

**MAYODAN PLANNING AND ZONING BOARD/BOARD OF ADJUSTMENT**  
**April 20, 2026 MEETING**  
**210 W Main Street**  
**6:00 P.M.**

**Members Present:**

Sammy Martin  
Ed Shelton  
Norma O’Steen  
Tania Carter  
Amanda Joyce  
Charles Menard

**Staff Present:**

Melody Shuler, Town Manager

**Members Absent:**

Tom Watford – Chairman

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

**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.

**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 7<sup>th</sup> 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 comments and Board discussion followed. A citizen (Connie) expressed concern about drainage conditions on N 7<sup>th</sup> 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 7<sup>th</sup> Avenue.

Board members discussed the item at length. 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 7<sup>th</sup> 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 was made by Charles Menard and seconded by Ed Shelton to send a favorable recommendation to the Town Council for the text amendment request for curb, gutter, and sidewalk alternatives. Motion carried 4:2 with Norma O'Steen and Sammy Martin in opposition.

***Special Use Permit SUP-002-2026: Curb, Gutter, & Sidewalk Alternative for N 7<sup>th</sup> 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 was made by Charles Menard and seconded by Ed Shelton to send a favorable recommendation to the Town Council for the special use permit request for curb, gutter, and sidewalk alternatives at N 7<sup>th</sup> Avenue. Motion carried 4:2 with Norma O'Steen and Sammy Martin in opposition.

**Discussion:**

Ms. Shuler noted a text amendment will be coming forward for data centers and solar farms.

**Adjourn:**

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