

TOWN OF MAYODAN
Planning Board / Board of Adjustment
Meeting Minutes

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

ATTENDANCE

Members Present	Staff Present
Sammy Martin Ed Shelton Norma O'Steen Amanda Joyce Tom Watford – Chairman Charles Menard	Melody Shuler, Town Manager
Members Absent Tania Carter	

1. Call to Order

Tom Watford called the meeting to order at 6:00 p.m.

2. Approval of Minutes

Upon a motion by Amanda Joyce, seconded by Sammy Martin, the Board voted **unanimously (5:0)** to approve the minutes of the **April 20, 2026** meeting.

3. New Business

Text Amendment TA-002-2026: Data Centers

Lucy Lewis – regarding data processing facilities. Don't currently have regulations in the ordinance. Definition. Add specific standards if they were to submit a request to come here. Review of definition. Required in M-1 industrial. Include setbacks. Up to 500 ft. Protecting water supply to not exceed water capacity available. Exceed 10,000 gallons a day will have to submit impact plan. Submit written documentation that they would have the available capacity. Noise standards – require 50 decibels during daytime hours. Buffers and screening requirements – plantings and other types of screening. Backup generators place limits on when they can be tested – 9 am to 5 pm Monday through Friday. Exterior lighting would have to be cutoff during the night.

Coordinate with local emergency services to ensure adequate coverage. Consistent with adopted plans of the town. Providing clarification around regulations for high intensity digital.

Questions – couldn't find any regulations that the Town of Madison has. Difficulty finding local regulations. Starting point.

Motion by Amanda Joyce, seconded by Norma O'Steen — Favorable recommendation to Town Council for Text Amendment TA-002-2026 (Data Centers). Motion carried 6:0.

Text Amendment TA-003-2026: Solar

Solar energy systems. No regs existing in ord. installing solar panels in industrial. Different scales. Residential scale is protected under general statutes. Medium and utility scale energy systems installed. Ground mounted solar system.

Discussion ensued about the system installed on Ayersville Rd.

Lucy continued providing details related to the text amendment. Will not exceed available water capacity. Height and glare. Reviewed requirements.

TC can require bonding for submitting a decommissioning plan. Have to pay. Confirmed in decommissioning.

Allow town to evaluate based on clear standards.

Motion by Ed Shelton, seconded by Amanda Joyce — Favorable recommendation to Town Council for Special Use Permit SUP-003-2026 (Solar). Motion carried 6:0.

4. Discussion Items

Ms. Shuler answered questions regarding new businesses and new developments at N 7th Avenue and Dan Valley Rd.

Tom Watford announced his resignation from the Planning Board due to personal reasons. Members were supportive of his decision.

5. Adjourn

At 6:33 p.m., a motion to adjourn was made by Amanda, seconded by Norma, and approved **unanimously (6:0)**.
