodate future development. Members Carter and Joyce also expressed support, with Member Joyce noting that a prior development on Turner Road had been denied because they didn't have curb and gutter, and that stormwater management in the area is a broader Town infrastructure issue. She noted that the absence of an alternative standard would likely deter future residential development.

Members O'Steen and Martin expressed opposition. Member O'Steen stated she was comfortable with the existing text and expressed concern about the quality of housing construction. Member Martin was not in favor of the alternative standard. The Town Attorney (Eugene) clarified that adoption of a text amendment does not create a cause of action or legal liability, and that any existing developer could apply for their project to be considered under the new standard on an equal basis.

***Motion by Charles Menard, seconded by Ed Shelton — Favorable recommendation to Town Council for Text Amendment TA-001-2026 (Alternative Street and Pedestrian Design Standards). Motion carried 4:2. — In opposition: Norma O'Steen, Sammy Martin.***

### ***Special Use Permit SUP-002-2026: Curb, Gutter & Sidewalk Alternative for N 7th Avenue***

Ms. Shuler noted that this item was related to the text amendment and had been discussed in depth during the preceding agenda item. The Board proceeded to a vote.

***Motion by Charles Menard, seconded by Ed Shelton — Favorable recommendation to Town Council for Special Use Permit SUP-002-2026 (Curb, Gutter & Sidewalk Alternative for N 7th Avenue). Motion carried 4:2. — In opposition: Norma O'Steen, Sammy Martin.***

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## 4. Discussion Items

Ms. Shuler noted that text amendments will be coming forward for data centers and solar farms.

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## 5. Adjourn

At 7:25 p.m., a motion to adjourn was made by Ed Shelton, seconded by Charles Menard, and approved **unanimously (6:0)**.

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**Town of Mayodan Zoning  
Text Amendment Case # TA-002-2026  
Staff Report: Lucy Lewis, LFNC Fellow**

**Applicant:** Town of Mayodan

**Background**

The Town of Mayodan’s Zoning Ordinance currently does not contain specific definitions or development standards for data processing facilities and similar high-impact computing uses.

As data centers, artificial intelligence processing facilities, cryptocurrency mining operations, and similar uses become more common, it is appropriate for the Town to establish regulations addressing their operational and infrastructure impacts.

This amendment establishes a use category and development standards for these facilities, including standards related to zoning district placement, noise, buffering, setbacks, and utility impacts.

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**Proposed Text Changes**

**Article XIV – Definitions of Specific Terms and Words  
Add New Definition – Data Processing Facility**

Data Processing Facility - A facility or use primarily engaged in the processing, storage, management, mining, transmission, or hosting of digital data or computational operations through the use of servers, computers, or similar electronic equipment. This use includes, but is not limited to, data centers, cloud computing facilities, artificial intelligence processing facilities, cryptocurrency mining operations, server farms, and similar high-intensity computing or data processing uses.

**Article VI – Special Uses and Development Standards  
Add New Section 5.75 – Data Processing Facilities**

**5.75 Data Processing Facilities**

Where Required: M-1  
Granted By: Town Council  
Development Standards:

- a. Location, Setbacks, and Compatibility - No data processing facility shall be located within 1,000 feet of any residentially zoned district or existing residential use unless the Town Council affirmatively finds, based on competent evidence, that buffering, topography, building orientation, or other design measures adequately mitigate potential impacts. Minimum building and equipment setbacks shall be 300 feet from all property lines. The Town Council may require setbacks up to 500 feet where necessary to protect adjacent properties, reduce impacts, or preserve compatibility with surrounding uses.
- b. Electric Utility Capacity - The applicant shall provide a detailed electrical demand analysis, including peak and average load projections, redundancy systems, and total anticipated megawatt demand. Approval shall be contingent upon written confirmation from the electric utility provider that sufficient generation, transmission, and distribution capacity exists or will be constructed without degrading service reliability or increasing costs or instability for existing customers. The

Town Council shall not approve any facility that would create a material adverse impact on the local or regional electric grid.

- c. Water Supply Protection - The applicant shall demonstrate that projected water demand will not exceed available municipal or regional supply capacity under peak seasonal conditions. Facilities shall incorporate closed-loop, air-cooled, or other low-water or zero-water cooling technologies to the maximum extent feasible. Any facility projected to exceed 10,000 gallons per day shall submit a water impact and mitigation plan demonstrating:
- 1) no adverse impact on existing users or fire protection capacity, and
  - 2) sufficient long-term supply reliability during drought or peak demand conditions.

The Town Council may deny or condition approval where water system impacts cannot be fully mitigated.

- d. Utility Coordination and Infrastructure Sufficiency - The applicant shall submit written documentation from all applicable utility providers (electric, water, wastewater, and broadband where applicable) confirming:
- 1) available capacity to serve the proposed development, or
  - 2) a funded and scheduled plan for capacity expansion.

The Town Council shall find that the proposal will not create undue burden on public infrastructure, reduce service reliability, or displace capacity needed for existing or planned community development.

- e. Noise Standards and Rural Character Protection - The facility shall not exceed 60 dBA during daytime hours and 50 dBA during nighttime hours at the property line. All mechanical systems, including HVAC equipment, cooling infrastructure, and backup generators, shall include sound attenuation and shall be oriented or enclosed to minimize off-site noise impacts consistent with rural ambient conditions.
- f. Buffers, Screening, and Visual Protection - A minimum 100-foot landscaped buffer shall be provided along all property boundaries, unless the Town Council finds that natural vegetation or topography provides equal or greater protection. Buffers shall consist of dense evergreen plantings, berms, fencing, or opaque screening sufficient to fully screen equipment, lighting, and structures from adjacent properties and public rights-of-way.
- g. Backup Power Generators - Backup generators shall be limited to emergency use and testing. Routine testing shall not exceed 2 hours per week per generator and shall occur between 9:00 AM and 5:00 PM, Monday through Friday. Generators shall include industrial-grade mufflers, acoustic enclosures, and emissions controls meeting all applicable state and federal requirements. No generator operation shall create off-site nuisance impacts in excess of applicable noise standards.
- h. Traffic, Construction, and Roadway Impacts - A Traffic Impact Analysis shall be required for any facility generating significant construction or operational traffic. The applicant shall submit a construction management and truck routing plan designed to protect local roads from excessive wear, congestion, or safety hazards. The Town may require mitigation measures, including road improvements, bonding, or restricted haul routes where impacts are identified.
- i. Stormwater and Watershed Protection - All development shall comply with applicable North Carolina stormwater and erosion control requirements. The site shall be designed to prevent increased off-site runoff, flooding, or degradation of downstream water quality, with particular attention to protecting rural watershed systems and agricultural drainage patterns.

- j. Lighting and Rural Dark Sky Protection - All exterior lighting shall be full cut-off, downward directed, and fully shielded to prevent glare, skyglow, or light trespass onto adjacent properties and rural roadways.
- k. Emergency Services and Fire Protection Capacity - The applicant shall coordinate with local emergency services to ensure adequate fire protection, access, and response capability. The Town Council shall consider the ability of local fire and emergency services to adequately serve the facility given its scale, electrical load, and associated risk profile.
- l. Decommissioning and Financial Assurance - The applicant shall submit a decommissioning plan for removal of structures, equipment, and site restoration upon cessation of operations. The Town Council may require financial assurance, including bonding or other security, sufficient to ensure decommissioning and site restoration.

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### **Compatibility with Adopted Plans**

The proposed amendment is consistent with the Town of Mayodan Land Development Plan and supports managed growth, infrastructure protection, and preservation of rural character. The amendment provides a structured regulatory framework for evaluating data processing facilities while ensuring flexibility through the Special Use Permit process for site-specific conditions.

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### **Staff Comments**

This amendment provides necessary regulatory clarity for high-intensity digital infrastructure uses not currently addressed in the Town's zoning ordinance. It ensures that the Town can evaluate these facilities using consistent standards while maintaining flexibility to address unique impacts on infrastructure and surrounding land uses.

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### **Requested Action**

A motion sending a favorable (or not favorable) recommendation to the Town Council for TA-002-2026.



- SERVICES ▾
- GOVERNMENT ▾
- RESIDENTS ▾
- BUSINESS ▾
- I WANT TO...

## Text Amendment Application

### Applicant Information

Applicant name: \*      Phone contact: \*      Email: \*

Town of Mayodan      3364270241      llewis@mayodannc.org

Address of owner: \*      City, State, ZIP \*

210 W Main Street      Mayodan, NC 27027

### Text Amendment Information

Article: \*      Section: \*

XIV & VI      5.75

Proposed text: \*      Reason for text amendment: \*

*See text amendment language.*      *The Town of Mayodan's Zoning Ordinance currently does not contain specific definitions or development standards for data processing facilities and similar high-*

Application must be completed in full and returned with a non-refundable \$300.00 application fee to the Planning Department at least ten (10) days prior to the regularly scheduled public meeting for the purpose of zoning text amendments. No application will be considered until all required information is submitted.

The undersigned states that all information given herein is true.

Applicant signature: \*      Date: \*

Lucy Lewis      05/14/2026



**Submit Application**

**Town of Mayodan Zoning  
Text Amendment Case # TA-003-2026  
Staff Report: Lucy Lewis, LFNC Fellow**

**Applicant:** Town of Mayodan

**Background**

The Town of Mayodan’s Zoning Ordinance currently does not include comprehensive development standards for solar energy facilities or solar energy systems of varying scales, including utility-scale and medium-scale installations, or larger accessory ground-mounted or canopy-mounted systems associated with commercial, industrial, institutional, or governmental uses.

Recent interest in solar development, combined with evolving state energy policy and utility-scale development pressures in rural North Carolina, has created a need for clear standards to regulate the siting, design, and mitigation of impacts associated with such uses.

This amendment establishes definitions, classification thresholds, and development standards for solar energy facilities to ensure compatibility with surrounding land uses, protection of rural character, and adequate consideration of infrastructure capacity, environmental impacts, and public health and safety.

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**Proposed Text Change**

**Article XIV – Definitions of Specific Terms and Words**

**Add New Definition – Solar Energy System / Solar Energy Facility**

Solar Energy System / Solar Energy Facility - A land use consisting of one or more solar photovoltaic panels, arrays, collectors, mounting systems, canopies, inverters, substations, battery storage systems, access roads, security fencing, or other associated equipment designed to capture, convert, store, or distribute solar energy for electricity generation. This term includes utility-scale, medium-scale, ground-mounted, canopy-mounted, carport-mounted, and applicable accessory solar energy systems. For purposes of this Ordinance, solar energy systems shall be classified as follows:

1) Residential Solar Energy System

A solar energy system:

- a. intended primarily to serve on-site residential consumption on property where the predominant use is residential, and
- b. accessory to a residential dwelling unit.

Residential solar energy systems may be roof-mounted or ground-mounted and shall not be classified as medium-scale or utility-scale solely due to surface area, panel count, or generating capacity. Residential solar energy systems shall be regulated in accordance with N.C.G.S. § 160D-914 and applicable building and electrical codes.

2) Medium-Scale Solar Energy System

A solar energy system that:

- a. has a rated generating capacity between twenty (20) kilowatts (kW) and one (1) megawatt (MW), or
- b. occupies between one thousand (1,000) square feet and five (5) acres of land area, or
- c. consists of ground-mounted or canopy-mounted solar systems accessory to commercial, institutional, industrial, governmental, or mixed-use developments.

Medium-scale solar energy systems shall not include residential solar energy systems serving residential property or systems otherwise classified as Utility-Scale Solar Energy Facilities.

3) Utility-Scale Solar Energy Facility

A solar energy system that:

- a. has a rated generating capacity greater than one (1) megawatt (MW), or
- b. occupies more than five (5) acres of land area, or
- c. generates electricity primarily for off-site sale, transmission, or distribution.

4) Exclusions

This term shall not include:

- a. solar-powered yard lights or similar incidental devices, or
- b. temporary portable solar equipment not permanently installed on a site.

**Article VI – Special Uses and Development Standards**

**Add New Section 5.305 – Solar Energy Facilities/Solar Energy Systems (Medium- and Utility-Scale)**

**5.305 Solar Energy Facilities/Solar Energy Systems (Medium- and Utility-Scale)**

Where Required:

M-1

Granted By:

Town Council

Development Standards:

- a. Land Use Compatibility and Findings Requirement - Solar energy facilities and applicable accessory solar energy systems shall be located and designed to minimize adverse impacts on surrounding properties. The Town Council shall evaluate compatibility based on adjacent land uses, rural character, environmental impacts, infrastructure capacity, and public health and safety. No approval shall be granted unless the Town Council finds that the proposed development will not result in material adverse impacts that cannot be mitigated through reasonable conditions.
- b. Applicability to Accessory Solar Energy Systems - For purposes of this Section, any ground-mounted or canopy-mounted solar energy system exceeding 1,000 square feet in total surface area, whether principal or accessory to a non-residential use, shall be subject to these standards. This regulation applies solely to land use impacts and does not regulate energy production, ownership, or utility interconnection authority, which remain subject to applicable state law and utility regulation. Such systems shall be reviewed under the same development standards applicable to medium-scale solar energy systems where impacts are comparable in nature, including glare, stormwater, buffering, traffic, visual impacts, and infrastructure demand.
- c. Utility Coordination and Grid Capacity - The applicant shall provide documentation of coordination with the electric utility provider regarding interconnection feasibility and system capacity. The Town's review shall be limited to land use impacts. Final interconnection approval shall remain under the authority of the electric utility provider and applicable state regulatory frameworks. The Town Council shall rely upon documentation provided by the electric utility provider regarding interconnection feasibility and system capacity in evaluating land use impacts.
- d. Water Use, Stormwater, and Environmental Protection - The applicant shall demonstrate that the proposed development will not exceed available water system capacity and will not create adverse impacts on existing users or fire protection reserves. The project shall comply with all applicable North Carolina stormwater, erosion control, and sedimentation regulations and shall be designed to minimize off-site impacts, soil erosion, and changes to existing drainage patterns.

- e. Setbacks and Spacing Requirements - All solar energy arrays and associated infrastructure shall be set back a minimum of 100 feet from all property lines. The Town Council may require increased setbacks up to 300 feet where necessary to mitigate documented site-specific impacts related to adjacent land uses, visibility, rural character, or topography.
- f. Buffers and Screening - Ground-mounted solar energy facilities and applicable accessory ground-mounted solar energy systems shall provide screening along exterior property boundaries adjacent to residentially zoned property or public rights-of-way through vegetative buffers, fencing, existing vegetation, topography, or a combination thereof, as approved by the Town Council. Where vegetative buffering is utilized, buffers shall have a minimum width of 15 feet and consist of existing vegetation, evergreen plantings, landscaped berms, or similar screening methods designed to provide an effective year-round visual barrier with vegetation reaching a mature height of approximately 10 feet within five years. Security fencing, where utilized, shall be a minimum of 8 feet in height and designed to minimize visibility from adjacent properties and public rights-of-way. The Town Council may require additional buffering, fencing, landscaping, or screening where necessary to mitigate documented visual impacts or protect adjacent residential or agricultural properties.
- g. Height, Glare, and Visual Impacts - Solar panels and associated infrastructure shall be designed to minimize visual impact and glare. All panels shall utilize anti-reflective materials and shall be oriented to minimize reflective impacts on adjacent properties and roadways. Maximum panel height shall not exceed 15 feet unless otherwise approved based on engineering necessity and mitigation measures.
- h. Noise Standards - All equipment, including inverters, transformers, and associated mechanical systems, shall comply with a maximum noise level of 60 dBA during daytime hours and 50 dBA during nighttime hours at the property line.
- i. Construction Traffic and Roadway Impacts - A Construction Management Plan and Traffic Impact Analysis may be required where significant construction activity or roadway impacts are anticipated. The Town Council may require mitigation measures where impacts to rural roads, drainage infrastructure, public safety, or traffic operations are identified. Truck routing plans may be required to minimize impacts on residential areas and local streets.
- j. Lighting Standards - All exterior lighting shall be fully shielded, downward directed, and designed to prevent glare or skyglow beyond property boundaries. Lighting shall be limited to the minimum necessary for operational safety and security.
- k. Decommissioning and Site Restoration - A decommissioning plan shall be required for all utility-scale and medium-scale solar energy facilities. The plan shall include removal of all equipment, structures, foundations, and associated infrastructure and restoration of the site to a condition suitable for agricultural, forestry, or compatible rural use. The Town Council may require financial assurance, including bonding or similar security, sufficient to ensure completion of decommissioning and site restoration.
- l. Abandonment - Any solar energy facility that ceases operation for more than 12 consecutive months, excluding periods of maintenance, repair, or system upgrades, shall be deemed abandoned unless an extension is granted by the Town Council.

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### **Compatibility with Adopted Plans**

The proposed amendment is consistent with the Town of Mayodan Land Development Plan and supports managed growth, protection of rural character, and responsible infrastructure planning.

The amendment provides a structured framework for evaluating solar energy development while preserving flexibility for case-by-case review through the Special Use Permit process.

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**Staff Comments**

This amendment provides a necessary regulatory framework for solar energy systems that are not currently addressed in the Town’s zoning ordinance. It allows the Town to evaluate proposed development using clear standards while maintaining flexibility to address site-specific impacts

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**Requested Action**

A motion sending a favorable (or not favorable) recommendation to the Town Council for TA-003-2026.



- SERVICES ▾
- GOVERNMENT ▾
- RESIDENTS ▾
- BUSINESS ▾
- I WANT TO...

## Text Amendment Application

### Applicant Information

Applicant name: \*      Phone contact: \*      Email: \*

Town of Mayodan      3364270241      llewis@mayodannc.org

Address of owner: \*      City, State, ZIP \*

210 W Main Street      Mayodan, NC 27027

### Text Amendment Information

Article: \*      Section: \*

XIV & VI      5.305

Proposed text: \*      Reason for text amendment: \*

*See text amendment language.*      *The Town of Mayodan's Zoning Ordinance currently does not include comprehensive development standards for solar energy facilities or solar enerav svstems*

Application must be completed in full and returned with a non-refundable \$300.00 application fee to the Planning Department at least ten (10) days prior to the regularly scheduled public meeting for the purpose of zoning text amendments. No application will be considered until all required information is submitted.

The undersigned states that all information given herein is true.

Applicant signature: \*      Date: \*

Lucy Lewis      05/14/2026



Submit Application