

**MAYODAN PLANNING AND ZONING BOARD/BOARD OF ADJUSTMENT**  
**March 19, 2026 MEETING**  
**210 W Main Street**  
**6:00 P.M.**

**Members Present:**

Sammy Martin  
Norma O’Steen  
Tom Watford – Chairman  
Charles Menard

**Staff Present:**

Melody Shuler, Town Manager

**Members Absent:**

Ed Shelton  
Tania Carter  
Amanda Joyce

Chairman Tom Watford called the meeting to order at 6:04 p.m.

**Approval of Minutes:**

Upon a motion by Norma O’Steen, seconded by Sammy Martin, the Board voted unanimously (4:0) to approve the minutes of the February 19, 2026 meeting.

**New Business:**

***Special Use Permit SUP-001-2026: Townhomes at 224 Taft Street***

Melody Shuler, Town Manager, presented the Special Use Permit application for a proposed townhome development at 224 Taft Street. Staff worked closely with the applicant to ensure compliance with all requirements of the zoning ordinance. The proposed development consists of three buildings, each containing three townhome units.

Feedback was provided by the Technical Review Committee (TRC), which includes representatives from Public Works, Fire Department, the County Fire Marshal, and the County Planning Department. Based on this input, staff developed conditions for the project, all of which have been agreed to in writing by the applicant.

Ms. Shuler explained that the request will be presented to the Town Council as a quasi-judicial proceeding and provided an overview of that process, including the required findings that must be met for approval. She also clarified the distinction between townhomes and apartments.

Planning Board members asked whether the units would be owner-occupied or leased, and staff confirmed they will be leased. A discussion followed regarding the town’s existing rental housing inventory, which is approximately 49%. The Board also acknowledged that the property was rezoned to R-6 in September 2024 under previous ownership.

Motion was made by Sammy Martin and seconded by Charles Menard to send a favorable recommendation to the Town Council for the proposed townhome development at 224 Taft St. Motion carried unanimously (4:0).

**Discussion:**

Ms. Shuler answered Board members questions regarding new businesses coming to town. A request was made to add data centers and solar farms to the town's table of uses.

**Adjourn:**

At 6:23 pm, a motion to adjourn was made by Norma O'Steen, seconded by Sammy Martin, and approved unanimously (4:0).