

Town of Mayodan

Planning Board / Board of Adjustment — Meeting Agenda

Meeting Date: Thursday, October 15, 2026
Time: 6:00 PM
Location: 210 W Main Street, Mayodan, NC

1. Call to Order

2. Approval of Minutes

- Meeting – July 16, 2026

3. New Business

- **Special Use Permit SUP-004-2026:** Alternative street design (open-section, ditch-drained roadway) and no sidewalks for the proposed 42-lot Dan Valley Road Subdivision in the R-6 district at 270 Dan Valley Road.
Applicant: Scott Krusell, on behalf of Agency Partners LLC (VennTerra) | Owner: Agency Partners LLC
- **Initial Zoning IZ-002-2026:** Zoning of approximately 14.27 acres (Parcel 169086Z2) from R-20 (ETJ) to R-12 Residential upon annexation into the Town (ANX-002-2026), N 11th Avenue.
Applicant: Charles Marcus Vaughn, Owner | Owner: Charles Marcus Vaughn
- **Conditional Zoning CZ-001-2026:** Conditional rezoning of approximately 68.321 acres (Purgason and Vaughn tracts) from R-12 to R-6 Conditional Zoning, with a 70-foot minimum lot width, for a proposed 118-lot single-family subdivision at N 7th and N 11th Avenues.
Applicant: Ken Mackovic, Forbes Realty Consultants | Owners: Diane Best Purgason; Charles Marcus Vaughn
- **Special Use Permit SUP-005-2026:** Alternative street design (open-section, ditch-drained roadway) and no sidewalks for the N 11th Avenue portion of the proposed 118-lot Purgason & Vaughn Tracts subdivision in the R-6 district.
Applicant: Ken Mackovic, Forbes Realty Consultants | Owner: Charles Marcus Vaughn

4. Discussion Items

5. Adjourn

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, July 16, 2026 • 6:00 PM • 210 W Main Street, Mayodan, NC

ATTENDANCE

Members Present	Staff Present
Sammy Martin Ed Shelton (Chair) Amanda Joyce Tania Carter Charles Menard	Melody Shuler, Town Manager
Members Absent Norma O'Steen	

1. Call to Order

Ed Shelton called the meeting to order at 6:00 p.m.

2. Approval of Minutes

Upon a motion by Amanda Joyce, seconded by Tania Carter, the Board voted **unanimously (5:0)** to approve the minutes of the **May 28, 2026** meeting.

3. New Business

Initial Zoning IZ-001-2026: From Residential Agricultural (county) to R-6 Residential (town) for 270 Dan Valley Rd

Staff presented the initial zoning request for the 13.47-acre tract at 270 Dan Valley Road, submitted by VennTerra Land Development on behalf of owner Agency Partners, LLC in connection with a pending annexation petition, noting that because the property has never been zoned by the Town, this is an initial zoning action rather than a rezoning. The applicant requests an R-6 (Residential High Density) designation, which staff finds appropriate given the property's direct adjacency to existing Town R-6 and C-2 zoning to the north and its consistency with the Comprehensive Land Development Plan's goals of directing residential growth toward annexed, utility-served areas; municipal water is available and the Town would extend sewer service via a new pump station, with cost allocation and subdivision-level details to be addressed in later review.

The applicant, VennTerra Land Development, on behalf of property owner Agency Partners, LLC, presented the proposed Dan Valley Road Subdivision to the Planning Board. The applicant noted the site's proximity to the US 220 interchange and nearby commercial development. A traffic analysis was presented indicating the development would push roadway capacity up to approximately 45%; NCDOT reviewed the sketch plan during the county submittal process and does not anticipate any issues. The applicant also presented a housing gap analysis estimating a shortfall of approximately 5,000 units by 2029. The home builder provided an overview of the proposed housing product, ranging from 1,400 to 1,900 square feet.

Regarding buffering, the applicant noted that ordinance-required setbacks apply and that the current site design results in a larger area of disturbance than ideal, but that the intent is to preserve as many trees as possible along the property's border areas. The plan proposes 45 total lots, with a minimum lot size of 6,000 square feet; lots are generally 8,000 square feet with 70 feet of lot width. Homes would feature concrete driveways with double-car garages, and the development would include curb and gutter. The applicant confirmed they will be submitting a Special Use Permit application as the next step in the review process.

Motion by Charles Menard, seconded by Sammy Martin — Favorable recommendation to Town Council for Initial Zoning IZ-001-2026. Motion carried 5:0.

Special Use Permit SU-003-2026:

Staff presented a Special Use Permit request by applicant Whitney Hoop, on behalf of Muddy Dog Veterinary Hospital, LLC, to allow an accessory day care facility for employee childcare at 6830 NC Highway 135, the site of the existing veterinary hospital, in the C-2 Highway Commercial district. Staff noted the use is permitted only by Special Use Permit under Section 5.8 of the Zoning Ordinance and that the property does not abut residential property, so the dense-planting screening requirement does not apply. The applicant confirmed the childcare use would remain accessory and employee-only, serving Muddy Dog Veterinary Hospital and Stokesdale Veterinary Hospital employees, with no plans to open the facility to the general public in the future, and that the childcare space would be kept separate from the areas used for dogs. Staff recommended approval subject to conditions on hours of operation, maintenance of required State and County licensing, and the restriction of the use to accessory, employee-only childcare, with any future conversion to a general-public day care requiring separate zoning review.

Motion by Sammy Martin, seconded by Tania Carter — Favorable recommendation to Town Council for Special Use Permit SU-003-2026. Motion carried 5:0.

4. Discussion Items

Quick Care will be located where the prior urgent care was located. There is no known timeline of when it will be opening.

5. Adjourn

At 6:24 p.m., a motion to adjourn was made by Charles Menard, seconded by Sammy Martin, and approved **unanimously (5:0)**.

Town of Mayodan

Planning & Zoning — Staff Report

Special Use Case #: SUP-004-2026
Related Case: ANX-001-2026 / IZ-001-2026 — annexed & zoned R-6 (approved 8/10/2026)
Staff Report: Melody Shuler, Town Manager
Applicant: Scott Krusell, on behalf of Agency Partners LLC (VennTerra)
Owner: Agency Partners LLC
Location: 270 Dan Valley Road, Mayodan, NC 27027
GIS ID #: Rockingham County Parcel 186173; PIN 792703204110
Site Plan: VT Engineering and Surveying, PLLC — Preliminary Plat Plan dated October 1, 2026
Request: Special Use Permit to allow an alternative street design (open-section, ditch-drained roadway in lieu of curb and gutter) and no sidewalks or alternative pedestrian facilities, for a proposed 42-lot single-family residential subdivision in the R-6 zoning district.

Explanation of the Request

SUP-004-2026 is a request by Scott Krusell, on behalf of property owner Agency Partners LLC, for a Special Use Permit under Section 5.25 of the Zoning Ordinance to allow an open-section (ditch-drained) roadway and no sidewalks for the proposed 42-lot Dan Valley Road Subdivision on a 13.47-acre tract at 270 Dan Valley Road. The property was formerly zoned RA (Rural Agricultural) by Rockingham County and was annexed and zoned R-6 (Residential High Density) by Town Council on August 10, 2026 (ANX-001-2026 / IZ-001-2026).

Background

The Zoning Ordinance generally requires subdivision streets to be built with curb and gutter and sidewalks. Text Amendment TA-001-2026 (adopted May 11, 2026) added Section 5.25, which allows the Town to approve open-section streets and alternative pedestrian accommodations through a special use permit when the required findings are met. This is the second request under Section 5.25, following SUP-002-2026 (N. 7th Avenue), and staff has used the same review approach.

The application was distributed to the TRC on September 28, 2026. Comments were received October 9, 2026 from the Fire Chief, County Fire Marshal, Public Works Director, Town Engineer, and County Planning.

Location / Current Land Use

The property is a 13.47-acre vacant, wooded tract fronting Dan Valley Road (existing public right-of-way of about 60 feet). It is in FEMA Flood Zone X (no regulatory floodplain) and in the Dan River watershed, a non-water-supply watershed; the Mayo River WS-IV Protected Area limits do not apply, confirmed against Rockingham County's GIS watershed layer.

Condition and Land Use of Surrounding Properties

- North: R-6 and C-2 (Town of Mayodan); RP and RA (Rockingham County) — vacant land; assisted living community
- South: RA/RP and AG (Rockingham County) — vacant land; single-family residences
- East: HC — Highway Commercial (Rockingham County) — Dan Valley Road frontage / county highway commercial corridor
- West: R-20 (Town of Mayodan ETJ) — vacant land

The subject property directly abuts Town-zoned R-6 and C-2 property to the north, extending the Town's established high-density residential and commercial pattern south onto the tract.

Analysis

Use and Zoning

Single-family residential is permitted by right in R-6; this request is limited to the alternative street and pedestrian standards of Section 5.25. The plan shows 42 lots (3.12 lots per acre) ranging from about 8,000 to 17,754 sq. ft., all above the 6,000 sq. ft. R-6 minimum.

Street Design, Emergency Access & Drainage — Section 5.25(b)

The plan, prepared by VT Engineering and Surveying, PLLC (a licensed NC engineering firm), shows about 1,700 linear feet of new public street: 25 feet of pavement (10-inch ABC base with 2-inch S9.5B asphalt) in a 50-foot right-of-way, with 6–8-foot grassed shoulders, roadside ditches, and 3:1 side slopes. This is consistent with the “open-section streets utilizing roadside ditches for drainage” design in Section 5.25(b). The application calls the design “ribbon paving,” but the cross-section is a standard-width open-section road rather than a narrow ribbon section.

Roads A and B each end in a cul-de-sac, and both are reached through one entrance on Dan Valley Road. The submitted plan is marked “Not for Construction”; as with SUP-002-2026, final roadway and drainage plans sealed by a licensed engineer will follow through construction plan review. The Fire Chief and Fire Marshal comments addressed pavement width, turnaround dimensions, and hydrants, as described below.

Traffic — Applicant Capacity Analysis

The applicant provided a planning-level capacity analysis for Dan Valley Road (not a formal traffic impact analysis):

- Capacity: 9,000 vehicles per day (vpd), the applicant-cited NCDOT capacity for a 2-lane, 20-foot roadway.
- Existing traffic: 3,600 vpd (40% of capacity), per the NCDOT AADT mapping website.
- Proposed development: 45 units × 10 trips per unit (ITE estimate) = 450 vpd (5% of capacity).
- Result: 4,050 vpd total (45% of capacity), leaving 4,950 vpd (55%) available.

The analysis assumes 45 units, while the site plan shows 42 lots (about 420 trips at the same rate), so the estimate is conservative.

Water and Sewer Service

The site would be served by Town water. The plan shows sewer flowing by gravity to a pump station on the common area, with the pump station and its connection to the Town network “to be designed by others.”

TRC Review Comments

- **Fire Chief:** The two proposed hydrant locations are acceptable, but a third hydrant is needed at the intersection of Road A and Road B. The nearest existing hydrant, about 100 feet from the entrance on Dan Valley Road, makes it difficult to lay hose to lots 5–10 and Road B, and a hose line from it would block the roadway. A 26-foot pavement width is preferred because the outriggers of a future ladder truck would reach very near or over the centerline at 25 feet. A cul-de-sac diameter of at least 96 feet is needed so apparatus can turn around without backing up.
- **County Fire Marshal:** Requires three hydrants (two are shown; a third is to be added), cul-de-sacs with a 48-foot radius (45 feet is shown), and a 26-foot road width (25 feet is shown) to accommodate fire apparatus outriggers. A marked-up plan was provided.
- **Public Works Director:** Will require 6-inch ductile iron water mains, 3/4-inch Type K copper water services, 8-inch SDR 26 sewer mains, and Schedule 40 sewer services. Recommends the developer pay all or part of the sewer pump station and force main. Supports the additional hydrant.
- **Town Engineer:** Requires a stormwater plan showing the features needed to manage discharge from the subdivision, with properly sized ditches. Requires the applicant to provide a summary of water and sewer capacity needs so the Town can confirm it can meet the capacity requirements.
- **County Planning:** No comments; generally recommends the staff-recommended conditions.

Pedestrian Facilities — Section 5.25(c)

No sidewalks or alternative pedestrian facilities are proposed. There are no sidewalks along Dan Valley Road, and staff found no planned pedestrian, bicycle, or multi-use facility along the frontage in the Rockingham County Comprehensive Transportation Plan (Bicycle/Pedestrian Recommendations, Inset 2: Madison and Mayodan), whose recommendations are concentrated in the Mayodan and Madison town centers. Staff therefore finds that no reasonable opportunity for pedestrian connection currently exists, supporting a Section 5.25(c) finding that no sidewalk or alternative facility is required.

Approval Criteria — Section 5.25(d) and (e)

Staff finds the Section 5.25(d) findings can be supported, subject to the conditions recommended below:

- Equal-or-better public safety than curb, gutter, and sidewalk infrastructure — supported by the Fire Chief and County Fire Marshal requirements for pavement width, turnaround, and hydrants, incorporated as conditions;
- Consistency with the Town’s Land Development Plan and adopted transportation/greenway plans — supported by the absence of planned pedestrian facilities along Dan Valley Road in the Rockingham County CTP;
- Clearly defined maintenance responsibilities — to be confirmed as a condition of approval;

- No adverse impacts to adjoining properties and adequate emergency-service access — supported by the required stormwater plan and the fire access conditions.

Section 5.25(e) bars alternative designs where curb, gutter, or sidewalks are necessary to address high traffic volumes, safety concerns, or stormwater-management constraints; staff is not aware of such a constraint on Dan Valley Road, a local collector, and the applicant's analysis shows the road at about 45% of capacity after build-out.

Location Map



Source: Rockingham County GIS Parcel Viewer (Parcel 186173)

Staff Recommendation

Staff recommends the Planning Board forward a favorable recommendation to the Town Council for approval of SUP-004-2026, subject to the following conditions:

1. Final roadway design shall demonstrate adequate access of twenty-six (26) feet in width for emergency vehicles and be maintained in accordance with applicable fire code requirements, sealed by a licensed engineer and meeting NCDOT minimum construction standards, with emergency-vehicle access (turning radii, all-weather surface) confirmed by the Fire Chief and County Fire Marshal.
2. Cul-de-sacs shall have a minimum radius of forty-eight (48) feet, and a minimum of three (3) fire hydrants shall be provided, including one at the intersection of Road A and Road B, with locations confirmed by the Fire Chief and County Fire Marshal.
3. A stormwater plan, prepared by a licensed engineer, showing the features and properly sized ditches needed to manage stormwater discharge and demonstrating no adverse stormwater impacts to adjoining properties, subject to TRC and Town Engineer review and approval.
4. 30-foot undisturbed stream buffer along the un-named tributary to be delineated on the final plat.
5. An approved E&S permit obtained prior to any land disturbance.
6. Clearly defined, Town-approved maintenance responsibility for all open-section roadway.
7. All utility infrastructure and connections reviewed and approved by the Town prior to final plat approval, with water and sewer constructed of 6-inch ductile iron mains, 3/4-inch Type K copper services, 8-inch SDR 26 sewer mains, and Schedule 40 sewer services.
8. A summary of water and sewer capacity needs provided by the applicant, with the Town confirming capacity is available prior to final plat approval.

Requested Action

- Motion to forward a favorable recommendation of approval to the Town Council for Special Use Permit SUP-004-2026 with the recommended conditions.



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

Please fill in all blanks (use N/A if not applicable to your situation).

Date of Application:

10/01/26

Application No. (staff use):

A. Permit Type Requested

I hereby petition the Mayodan Town Council to grant the issuance of:

☐ Conditional Use Permit

☒ Special Use Permit

B. Applicant

Name:

Scott Krusell

Mailing Address:

1141 Jay Ln, Graham, NC 27253

Phone:

Cell:

704-467-0983

Email Address:

skrusell@vennterra.com

C. Property Owner (if different from applicant)

Are you the property owner?

☐ Yes (skip to Section D)

☒ No (complete below)

Name:

AGENCY PARTNERS LLC

Mailing Address:

1141 Jay Ln, Graham, NC 27253

Phone:

336-443-0140

Cell:

Email Address:



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

D. Property Information

Address of Subject Property:

270 DAN VALLEY RD MAYODAN NC, 27027

Rockingham County Parcel Number:

186173

Current Zoning District:

R-6

Proposed Use:

Single Family Neighborhood

Is the property located within a regulatory floodplain?

☐ Yes ☒ No

A site plan, drawn to scale, must be submitted with this application.

The site plan should show lot boundaries, existing and proposed structures, parking and access, and adjoining property lines.

Site Plan Attached:

☒ Yes ☐ No

E. Project Description

Briefly describe the proposed use and project:

Project is a single family neighborhood that was recently annexed into the Town and rezoned at R-6. The special use would be to allow the use of ribbon paving as shown, or reasonably similar to the plan and typical cross section on the attached site plan.

About This Process

It is understood that the authorized board may designate conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed, with the spirit of the ordinance, and clearly in keeping with the public welfare. All specific conditions shall run with the land and shall be binding on the original applicant, their heirs, successors, and assigns unless otherwise noted in the Town of Mayodan Zoning Ordinance. Failure to comply with approved plans or imposed conditions shall render the permit void. A public hearing will be held by the Mayodan Town Council.

CONDITIONAL / SPECIAL USE PERMIT APPLICATION FEE: \$400.00

Applications submitted without the required fee will be considered incomplete and will not be scheduled for a hearing.



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

F. Certification & Signatures

I hereby certify that all information provided in this application is, to the best of my knowledge, accurate and complete. I understand that issuance of a Conditional or Special Use Permit does not excuse the applicant and/or property owner from obtaining all other building, trade, or other permits required by law prior to beginning work.

Applicant – Print Name

Scott Krusell

Applicant – Electronic Signature

Scott Krusell

Date

9/21/26

Property Owner – Print Name (if different)

Shawn Cummings

Property Owner – Electronic Signature

Shawn Cummings

Date

9/21/26

(click the electronic signature box, then type your full name to sign electronically)

For Office Use Only

Date Received:

10/1/26

Received By:

Melody Shuler

Case Number:

SUP-004-2026

Neighborhood Meeting Date:

N/A

Planning Board Review Date:

10/15/26

Planning Board Action:

10/15/26

Public Hearing Date:

11/9/26

Notices Mailed On:

10/19/26

Council Decision Date:

11/9/26

Newspaper Name:

News & Record

Date Notice Published:

10/23/26 & 10/30/26

Action Taken:

Site Plan Attached:



Yes



No

Zoning Administrator Determination:



Approve



Disapprove

Zoning Administrator Signature

Date



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Electronic Submission

This application may be completed and submitted electronically.

1. Complete all applicable fields on pages 1–3 of this form.
2. Type your full name in the electronic signature field(s) to sign the application.
3. Click Pay Now below to pay the \$400.00 application fee online.
4. Click the Submit by Email button below. Your default email application will open with this completed form attached and addressed to the Planning Department.
5. Send the email. Your application is not complete until both the completed form and the required application fee are received by the Town.

About This Process

Please open this form in the free Adobe Acrobat Reader app (desktop or mobile) to fill it out and use the Submit by Email button. Opening the PDF directly in a web browser, or in your device's built-in PDF viewer, may prevent the submit button from working. Get Adobe Acrobat Reader free at get.adobe.com/reader.

Button not working? You can also pay online directly at:

<https://www.trafficpayment.com/InvoiceInfo.aspx?csdId=1654>

Button not working? You can also email your completed, signed PDF directly to:

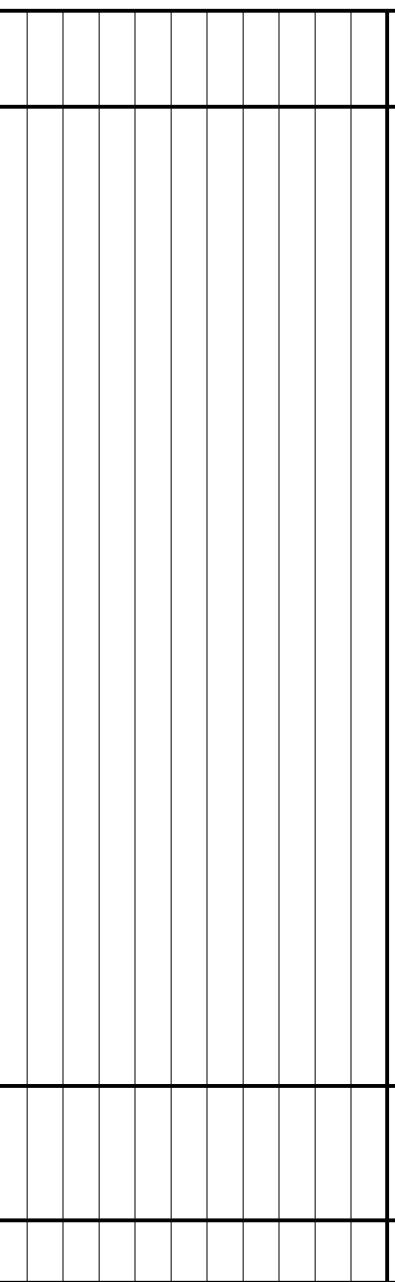
mshuler@mayodanncc.org

[illegible]

R-6 - DIMENSIONAL REQUIREMENTS	
MIN. LOT WIDTH @ BUILDING LINE	
INTERIOR:	50'
MIN. SETBACK REQUIREMENTS	
FRONT:	30'
REAR:	20'
SIDE:	8'
LOCAL COLLECTOR SIDE:	15'
MAXIMUM BUILDING HEIGHT	35'

VT Engineering and Surveying, PLLC

 1141 JAY LANE
GRAHAM, NC 27253
FIRM NO. P-3596



PRELIMINARY PLAT PLAN		DAN VALLEY ROAD SUBDIVISION EXHIBIT	
270 DAN VALLEY ROAD, ROCKINGHAM COUNTY, NC 27027			
DATE: 10/1/2026	SCALE: 1"=50'	DESIGN: SAK	DRAWN: JCC
SHEET NAME: _____		-	
SHEET NO.: _____		1 of 1	

BK 1700 PG 1709 - 1710 (2)

DOC# 670921

This Document eRecorded:

11/03/2025 02:28:13 PM

Fee: \$26.00

Tax: \$385.00

Unofficial Document

Unofficial Document

Rockingham County, North Carolina
Benjamin J. Curtis, Register of Deeds

Recorded By: JESSICA CORUM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$385.00

Parcel Identifier No. 186173

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Sarah Dorr) (No title examination or opinion provided)

THIS DEED made this 30 day of September, 2025, by and between

GRANTOR

GRANTEE

Rebecca T. Duggins (unmarried)*

Agency Partners, L.L.C.,
a North Carolina limited liability company

261 Mallard Road
Madison, NC 27025

270 Dan Valley Road
Mayodan, NC 27027

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Mayodan, Rockingham County, North Carolina and more particularly described as follows:

Being all of the 10.117-acre tract and all of the 3.346-acre tract (Lot 4) of the Survey Plat for Duggins as shown on the plat recorded in Plat Book 101, Page 49 in the Office of the Register of Deeds of Rockingham County, North Carolina.

*Johnnie L. Duggins is deceased (25E000447-780).

The property hereinabove described was acquired by Grantor by instrument recorded in Book 730, Page 528.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book __, Page __.

Submitted electronically by "Taylor Law Office, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rockingham County Register of Deeds.

Unofficial Document

Unofficial Document

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, covenants, restrictions and rights-of-way of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rebecca T. Duggins by Marcie Burton, AS AI-F
(SEAL)
Rebecca T. Duggins, by Marcie Burton as Attorney-in-Fact

State of NC

County of Stokes

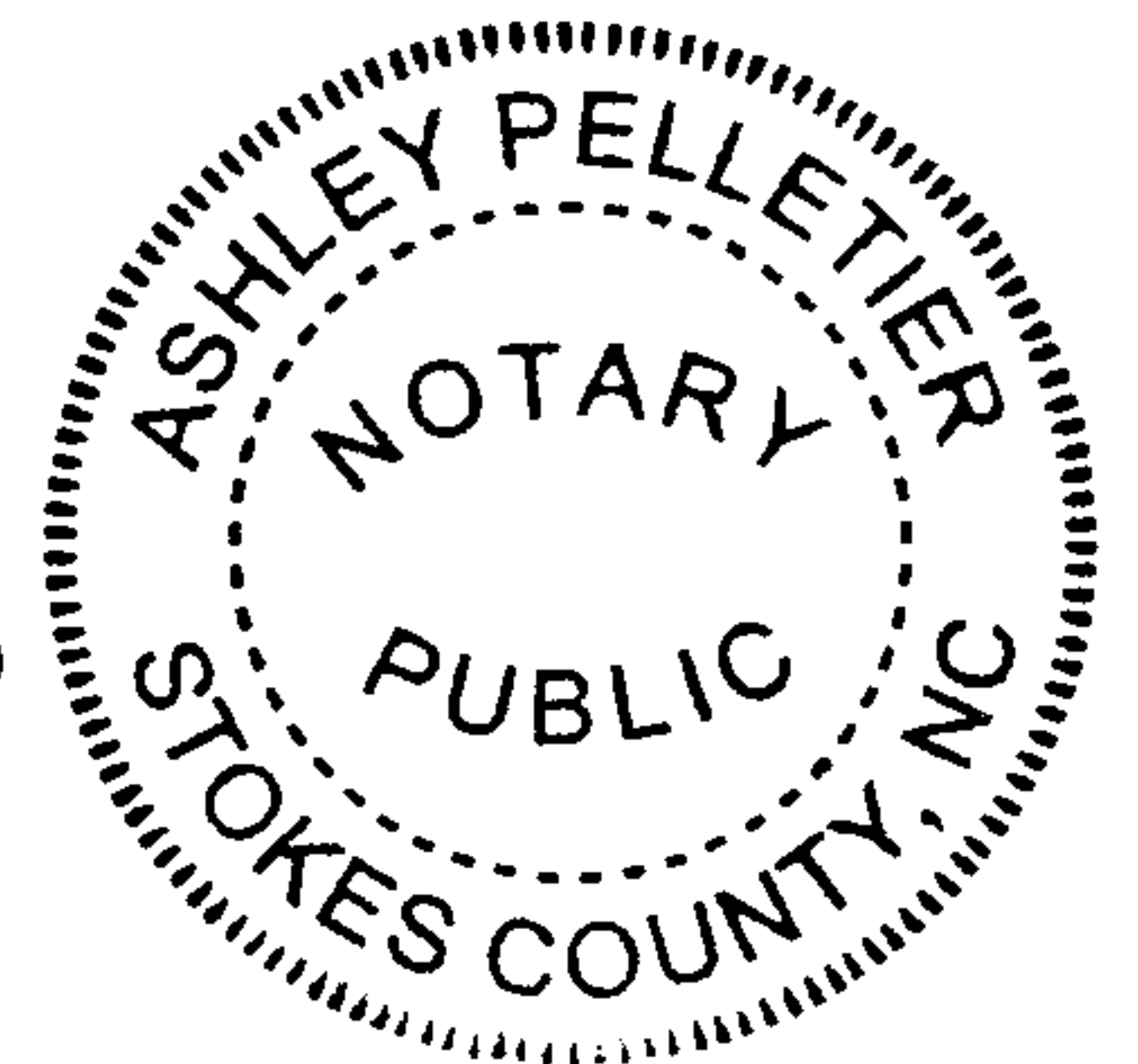
I, Ashley Pelletier, a Notary Public, do hereby certify that Marcie Burton, Attorney-in-Fact for Rebecca T. Duggins, personally appeared before me this day and being by me first duly sworn, says that s/he executed the foregoing and annexed instrument for and on behalf of Rebecca T. Duggins and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Rockingham County, North Carolina, recorded in Book 1665, at Page 1679, and that this instrument was executed under and by the authority granted by said instrument granting him/her power of attorney; that the said Marcie Burton acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of Rebecca T. Duggins.

WITNESS my hand and official seal, this the 30 day of September, 2025.

My Commission Expires:

5/14/2030

Ashley Pelletier (Seal)
Notary Public





Rockingham County Parcels Details

Question about Parcel?

Long PIN: 792703204110 Parcel Number: 186173

OWNER: AGENCY PARTNERS LLC,

Mailing Label:

270 DAN VALLEY RD
MAYODAN NC, 27027-8064

Property Area: 13.470000 acres

Zoning: **See Zoning Layer**

Year Built: 0

Last Sale Date: 20251103

Last Sale Amount: \$192500

Deed Book: 1700

Deed Page: 1709

Deed Year: 2025

Assessment Information:

Improvement Value: \$0

Land Value: \$64234

Total Value: \$64234

Town of Mayodan

Planning & Zoning — Initial Zoning Staff Report

Case #:	IZ-002-2026 (initial zoning of Vaughn Parcel 169086Z2)
Related Cases:	ANX-002-2026 (annexation of Vaughn Parcel 169086Z2); CZ-001-2026 (conditional rezoning of the Purgason and Vaughn tracts from R-12 to R-6); SUP-005-2026 (N 11th Avenue alternative street design; Vaughn tracts); SUP-002-2026 (N 7th Avenue alternative street designs, Purgason tract)
Staff Report:	Melody Shuler, Town Manager
Report Date:	October 11, 2026
Applicant:	Charles Marcus Vaughn, Owner
Owner:	Charles Marcus Vaughn (Parcel 169086Z2)
Location:	N 11 th Avenue
GIS ID #:	Parcel 169086Z2 (PIN 79171444185000)
Request:	Rezoning of approximately 14.27 acres from R-20 (ETJ district) to R-12 (Residential), effective upon annexation into the Town limits, for the Vaughn portion of a proposed single-family subdivision.

Case Summary

Applicant	Charles Marcus Vaughn, Owner	Owner of Record	Charles Marcus Vaughn
Property Location	N 11th Avenue, Mayodan, NC 27027	Acreage	14.27 acres
Parcel / PIN	169086Z2 / 791714441850 (Vaughn)	Deed Reference	Bk 1422, Pg 1791 (Vaughn)
Current Zoning	R-20	Requested Zoning	R-12 (Residential)
Existing Land Use	Vacant, wooded	Proposed Use	Single-family subdivision (part of the 118-lot plan in CZ-001-2026)
Watershed	Not in a watershed	Flood Zone	No FEMA-designated area (FIRM Panel 3710791800J, effective June 10, 2026)
Future Land Use	R-20; request is not consistent with the map as drawn	Vested Rights	None declared

Explanation of the Request

IZ-002-2026 is a request by Charles Marcus Vaughn, to zone approximately 14.27 acres (Parcel 169086Z2) R-12 upon annexation (ANX-002-2026). The parcel is the portion of the Vaughn tract outside the Town limits and is currently zoned R-20 in the ETJ.

The main intent of annexing the property and assigning a zoning district is for Town water and sewer services to be available to it for future development. R-12 is the district already applied to the in-town remainder of the Vaughn tract and to other properties in this area located within the town limits.

A separate application, CZ-001-2026, asks that the Purgason and Vaughn tracts (68.321 acres) be rezoned from R-12 to R-6 (Conditional Zoning) for a 118-lot single-family subdivision. The survey submitted with this application (Exhibit C) shows the 37.44-acre Vaughn tract and the Mayodan corporate limits line; the 14.27 acres outside that line is the area to be zoned.

Background & Statutory Process

State law permits an annexation petition and a zoning request to be processed concurrently; however, the property must lie within the Town's corporate limits before a Town zoning designation for annexed land can take effect. The recommendation below is therefore contingent on the annexation becoming effective. The annexation petition was received September 10, 2026;

the public hearing is scheduled for November 9, 2026, at 6:00 p.m. in the Town Hall Council Chambers, and the annexation is not yet effective.

Notice and schedule. Mailed notice to the owners of the subject and abutting parcels is scheduled for October 19, 2026, and newspaper notice (News & Record) for October 23, 2026, which falls within the 10-to-25-day window before the Council’s legislative hearing on November 9, 2026. The Planning Board reviews the request on Thursday, October 15, 2026.

Location / Current Land Use

The subject area is a vacant, wooded 14.27-acre portion of the Vaughn tract at the north end of N 11th Avenue, outside the Town limits and inside the ETJ. It is Rockingham County Parcel 169086Z2, part of the 37.44-acre tract Mr. Vaughn acquired in 2011 (Deed Book 1422, Page 1791). The legal description approved by the Town’s attorney is attached to the annexation resolution for ANX-002-2026. The survey submitted with the application (Exhibit C) shows the tract and the corporate limits line that divides it. The parcel is not in the floodway or floodplain (FIRM Panel 3710791800J, effective June 10, 2026) and is not in a watershed.

Surrounding Zoning and Land Use

- **North:** R-20 (ETJ); vacant land with one single-family house.
- **East:** R-12 (in town); vacant land.
- **South:** R-12 (in town); vacant land and some single-family houses.
- **West:** R-20 (ETJ); vacant land with some single-family houses.

No adjoining property is zoned R-6.

Analysis

Zoning and Density

R-12 permits single-family homes by right, so the use does not change; the request changes lot size and setbacks. R-12 is intended for areas inside the town limits where public water and sewer are available, and R-20 for areas where they are not, so R-20 no longer fits the parcel once it is annexed. Zoning Parcel 169086Z2 R-12 puts the whole Vaughn tract under one district, the baseline for CZ-001-2026.

R-12 Standards

The standards for single-family homes compare with the current R-20 as follows:

Standard	R-20 (current, ETJ)	R-12 (requested)
Minimum lot area	20,000 sq. ft. (15,000 sq. ft. with public water or sewer)	12,000 sq. ft.
Minimum lot width at building line	100 ft.	100 ft.
Front setback	40 ft.	35 ft.
Side setback	12 ft.	10 ft.
Rear setback	20 ft.	20 ft.
Maximum building height	35 ft.	35 ft.
Utilities	Intended where public water and sewer will not be available	Public water and sewer

Where a lot abuts a residential district, a side or rear yard of at least 10 ft. applies (Article V, Note 9).

Sequence of Approvals

Staff recommends this order: (1) annexation of Parcel 169086Z2 (ANX-002-2026), (2) this initial zoning, (3) the conditional rezoning to R-6 (CZ-001-2026), (4) the Special Use Permit for alternative street design (SUP-005-2026), and (5) subdivision approval. This request stands on its own: if CZ-001-2026 is denied, the parcel remains R-12. If the annexation does not become effective, this zoning cannot take effect.

Utilities

R-12 presumes public water and sewer, and making them available for future development is the purpose of the annexation. Street design, lot layout, and traffic are addressed through CZ-001-2026, SUP-005-2026, and subdivision review, not this action.

Compatibility with Surrounding Properties

The surrounding land is vacant or in single-family use, and R-12 permits the same single-family use as R-20. The change is in minimum lot size, from 20,000 sq. ft. to 12,000 sq. ft., which matches the adjoining in-town R-12 land. Staff does not expect the designation to alter the character of the area.

Plan Consistency and Reasonableness

Before acting, the Planning Board and Council must each address whether the request is consistent with the Town's adopted plans and whether it is reasonable and in the public interest. The Land Development Plan and its Future Land Use Map were reviewed:

- **Future Land Use Map:** the parcel is Residential – Agriculture (very low density single-family on large lots, on well and septic, farms, and undeveloped areas), while the in-town R-12 neighborhood around it is Low Density Residential (single-family on medium to large lots, on well and septic or Town utilities). R-12 matches the Low Density category but not the Residential – Agriculture category mapped for this parcel, so the request is not consistent with the map as drawn. The plan notes that individual decisions may differ slightly from the map, and if the Council approves an inconsistent rezoning, its statement must explain why, and the approval is deemed an amendment to the map (G.S. 160D-605(a)).
- **Supporting policies:** Policy 5.3.1.b (attract new residential development through municipal services and voluntary annexation), Policy 5.3.2.c (diverse housing stock), and Policy 5.3.1.c (annexed areas adequately served by public facilities and contributing to the Town's fiscal health).

Staff Recommendation

Staff recommends the Planning Board forward a favorable recommendation to the Town Council for approval of IZ-002-2026, zoning Parcel 169086Z2 (approximately 14.27 acres) R-12, effective no earlier than the effective date of annexation (ANX-002-2026).

Reasonableness and Consistency Statement

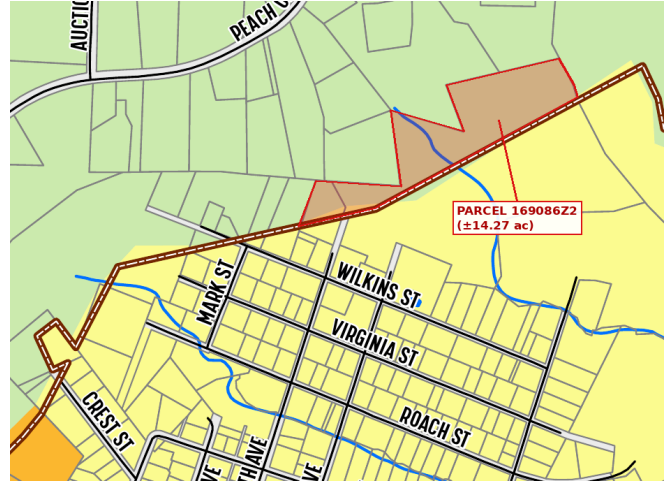
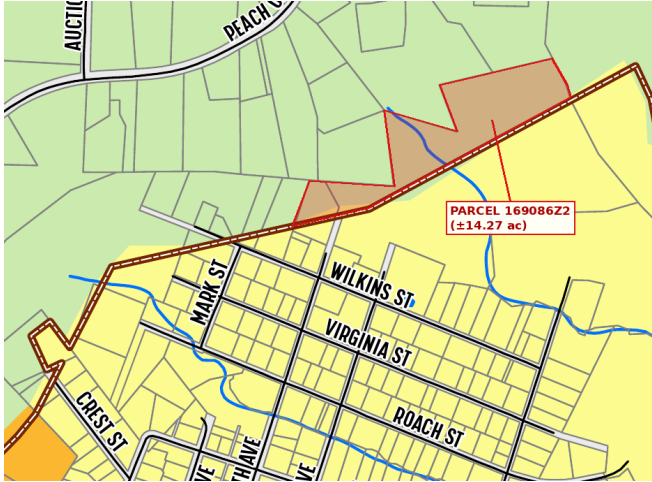
Assigning a zoning designation of R-12 to Parcel 169086Z2 (approximately 14.27 acres), effective upon its annexation under ANX-002-2026, is reasonable and in the public interest, although it is not consistent with the Future Land Use Map, which designates the parcel Residential – Agriculture. The request supports Policy 5.3.1.b (providing municipal services through voluntary annexation), Policy 5.3.2.c (diverse housing stock), and Policy 5.3.1.c (annexed areas adequately served by public facilities). This determination is based on the parcel's adjacency to existing Town R-12 zoning to the south and east, including the remainder of the same Vaughn tract; the availability of Town water and sewer service to support future single-family development; and the intent of the R-12 District for land inside the town limits served by municipal water and sewer, whereas R-20 is intended for land where those services are not available. The use remains single-family, and the district extends the established R-12 pattern in this area. Under G.S. 160D-605(a), approval of this request is deemed an amendment to the Future Land Use Map for this parcel.

Requested Action

- Motion to send a favorable recommendation of approval to the Town Council for IZ-002-2026.

Exhibit A: Zoning Map and Future Land Use Map

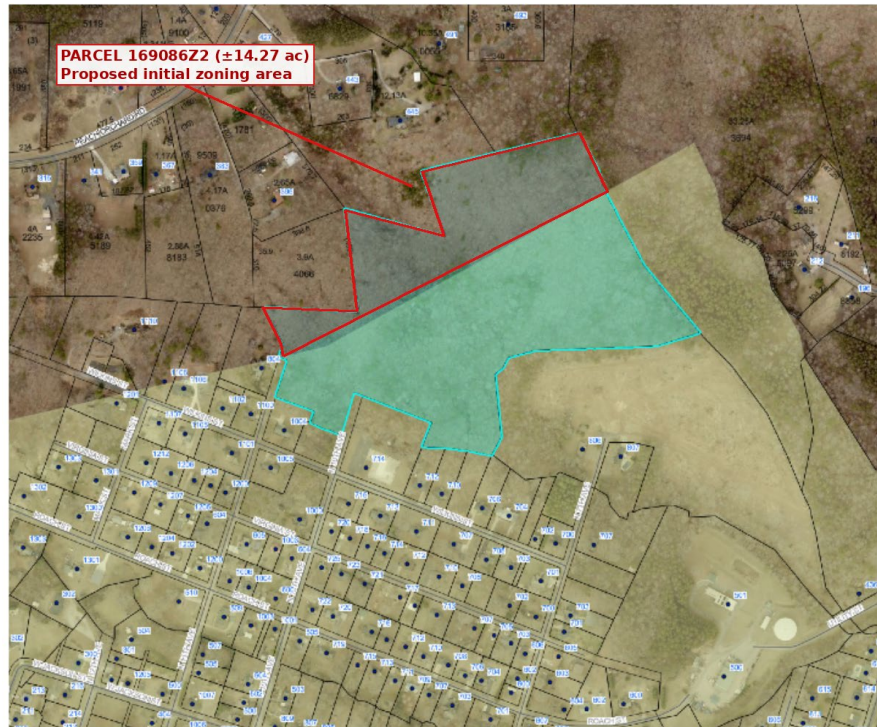
Source: Town of Mayodan Zoning Map and Future Land Use Map.



Left: zoning (R-20 light green; R-12 yellow; R-6 orange). Right: Future Land Use (Residential Agriculture light green; Low Density Residential yellow). The brown line is the Town limit line. The subject parcel (Parcel 169086Z2, outlined in red) lies just north of the line at the end of N 11th Avenue.

Exhibit B: Location Map

Source: Rockingham County GIS Parcel Viewer (Vaughn parcel, PIN 791714441850).

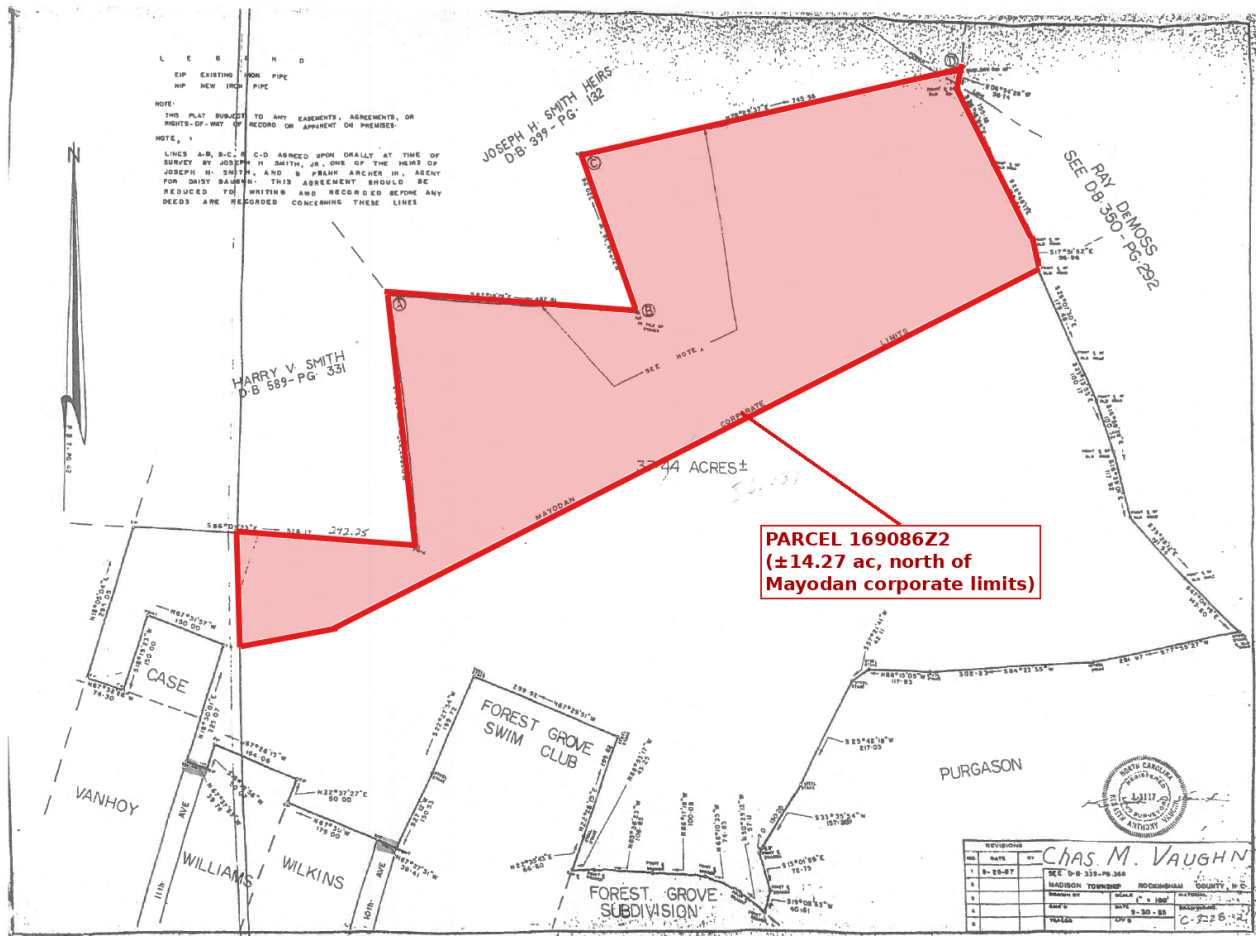


Parcels 169086Z1 and 169086Z2 share this PIN; the county viewer shows them together. The red outline marks Parcel 169086Z2, the portion north of the Town limit line.

Exhibit C: Survey

Source: Survey Plat for Daisy Baughn, Chas. M. Vaughn tract, 37.44 acres $\pm$ (Deed Book 339, Page 366), dated September 30, 1985.

The survey shows the boundaries of the 37.44-acre Vaughn tract, the adjoining owners, and the Mayodan corporate limits line across the tract. The portion outside the line is described by the legal description attached to the annexation resolution for ANX-002-2026.





TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Rezoning Application

Please complete all applicable fields (use N/A if not applicable to your situation).

Date of Application: 10/12/2020

Application No. (staff use):

Application Fee: \$400 — not due until the application is deemed complete;

Town staff will contact you to arrange payment at that time.

1. Applicant Information

Applicant Name: Charles Marcus Vaughn

Mailing Address: PO Box 69, Sandy Ridge, NC 27046

Phone Number: 336-848-1397

Email Address: cm.v Vaughn@triad.rr.com

Applicant's Interest in Property (owned, leased, under contract, etc.):

owned

2. Applicant Type & Property Ownership

Applicant Type:

☒ Property Owner (applicant owns the property/properties listed in Section 3)

☐ Developer or Authorized Agent for Multiple Properties (2 or more — list each property and its owner in Section 3 below)

☐ Other Authorized Agent (attach written authorization from the property owner)

When the applicant is a developer or authorized agent, property owners are listed below for identification purposes only — they are not required to sign this application. The applicant's signature on page 3 is sufficient.

3. Properties Included in This Application

List every property included in this rezoning request (use additional sheets if more than four).

	Property Address	Parcel No.	Acreage	Zoning	Property Owner Name
1.	N 11th Avenue	160908622	14.27	R-20	Charles Marcus Vaughn
2.					
3.					
4.					

Requested Zoning District: R-12

Is Any Property in a Flood Hazard Area?

☐ Yes

☒ No

About This Process

Zoning map amendments (rezonings) are governed by North Carolina General Statute § 160D-601 and § 160D-602. The Planning Board reviews the request and makes a recommendation, after which the Town Council holds a legislative (public) hearing before voting on the rezoning ordinance. Mailed notice is sent to the owners of the subject and abutting parcels, and notice is published in a newspaper of general circulation, at least 10 but not more than 25 days before the hearing.



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Rezoning Application

4. Rezoning Request Details

Type of Rezoning Requested:

☐ General Use (Straight) Rezoning

☐ Conditional Zoning

☒ Initial Zoning (newly annexed property)

Current Zoning:

R-20 to R-12

Reason for the Requested Rezoning:

Initial zoning of annexed property from R-20 to R-12.

Sketch or Map Attached?



Yes

☐ No

5. Required Documentation

The following documentation must be submitted along with this application:

☒ Legal Description of Each Property (metes and bounds)

☒ Sketch or Map of Property Showing Boundaries and Adjacent Zoning

☐ List of Abutting (Adjoining) Property Owners, with Mailing Addresses

☒ Property Deed(s) for Each Property Listed in Section 3

Vested Rights

We acknowledge that any zoning vested rights acquired pursuant to N.C.G.S. § 160D-108 or § 160D-108.1 must be declared and identified on this application. Failure to declare such rights on this application shall result in termination of any vested rights previously acquired for the property.

Do you declare vested rights?

☐ Yes (attach proof of vested rights)



No



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Rezoning Application

6. Acknowledgments, Certification & Signature

I, the undersigned applicant, respectfully request that the property/properties identified in Section 3 be rezoned as indicated on this application. I understand that this request is subject to review by the Planning Board and approval by the Town Council, and I affirm that all information provided in this application is true and accurate to the best of my knowledge. When submitted by a developer or authorized agent, this signature binds the applicant only; it does not require the signature of the underlying property owner(s) listed in Section 3.

Applicant – Print Name

Charles Marcus Vaughn

Signature

Charles Marcus Vaughn

Date

10/12/26

Title / Company Name (if signing on behalf of a corporation, LLC, or development company):

This application is a public record and is subject to disclosure upon request pursuant to the North Carolina Public Records Law (N.C.G.S. § 132-1).

For Office Use Only

Date Received:

Received By:

Case Number:

Permit Fee:

Date of Completeness Review:

Sufficiency Determination:

☐ Sufficient

☐ Insufficient

Reviewed by Planning Board on:

Public Hearing Date:

Notices Mailed On:

Newspaper Name:

Date Notice Published:

Town Council Meeting Date:

Council Action: ☐ Approved

☐ Denied

Date of Ordinance Adoption:

Zoning Administrator Signature:

Effective Date:



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Electronic Submission

This application may be completed and signed electronically.

Application Fee: \$400 — not due until the application is deemed complete;
Town staff will contact you to arrange payment at that time.

1. Complete all applicable fields on pages 1–3 of this form, including the signature lines.
2. Save the completed form to your device.
3. Email the saved form, along with the required supporting documentation listed in Section 5 (legal description, deed, sketch/map, and list of abutting property owners), to:

mshuler@mayodannnc.org

EIP	EXISTING	IRON	PIPE
NIP	NEW	IRON	PIPE

NOTE:

THIS PLAT SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD OR APPARENT ON PREMISES.

NOTE: 1

LINES A-B, B-C, C-D AGREED UPON ORALLY AT TIME OF
 SURVEY BY JOSEPH H SMITH, JR. ONE OF THE HEIRS OF
 JOSEPH H. SMITH, AND B FRANK ARCHER III, AGENT
 FOR DAISY BAUGHN. THIS AGREEMENT SHOULD BE
 REDUCED TO WRITING AND RECORDED BEFORE ANY
 DEEDS ARE RECORDED CONCERNING THESE LINES

JOSEPH H. SMITH HEIRS
D.B. 399 - PG. 132

HARRY V. SMITH
D.B. 589-PG. 331

37.44 ACRES±

RAY DEMOSS
SEE D.B. 350-PG. 29

PURGASON

FOREST SWIM GROV CLUB

FOREST GROVE
SUBDIVISION

REVISIONS			PROPERTY		
NO.	DATE	BY	CHAS. M. VAUGHN		
1	9-20-87		SEE D-B 339-PG 348		
2			MADISON TOWNSHIP ROCKHAMMAM COUNTY, N.C.		
3			BRANN BY	SCALE	MATERIAL
4			DATE	1" = 100'	
5			THICK	9-30-85	CHAS. M. VAUGHN
6					C-9-26-87

Unofficial Document Unofficial Document 4

985

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$-0-

Parcel I.D. No: 169086Z1 & 169086Z2
Tax Map No.: 7917-14-44-1850-00

Mail after recording to: Grantee
Prepared by: Ben F. Tucker, Folger & Tucker, P.A., 117 E. Murphy Street, Madison, NC 27025

THIS DEED made this 4TH day of OCTOBER, 2011, by and between:

GRANTOR

CHARLES MARSHALL VAUGHN, Unmarried
PO BOX 186
MADISON, NC 27025

GRANTEE

CHARLES MARCUS VAUGHN
PO BOX 69
SANDY RIDGE, NC 27046

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land located in City of Mayodan, Madison Township, Rockingham County, North Carolina, and more particularly described as follows:

Please see EXHIBIT "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 988, Page 2246, Rockingham County, North Carolina.

ALL OR A PORTION OF THE HEREIN CONVEYED PROPERTY INCLUDES OR XX DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

A map showing the above described property is recorded in Plat Book n/a, Page, and referenced within this instrument.

Unofficial Document

Unofficial Document

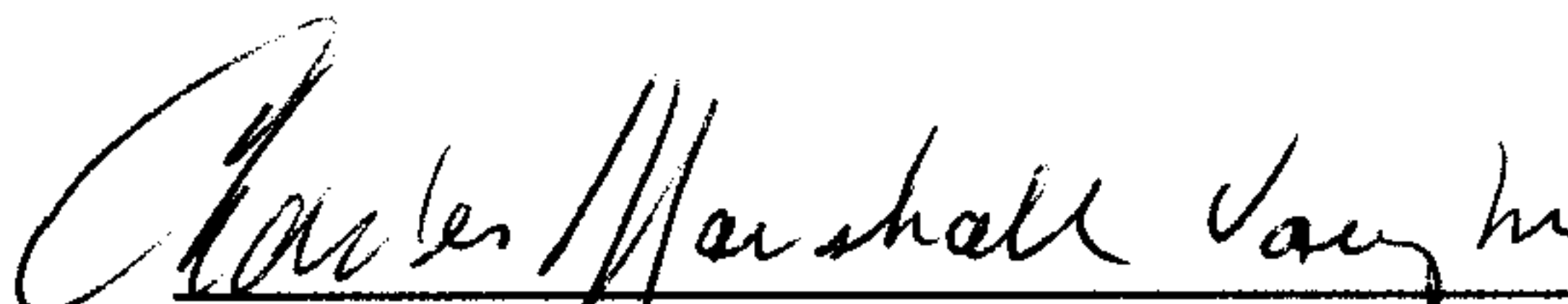
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the current year, rights of way of public highways and roads and public utilities, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.
2. The law firm of Folger & Tucker, P.A. has not examined the title to the above described real property and therefore in no way guarantees that good and marketable title is being conveyed.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
CHARLES MARSHALL VAUGHN

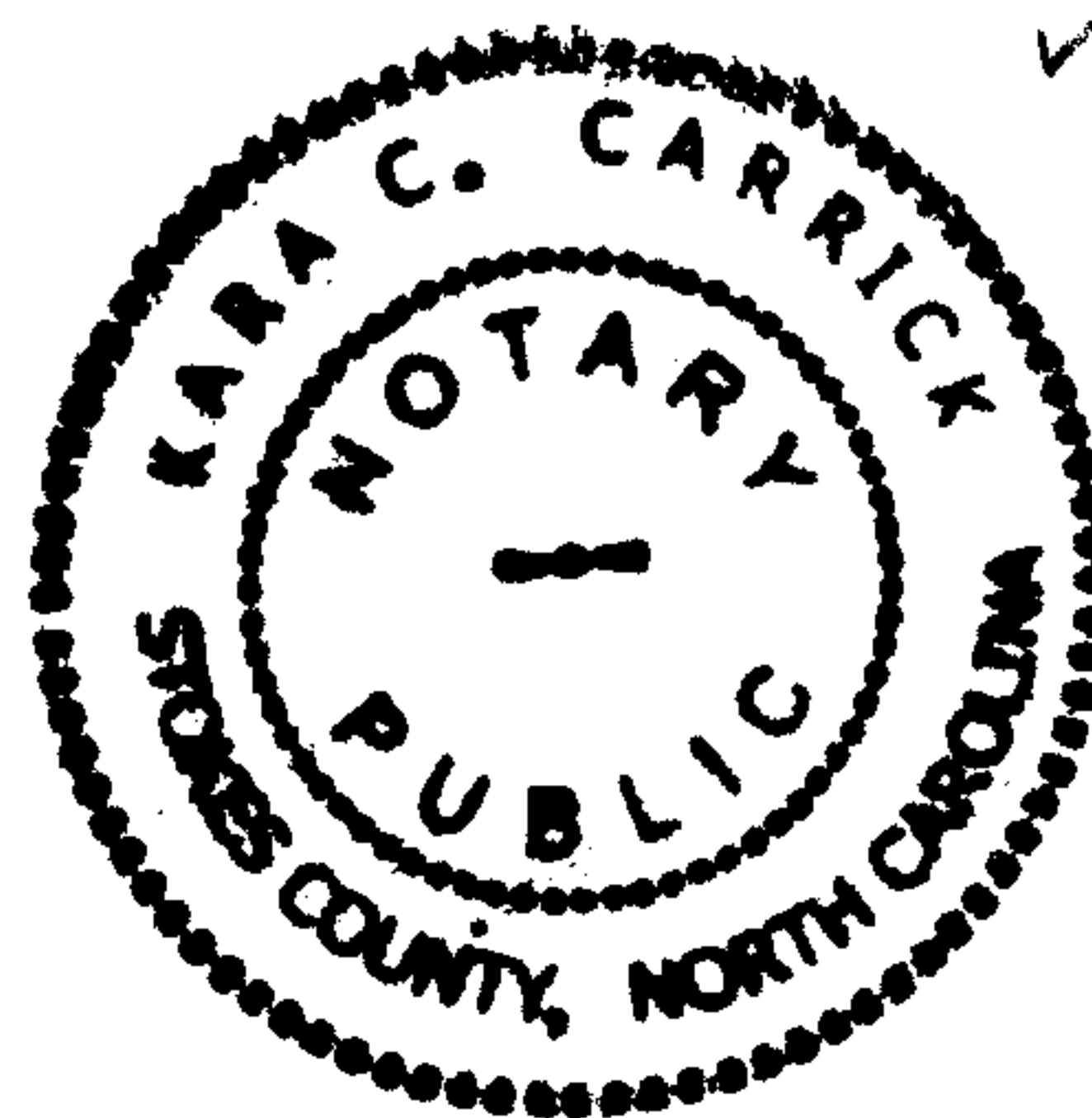
State of North Carolina
County of Rockingham

I, KARA C. CARRICK, Notary Public, certify that **CHARLES MARSHALL VAUGHN** personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein.

Witness my hand and official seal, this the 12th day of OCTOBER, 2011. ✓

 (SEAL)
Notary Public

My Commission expires: 06/13/2015 ✓



Unofficial Document

Unofficial Document

EXHIBIT "A"

BEGINNING at a stone marking Harry V. Smith's southeast corner, See Deed Book 589, Page 331; thence along Smith's east line North 07 deg. 57 min. 37 sec. West 476.13 feet to an existing iron pipe marking a corner with Joseph H. Smith Heirs' property described in Deed Book 399, Page 132; thence along the Heirs' of Joseph H. Smith South 87 deg. 16 min. 01 sec. East 467.81 feet to a new iron pipe in a pile of stones; thence continuing along Joseph H. Smith Heirs' line North 21 deg. 58 min. 36 sec. West 320.26 feet to a new iron pipe; thence continuing along Joseph H. Smith Heirs' line North 76 deg. 29 min. 37 sec. East 745.58 feet to a new iron pipe in the east side of an old road marking Joseph H. Smith Heirs' corner in the property line of Ray DeMoss line, See Deed Book 350, Page 292; thence along DeMoss' line and along the centerline of an old road the following ten (10) courses and distances: (1) South 06 deg. 54 min. 26 sec. West 35.74 feet to a point in the centerline of an old road; (2) South 25 deg. 16 min. 09 sec. East 155.18 feet to a point in the centerline of an old road; (3) South 22 deg. 48 min. 17 sec. East 159.23 feet to a point in the centerline of an old road; (4) South 17 deg. 51 min. 52 sec. East 56.96 feet to a point in the centerline of an old road; (5) South 26 deg. 07 min. 30 sec. East 179.48 feet to a point in the centerline of an old road; (6) South 23 deg. 13 min. 55 sec. East 100.17 feet to a point in the centerline of an old road; (7) South 16 deg. 56 min. 28 sec. East 100.32 feet to a point in the centerline of an old road; (8) South 16 deg. 39 min. 01 sec. East 117.92 feet to a point in the centerline of an old road; (9) South 39 deg. 28 min. 12 sec. East 161.94 feet to a point in the centerline of an old road; and (10) South 47 deg. 04 min. 19 sec. East 143.60 feet to a steel stake in the centerline of an old road in Purgason's line; thence along Purgason's line, South 77 deg. 55 min. 27 sec. West 281.97 feet to a steel stake; thence continuing along Purgason's line South 84 deg. 23 min. 35 sec. West 302.23 feet to a steel stake in Purgason's line; thence continuing along Purgason's line North 83 deg. 15 min. 05 sec. West 117.93 feet to a steel stake; thence South 57 deg. 21 min. 41 sec. West 42.11 feet to a steel stake in Purgason's line; thence along Purgason's line South 25 deg. 42 min. 18 sec. West 217.03 feet to a steel stake; thence continuing along Purgason's line South 33 deg. 35 min. 54 sec. West (passing an existing iron pipe in line at 150.20 feet) and running a total distance of 157.20 feet to a point in the centerline of a branch; thence South 15 deg. 01 min. 59 sec. East 72.75 feet to a point in the centerline of a branch; thence South 19 deg. 05 min. 53 sec. West 40.61 feet to a point in the centerline of a branch in the property line of Forest Grove Subdivision; thence along the centerline of said branch in the property line of Forest Grove Subdivision the following five (5) courses and distances: (1) North 50 deg. 29 min. 12 sec. West 57.11 feet to a point in the center of said branch; (2) North 66 deg. 10 min. 35 sec. West 74.83 feet to a point in the center of said branch; (3) North 86 deg. 17 min. 18 sec. West 100.08 feet to a point in the center of said branch; (4) North 85 deg. 36 min. 23 sec. West 106.85 feet to an existing iron pipe in the centerline of said branch; and (5) North 88 deg. 53 min. 17 sec. West 43.25 feet to an existing iron pipe in the center of said branch in the east property line of the Forest Grove Swim Club property; thence along the east line of Forest Grove Swim Club, North 22 deg. 35 min. 43 sec. East 66.60 feet to a steel stake in the east property line of said Forest Grove Swim Club; thence continuing along the east line of Forest Grove Swim Club North 22 deg. 28 min. 15 sec. East 199.62 feet to a steel stake marking the northeast corner of the Forest Grove Swim Club tract of land; thence along the north line of the said Forest Grove Swim Club property line North 67 deg. 29 min. 51 sec. West 299.92 feet to a steel stake marking the northwest corner of Forest Grove Swim Club; thence along the west line of said Forest Grove Swim Club South 22 deg. 27 min. 54 sec. West 199.72 feet to a steel stake in the west property line of said Forest Grove Swim Club; thence continuing along the west line of said Swim Club, South 27 deg. 12 min. West 150.53 feet to a point marking the termination of the eastern right-of-way margin of Tenth Avenue; thence along the

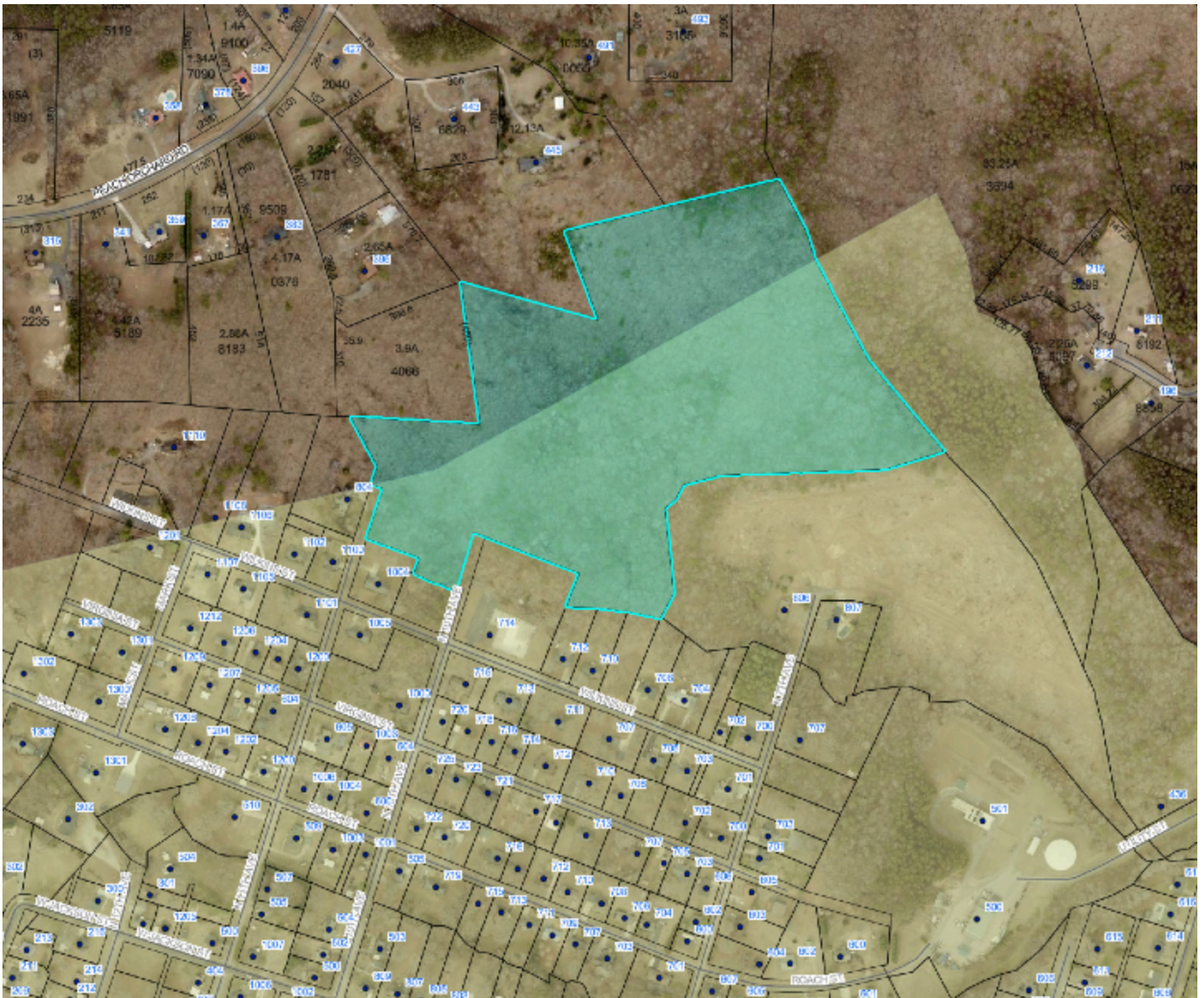
Unofficial Document

Unofficial Document

EXHIBIT "A"

northern termination line of Tenth Avenue, North 67 deg. 27 min. 31 sec. West 39.41 feet to a new iron pipe in the western right-of-way margin of Tenth Avenue at the point of its termination, also said new iron pipe marking the northeast corner now or formerly owned by Wilkins; thence along Wilkins' north line North 67 deg. 30 min. West 175.00 feet to an existing iron pipe marking Wilkins' northwest corner in Williams' line; thence along Williams' east line, North 22 deg. 37 min. 27 sec. East 50.00 feet to an existing iron pipe marking Williams' northeast corner; thence along Williams' corner, North 67 deg. 26 min. 15 sec. West 164.06 feet to an existing iron pipe marking Williams' northwest corner; thence along Williams' west line, South 18 deg. 18 min. 56 sec. West 50.07 feet to an existing iron pipe in the eastern right-of-way margin of Eleventh Avenue at its point of termination; thence along the north margin of Eleventh Avenue at its termination, North 67 deg. 37 min. 53 sec. West 39.74 feet to an existing iron pipe in the western right-of-way margin of Eleventh Avenue at its point of termination in the property line of VanHoy; thence along the property line of VanHoy and along the property line of Case, North 18 deg. 30 min. 01 sec. East 225.07 feet to an existing iron pipe marking Case's northeast corner; thence along Case's north line, North 67 deg. 31 min. 57 sec. West 150.00 feet to a point marking Case's northwest corner; thence along Case's west line South 18 deg. 19 min. 23 sec. West 150.00 feet to an existing iron pipe in VanHoys' line; thence along VanHoy's line North 67 deg. 32 min. 26 sec. West 74.30 feet to an existing iron pipe marking VanHoy's northwest corner; thence North 18 deg. 05 min. 04 sec. East 295.05 feet to an existing iron pipe in Harry V. Smith's property line, See Deed Book 589, Page 331; thence along Harry V. Smith's line South 86 deg. 03 min. 23 sec. East 526.17 feet to the point and place of first Beginning and containing 37.44 acres, more or less, as shown on plat entitled "Survey Plat for Daisy Baughn" dated September 30, 1985, which plat is made a part of the description of the herein conveyed property.

Said property being a part of the property described in Deed Book 339, Page 366 of the Rockingham County Registry.



Rockingham County Parcels Details

Question about Parcel?

Long PIN: 791714441850 Parcel Number: 169086Z1

OWNER: VAUGHN CHARLES MARCUS,

Mailing Label:

PO BOX 69

SANDY RIDGE NC, 27046-0069

Property Area: 22.210000 acres

Zoning: **See Zoning Layer**

Year Built: 0

Last Sale Date: 20111013

Last Sale Amount: \$0

Deed Book: 1422

Deed Page: 1791

Deed Year: 2011

Assessment Information:

Improvement Value: \$0

Land Value: \$72802

Total Value: \$72802



Rockingham County

PROPERTY REPORT - PRINT

Property Owner VAUGHN CHARLES MARCUS	Owner's Mailing Address PO BOX 69 SANDY RIDGE , NC 27046-0069	Property Location Address 10TH AV
Administrative Data Parcel ID No. 169086Z2 PIN 7917 14 44 1850 00 Owner ID 1295312 Tax District 125 - MADISON/MAYODAN FD Land Use Code 322 Land Use Desc AG LAND VAC Other Use Code Other Use Desc Neighborhood R500B	Administrative Data Legal Desc I/O 36.48 AC 10TH AVE Deed Year Bk/Pg 2011 - 1422 / 1791 Plat Bk/Pg / Sales Information Grantor Sold Date 2011-10-13 Sold Amount \$ 0	Valuation Information Market Value \$ 46,784 <i>Market Value - Land and all permanent improvements, if any, effective January 1, 2024, date of County's most recent General Reappraisal</i> Assessed Value \$ 46,784 <i>If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.</i>
Improvement Detail <i>(1st Major Improvement on Subject Parcel)</i> Year Built 0 Built Use/Style Current Use / * Percent Complete 0 Heated Area (S/F) 0 Fireplace (Y/N) N Basement (Y/N) N Attached Garage (Y/N) N *** Multiple Improvements 0 * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements		

Building Sketch

No Sketch Available

Land Supplemental

Map Acres	14.27
Tax District Note	125 - MADISON/MAYODAN FD
Present-Use Info	AG LAND VAC

Improvement Valuation (1st Major Improvement on Subject Parcel)

* Improvement Market Value \$	** Improvement Assessed Value \$
0	0

* Note - Market Value effective Date equal January 1, 2024, date of County's most recent General Reappraisal
** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

Land Value Detail (Effective Date January 1, 2019, date of County's most recent General Reappraisal)

Land Full Value (LFV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
46,784	46,784	46,784

** Note: If PUV equal LMV then parcel **has not** qualified for present use program

Town of Mayodan

Planning & Zoning — Conditional Zoning Staff Report

Conditional Case #:	CZ-001-2026 (conditional rezoning of the Purgason and Vaughn tracts from R-12 to R-6)
Related Cases:	ANX-002-2026 (annexation of Vaughn Parcel 169086Z2); IZ-002-2026 (initial zoning of Vaughn Parcel 169086Z2); SUP-005-2026 (N 11th Avenue alternative street design, Vaughn tracts); SUP-002-2026 (N 7th Avenue alternative street design, Purgason tract)
Staff Report:	Melody Shuler, Town Manager
Report Date:	October 11, 2026
Applicant:	Ken Mackovic, Forbes Realty Consultants
Owners:	Diane Best Purgason, surviving spouse of Thomas Bernard Purgason (Parcel 167889); Charles Marcus Vaughn (Parcels 169086Z1 & 169086Z2)
Location:	N 7th and N 11th Avenues
GIS ID #:	Rockingham County Parcel 167889 (PIN 791715543127); Parcel 169086Z1 (PIN 791714441850) and Parcel 169086Z2 (PIN 79171444185000)
Request:	Conditional rezoning of approximately 51.65 acres from R-12 to R-6 (Conditional Zoning), with a minimum lot width at the building line of 70 feet, for a proposed 118-lot single-family subdivision.

Case Summary

Applicant	Ken Mackovic, Forbes Realty Consultants	Owners	Diane Best Purgason; Charles Marcus Vaughn
Property Location	N 7th and N 11th Avenues, Mayodan, NC 27027	Acreage	Approximately 51.65 acres
Parcel / PIN	167889 / 791715543127 (Purgason); 169086Z1 / 791714441850 (Vaughn); 169086Z2 / 79171444185000 (Vaughn)	Deed Reference	Bk 1566, Pg 2501 (Purgason); Bk 1422, Pg 1791 (Vaughn)
Current Zoning	R-12 (Vaughn parcel 169086Z2 pending annexation, ANX-002-2026)	Requested Zoning	R-6, Conditional Zoning (70-ft minimum lot width)
Existing Land Use	Vacant, wooded	Proposed Use	118-lot single-family subdivision (2.2 homes per acre)
Watershed	Mayo River WS-IV; Critical Area along eastern edge (Parcel 169086Z2 is not in a watershed)	Flood Zone	No FEMA-designated area (FIRM Panel 3710791800J, effective June 10, 2026)

Explanation of the Request

CZ-001-2026 is a request by Ken Mackovic of Forbes Realty Consultants to rezone two parcels (Purgason and Vaughn) totaling approximately 51.65 acres from R-12 to R-6 as a conditional zoning district, for a single-family subdivision shown on the Preliminary Site Plan (Exhibit C). A conditional zoning allows the Council to approve the district with conditions that the applicant and the Town both agree to; those conditions run with the land. The applicant has offered one condition, a 70-foot minimum lot width at the building line.

Background

The Purgason tract (N 7th Avenue) was the subject of SUP-002-2026, a smaller, stand-alone subdivision in R-12 that received an alternative street design under Section 5.25 (adopted through TA-001-2026 on May 11, 2026). The applicant has since added the Vaughn tract (N 11th Avenue) and now proposes one larger development at R-6 density. The Vaughn tract is partly in the Town's ETJ (Parcel 169086Z2), and an annexation request for that portion has been submitted (ANX-002-2026), along with a request to zone it R-12 (IZ-002-2026). A separate application, SUP-005-2026, has been filed for alternative street design (open-section, no sidewalks) at N 11th Avenue.

State law permits an annexation petition and an initial zoning request to be processed concurrently; however, the property must lie within the Town's corporate limits before a Town zoning designation can legally take effect.

Location / Current Land Use

Both parcels are wooded and undeveloped, at the ends of N 7th and N 11th Avenues. The site contains an old family cemetery (headstones to be preserved in a common area), an unnamed tributary to the Mayo River, and a private driveway serving the adjoining Cook property that is proposed to be realigned within a common area. The site is not in the floodway or floodplain (FIRM Panel 3710791800J, effective June 10, 2026). Parcels 167889 and 169086Z1 lie in the Mayo River WS-IV water supply watershed, with the Critical Area along the eastern edge (see Watershed Protection); Parcel 169086Z2 is not in a watershed.

Surrounding Zoning and Land Use

- **North:** R-12 and R-20; partly vacant, with a couple of single-family homes.
- **East:** R-12; single-family homes.
- **South:** R-12; single-family homes, the Town Water Treatment Plant, and Public Works.
- **West:** R-12 and R-20; vacant.

No adjoining property is zoned R-6.

Analysis

Zoning and Density

R-6 permits single-family homes by right, so the use itself does not change; the request changes lot size and density. The plan shows 118 lots on the 51.65-acre site plan area (2.2 homes per acre). Lots as drawn appear to be about 10,000 sq. ft. or larger, well above the 6,000 sq. ft. R-6 minimum, and the 70-foot width condition is stricter than the 50-foot R-6 minimum. Staff recommends only the conditions listed under Staff Recommendation; other requirements (cemetery easement and stream buffer) are handled through SUP-002-2026, SUP-005-2026, and subdivision review rather than repeated as zoning conditions.

R-6 Standards

R-6 is intended for a higher-density pattern inside the town limits where municipal water and sewer are available, and the standards for single-family homes compare with the current R-12 as follows:

Standard	R-12 (current)	R-6 (requested)
Minimum lot area	12,000 sq. ft.	6,000 sq. ft.
Minimum lot width at building line	100 ft.	50 ft. (70 ft. proposed condition)
Front setback	35 ft.	30 ft.
Side setback	10 ft.	8 ft.
Rear setback	20 ft.	20 ft.
Maximum building height	35 ft.	35 ft.
Utilities	Public water and sewer	Public water and sewer

Where a lot abuts a residential district, a side or rear yard of at least 10 ft. applies (Article V, Note 9).

Sequence of Approvals

Staff recommends this order: (1) annexation of Parcel 169086Z2 (ANX-002-2026), (2) initial zoning of that parcel to R-12 (IZ-002-2026), (3) this conditional rezoning, (4) the Special Use Permit for alternative street design (SUP-005-2026), and (5) subdivision approval. The SUP should follow the rezoning because it is a quasi-judicial decision whose findings (compliance with district standards, harmony with the area) are made against the zoning in effect, and the street design depends on the R-6 layout. If annexation and initial zoning to R-12 of Parcel 169086Z2 does not occur, the conditional rezoning cannot proceed.

Watershed Protection

The plat shades a strip along the eastern boundary as Mayo River WS-IV Critical Area. Under Article XVII, Section 3.2(c) of the Zoning Ordinance, no residential lot in the Critical Area may be smaller than ½ acre (21,780 sq. ft.). About a dozen lots touch the shaded area (roughly Lots 44–55), and most are drawn under 21,780 sq. ft., so the layout will need to change. Because the lots as drawn are smaller than the minimum, staff is carrying the ½-acre requirement as a condition of SUP-005-2026.

Streets, Access, and Traffic

The plan extends N 11th Avenue (1,645 LF) and N 7th Avenue (255 LF) and adds five internal streets (5,595 LF total) in 50-ft public rights-of-way with 20-ft pavement, shoulders, and ditches. That open-section design is the subject of SUP-005-2026.

SUP-002-2026 was approved for the earlier, smaller Purgason layout. Two connection points address the Fire Chief's earlier concern about a single entrance, though TRC review is still required.

N 11th Avenue is 30 ft wide from N Ayersville Rd back to Jackson Street, 20 ft to 18.5 ft wide after Jackson Street to Wilkins St, and 15 ft after Wilkins Street. The developer will create a connection to the terminus of N 11th Avenue. The Town will be responsible for widening N 11th Avenue from Jackson Street to its terminus, including approximately 144 LF from the terminus to Wilkins St (15 ft wide to 20 ft wide), at an estimated cost of [N 11th Avenue estimate to be added].

N 7th Avenue is 35 ft wide at W Main Street and varies between 20 ft and 17 ft after Jackson Street; the Town will cover its widening at an estimated cost of \$200,000. NCDOT does not publish counts for N 7th or N 11th Avenue, so the connecting roads were used: N Ayersville Rd (26 ft wide at N 11th Avenue; 2,000 vehicles per day, 2025 AADT) for N 11th Avenue and W Main St (40 ft wide at N 7th Avenue; 2,300 vehicles per day, 2025 AADT) for N 7th Avenue. Using the ITE average of about 10 weekday trips per single-family home, the 118 lots would generate about 1,180 trips per day. Based on the site plan, roughly 55 lots are nearer the N 11th Avenue connection and roughly 63 are nearer the N 7th Avenue connection, which adds about 550 trips per day to N Ayersville Rd and about 630 to W Main St. Compared with the NCDOT-listed capacity of 9,000 vehicles per day for a 2-lane, 20-foot road, N Ayersville Rd would carry about 2,550 vehicles per day (28% of capacity) and W Main St about 2,930 (33%). Even if all new trips used one road, neither would exceed 39% of capacity. The narrow segments of N 7th and N 11th Avenue (15 to 19 ft) are below the 20-ft standard, which is why the Town will widen them. This is a planning-level estimate, not a traffic impact analysis.

Utilities

The development would be served by public water and sewer. The developer is responsible for connecting to the Town's water and sewer system, including the on-site lines.

Compatibility with Surrounding Properties

The site is surrounded by R-12 and R-20 zoning with single-family homes or vacant land, and the proposed use (single-family homes) matches the surrounding use. The change is in lot size: proposed lots are about 10,000 sq. ft. or larger with at least 70 feet of width, compared with the 12,000 sq. ft. and 100-foot minimums in R-12. At 2.2 homes per acre, the density is moderate. Staff does not expect the use to change the character of the area. The effect most likely to be felt by neighbors is added traffic on N 7th and N 11th Avenues, about 1,180 trips per day, which the street widening and build-out described above are intended to address.

Plan Consistency and Reasonableness

Before acting, the Planning Board and Council must each address whether the request is consistent with the Town's adopted plans and whether it is reasonable and in the public interest. The Land Development Plan and its Future Land Use Map (dated 2/25/2026) were reviewed:

- **Future Land Use Map:** the in-town portion is Residential – Low Density (single-family on medium to large lots), and the ETJ portion (Parcel 169086Z2) is Residential – Agriculture. The plan describes R-6 as a high-density district, and lots of about 10,000 sq. ft. at 2.2 homes per acre appear smaller than the “medium to large lots” the Low Density category describes. The request is therefore not consistent with the map as drawn. The plan notes that individual decisions may differ slightly from the map, and if the Council approves an inconsistent rezoning, its statement must explain why, and the approval is deemed an amendment to the map (G.S. 160D-605(a)).
- **Supporting policies:** Policy 5.3.1.b (attract new residential development through municipal services and voluntary annexation), Policy 5.3.2.c (diverse housing stock), and Strategy 5.2.1.d.1 (lot and density rules that allow workforce housing). The plan also notes that new residential construction has been limited, with only 0.3% of units built since 2010.
- Policy 5.3.1.c: new and annexed areas must be adequately served by public facilities and contribute to the Town's fiscal health. Public water, sewer, and two street connections are proposed. The Town's cost is the estimated \$200,000 to widen N 7th Avenue, plus the cost to widen N 11th Avenue (from Jackson St to the terminus). The developer will establish a connection to both roads.

Spot Zoning Analysis

The Town Attorney reviewed whether the request amounts to spot zoning (citing G.S. 160D-703(b)). His analysis:

- **Size:** spot zoning typically involves a small, isolated parcel singled out for different treatment. At more than 51 acres, this request is not spot zoning in the traditional sense.
- **Balancing test:** the question is the benefit to the applicant (here, better access and design flexibility) weighed against the detriment to neighboring owners. That requires comparing the lot areas and widths of the abutting lots to the south with what is proposed. Nearby lots are already small: a Roach Street lot measures 175 × 50 ft, and the corner lot at Roach Street and 7th Avenue is 75 × 75 ft (under 6,000 sq. ft.), and both are zoned R-12. The abutting land to the south is zoned R-12 and holds single-family homes and Town facilities.

- **Context:** R-6 is widely used in town, but this site does not adjoin any R-6 property; it is surrounded by R-12 and R-20 zoning.
- **Topography:** given the terrain, homes could not be placed on every 6,000 sq. ft. lot, which in his view makes the requested classification a practical necessity rather than an attempt to circumvent the zoning scheme.
- **Conclusion:** the Town is on reasonably good ground to approve the request, provided the resulting subdivision is well designed.

Staff Recommendation

Staff recommends the Planning Board forward a favorable recommendation to the Town Council for approval of CZ-001-2026, rezoning the two parcels (Purgason and Vaughn) from R-12 to R-6 (Conditional Zoning), subject to the following conditions:

1. Minimum lot width at the building line of 70 feet (offered by the applicant).
2. Development in substantial conformance with the Preliminary Site Plan (Sheet C-1.1, 9/21/2026), including both street connections (N 7th and N 11th Avenues) and no more than 118 lots.

Reasonableness and Consistency Statement

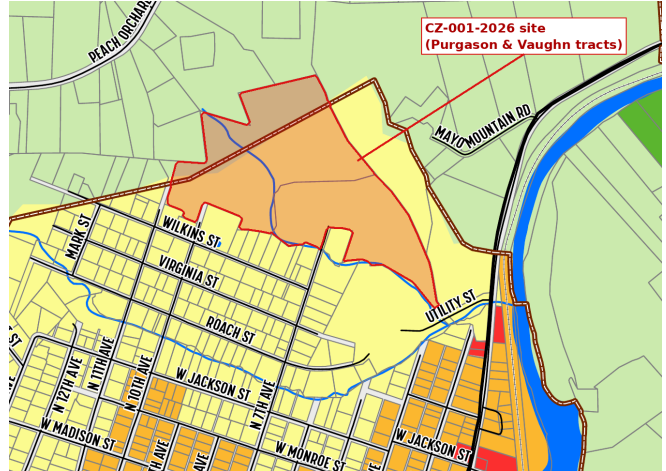
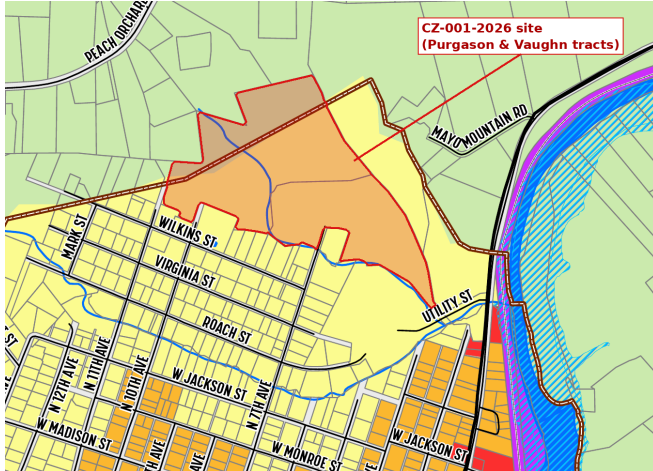
Rezoning the Purgason and Vaughn tracts (approximately 51.65 acres) from R-12 to R-6 (Conditional Zoning), with a minimum lot width of 70 feet at the building line and development in substantial conformance with the Preliminary Site Plan, is reasonable and in the public interest, although it is not consistent with the Future Land Use Map, which designates the site Residential – Low Density (in-town portion) and Residential – Agriculture (the ETJ portion, Parcel 169086Z2). The request supports Policy 5.3.1.b (providing municipal services through voluntary annexation), Policy 5.3.2.c (diverse housing stock), Policy 5.3.1.c (annexed areas adequately served by public facilities), and Strategy 5.2.1.d.1 (lot and density standards that allow workforce housing). This determination is based on the use remaining single-family; the site being served by public water and sewer; the plan adding a second street connection; the 70-foot lot width and the lot sizes shown being larger than the R-6 minimums; and the Town Attorney’s review that the request is not spot zoning. Under G.S. 160D-605(a), approval of this request is deemed an amendment to the Future Land Use Map.

Requested Action

- Motion to send a favorable recommendation of approval to the Town Council for CZ-001-2026 with conditions.

Exhibit A: Zoning Map and Future Land Use Map

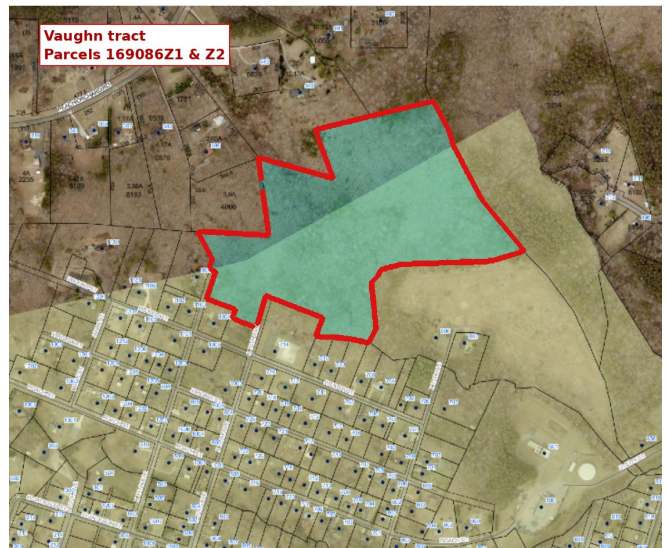
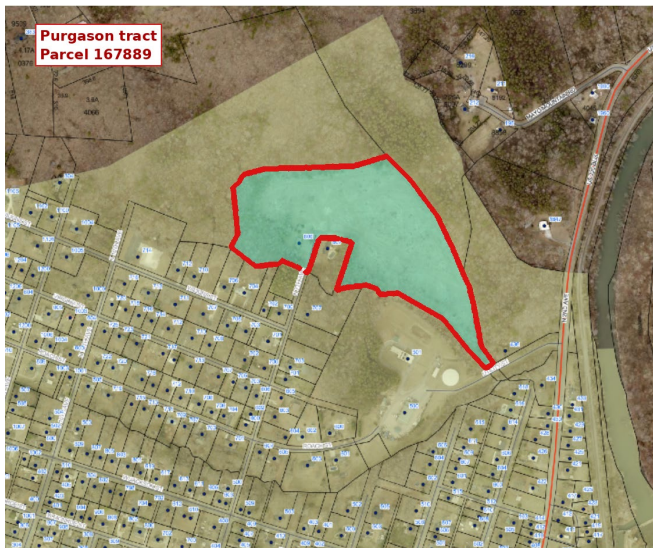
Source: Town of Mayodan Zoning Map and Future Land Use Map.



Left: zoning (R-20 light green; R-12 yellow; R-6 orange). Right: Future Land Use (Residential Agriculture light green; Low Density Residential yellow). The brown line is the Town limit line. The red outline marks the Purgason and Vaughn tracts, following their outside property lines.

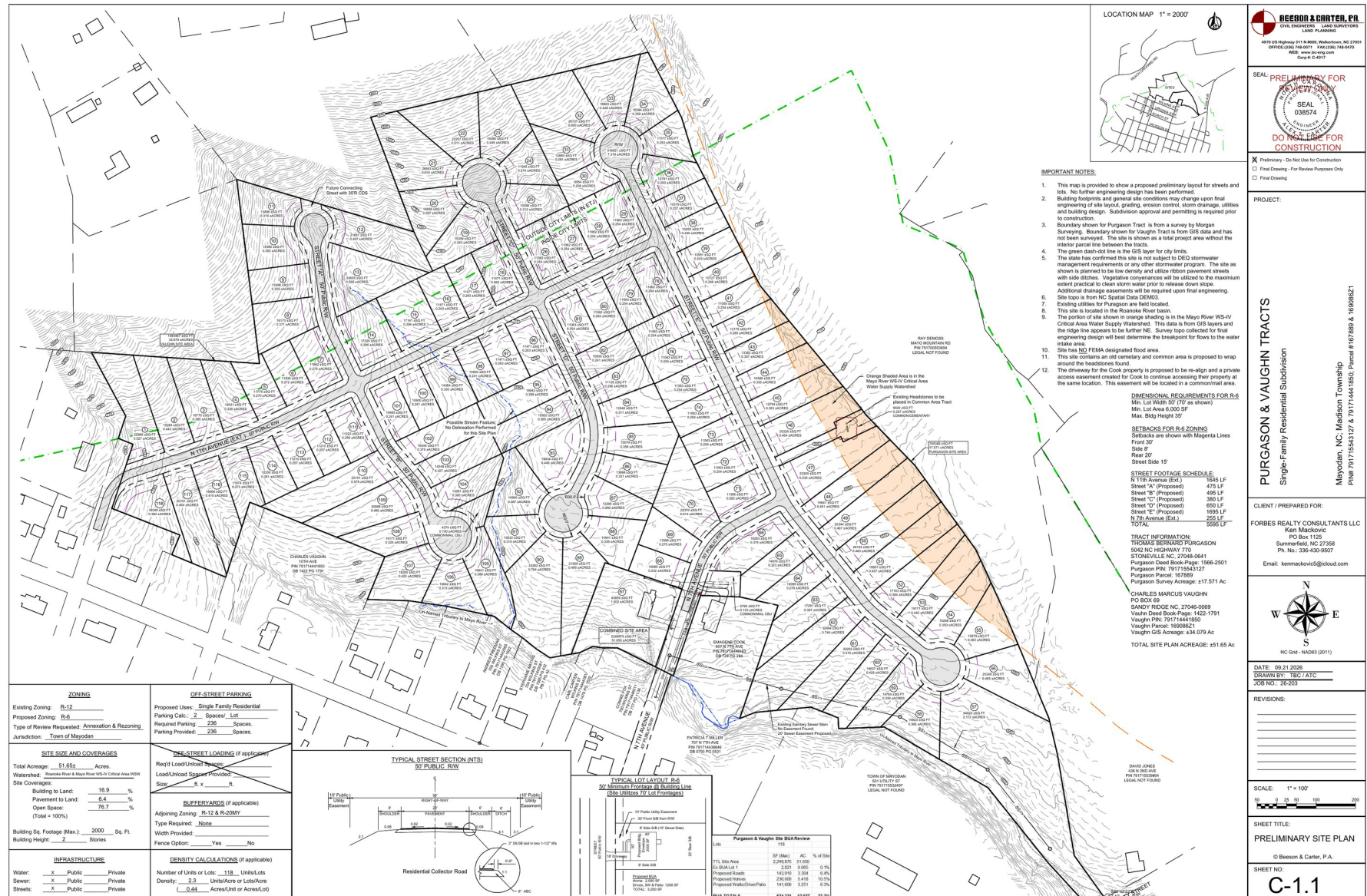
Exhibit B: Location Maps

Source: Rockingham County GIS Parcel Viewer.



Left: Purgason tract (Parcel 167889). Right: Vaughn tract (Parcels 169086Z1 and 169086Z2; Z2 is the portion north of the Town limit line). The red outlines follow the outside property lines.

Source: Preliminary Site Plan, Purgason & Vaughn Tracts, Beeson & Carter, P.A., Sheet C-1.1, dated September 21, 2026.





TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Rezoning Application

Please complete all applicable fields (use N/A if not applicable to your situation).

Date of Application:

10/5/20

Application No. (staff use):

Application Fee: \$400 — not due until the application is deemed complete;

Town staff will contact you to arrange payment at that time.

1. Applicant Information

Applicant Name:

Furkes Realty Consultants LLC

Mailing Address:

PO Box 1125

Phone Number:

(336) 430-9507

Email Address:

KEN.MAKOVIC5@ICLOUD.COM

Applicant's Interest in Property (owned, leased, under contract, etc.):

U/C

2. Applicant Type & Property Ownership

Applicant Type:

- ☐ Property Owner (applicant owns the property/properties listed in Section 3)
- ☒ Developer or Authorized Agent for Multiple Properties (2 or more — list each property and its owner in Section 3 below)
- ☐ Other Authorized Agent (attach written authorization from the property owner)

When the applicant is a developer or authorized agent, property owners are listed below for identification purposes only — they are not required to sign this application. The applicant's signature on page 3 is sufficient.

3. Properties Included in This Application

List every property included in this rezoning request (use additional sheets if more than four).

	Property Address	Parcel No.	Acreage	Zoning	Property Owner Name
1.	N 7th	167889	17.571	R12	PURGASON
2.	N 10th	169086	36.48	R12	Vaughn
3.	N 11th				
4.	N 11th Avenue	169086Z2	14.27	R-12	Vaughn

Requested Zoning District:

R-6

Is Any Property in a Flood Hazard Area?

?

☐ Yes

☒ No

About This Process

Zoning map amendments (rezonings) are governed by North Carolina General Statute § 160D-601 and § 160D-602. The Planning Board reviews the request and makes a recommendation, after which the Town Council holds a legislative (public) hearing before voting on the rezoning ordinance. Mailed notice is sent to the owners of the subject and abutting parcels, and notice is published in a newspaper of general circulation, at least 10 but not more than 25 days before the hearing.



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Rezoning Application

4. Rezoning Request Details

Type of Rezoning Requested: ☐ General Use (Straight) Rezoning
☒ Conditional Zoning

Current Zoning:

R-12

Reason for the Requested Rezoning:

To reduce minimum lot widths @ minimum building line of 70' R-6

Sketch or Map Attached?

☒ Yes ☐ No

5. Required Documentation

The following documentation must be submitted along with this application:

- ☒ Legal Description of Each Property (metes and bounds)
- ☒ Sketch or Map of Property Showing Boundaries and Adjacent Zoning
- ☐ List of Abutting (Adjoining) Property Owners, with Mailing Addresses
- ☒ Property Deed(s) for Each Property Listed in Section 3

Vested Rights

We acknowledge that any zoning vested rights acquired pursuant to N.C.G.S. § 160D-108 or § 160D-108.1 must be declared and identified on this application. Failure to declare such rights on this application shall result in termination of any vested rights previously acquired for the property.

Do you declare vested rights?

☒ Yes (attach proof of vested rights)

☐ No



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Rezoning Application

6. Acknowledgments, Certification & Signature

I, the undersigned applicant, respectfully request that the property/properties identified in Section 3 be rezoned as indicated on this application. I understand that this request is subject to review by the Planning Board and approval by the Town Council, and I affirm that all information provided in this application is true and accurate to the best of my knowledge. When submitted by a developer or authorized agent, this signature binds the applicant only; it does not require the signature of the underlying property owner(s) listed in Section 3.

Applicant – Print Name

Ken Mackovic

Signature

Date

10/15/26

Title / Company Name (if signing on behalf of a corporation, LLC, or development company):

MANAGER

This application is a public record and is subject to disclosure upon request pursuant to the North Carolina Public Records Law (N.C.G.S. § 132-1).

For Office Use Only

Date Received:

10/5/2026

Received By:

Melody Shuler

Case Number:

CZ-001-2026

Permit Fee:

\$400

Date of Completeness Review:

10/10/2026

Sufficiency Determination:

☒ Sufficient

☐ Insufficient

Reviewed by Planning Board on:

10/15/2026

Public Hearing Date:

11/9/2026

Notices Mailed On:

10/19/2026

Newspaper Name:

News & Record

Date Notice Published:

10/23/2026

Town Council Meeting Date:

11/9/2026

Council Action: ☐ Approved

☐ Denied

Date of Ordinance Adoption:

Zoning Administrator Signature:

Effective Date:



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Electronic Submission

This application may be completed and signed electronically.

**Application Fee: \$400 — not due until the application is deemed complete;
Town staff will contact you to arrange payment at that time.**

1. Complete all applicable fields on pages 1–3 of this form, including the signature lines.
2. Click the Submit by Email button below. Your default email application will open with this completed form attached and addressed to the Town Manager's Office.
3. Attach the required supporting documentation listed in Section 5 (legal description, deed, sketch/map, and list of abutting property owners) and send the email.

Before You Submit

Please open this form in the free Adobe Acrobat Reader app (desktop or mobile) to fill it out and use the Submit by Email button. Opening the PDF directly in a web browser, or in your device's built-in PDF viewer, may prevent the submit button from working. Get Adobe Acrobat Reader free at get.adobe.com/reader.

Submit by Email

Submit by Email button not working? You can also email your completed, signed PDF directly to:
mshuler@mayodannnc.org



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Ms. Eleanor L. Purgason, 806 North 7th Avenue, Mayodan, NC 27027

This instrument was prepared by: Vernon E. Cardwell, Attorney

Brief description for the Index: _____

THIS DEED made this 14 day of October, 2019, by and between

GRANTOR	GRANTEE
Ms. Eleanor L. Purgason	Thomas Benard Purgason
	806 North 7th Avenue Mayodan, NC 27027
	TITLE NOT EXAMINED

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

BUT SUBJECT TO THE LIFE ESTATE HEREIN RESERVED

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, Madison Township, Rockingham County, North Carolina and more particularly described as follows:

See Attachment "A"

TITLE NOT EXAMINED

The property hereinabove described was acquired by Grantor by instrument recorded in Book 493 page 275.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Unofficial Document

Unofficial Document

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

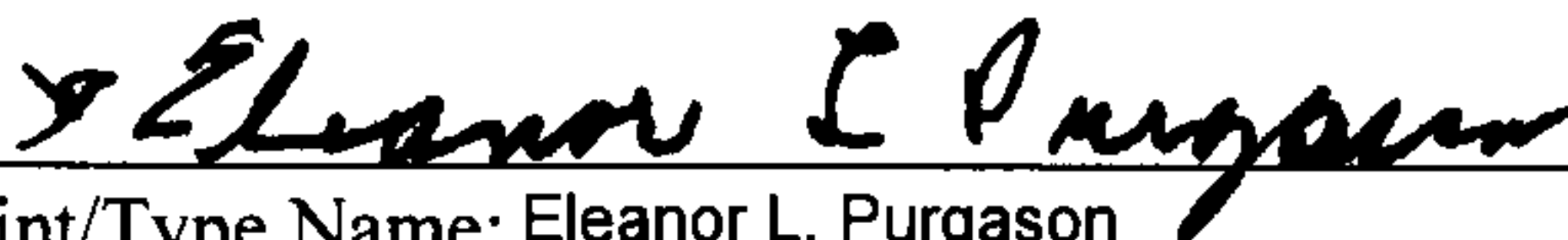
Taxes for the current year, rights of way for public and private roads, alleys and utilities, if any, easements and restrictions of public record, non-compliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning environment subdivision, occupancy, use, construction or the development of the subject property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____

Print/Type Name & Title: _____

 (SEAL)

Print/Type Name: Eleanor L. Purgason

_____ (SEAL)

Print/Type Name: _____

_____ (SEAL)

Print/Type Name: _____

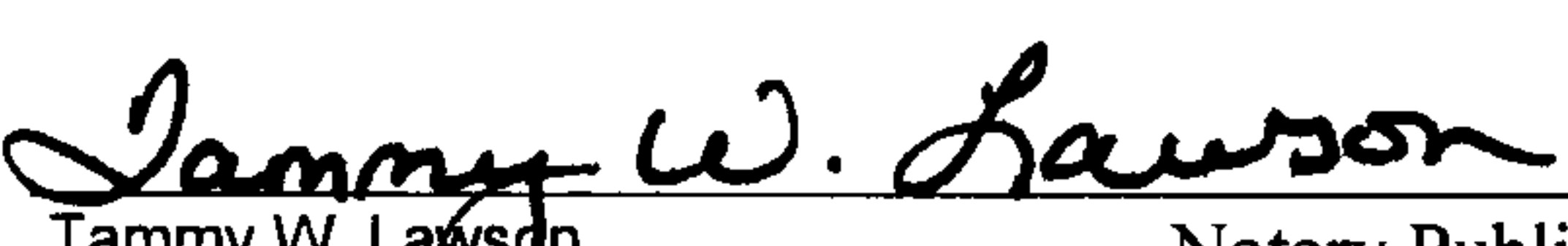
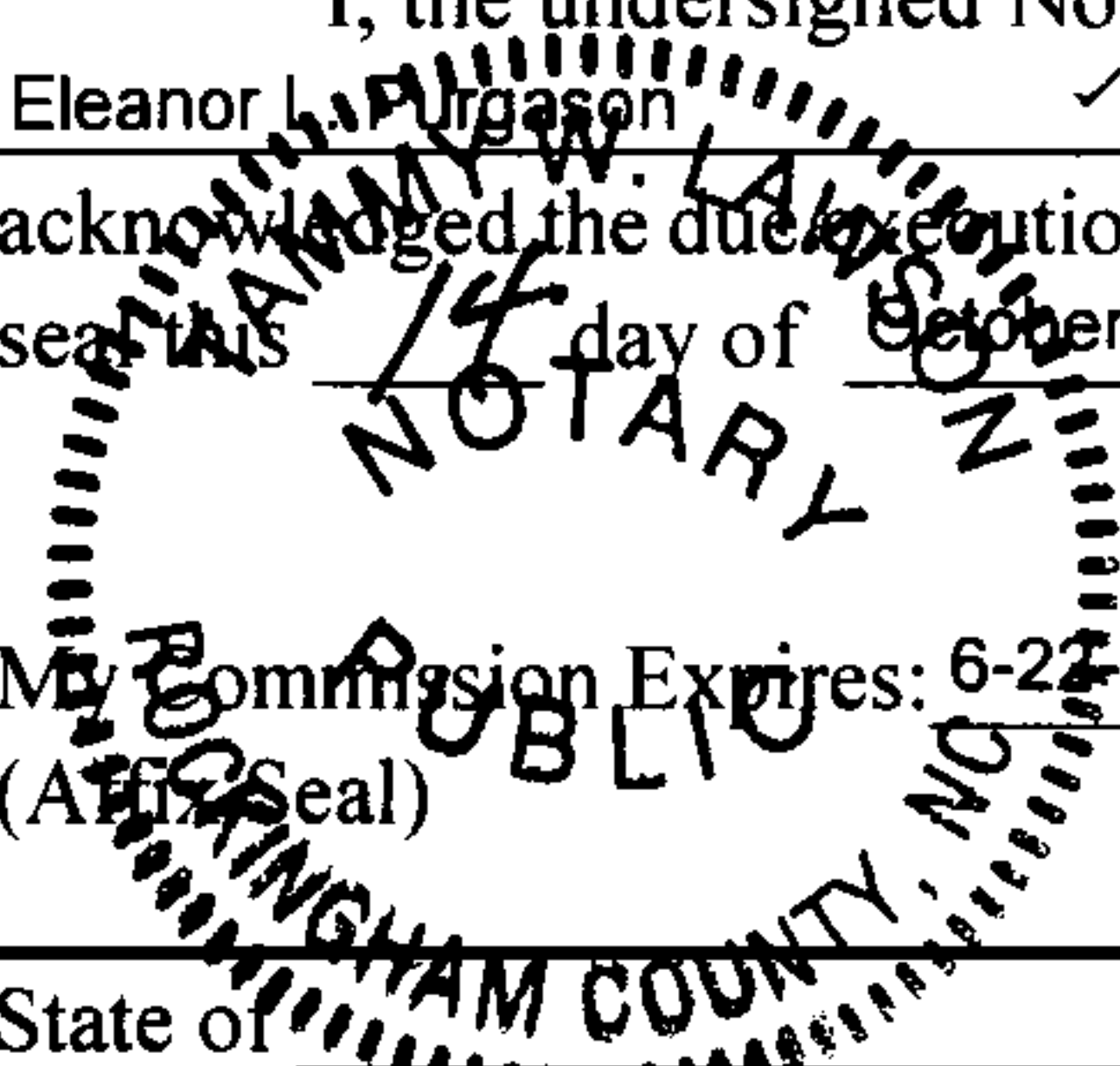
_____ (SEAL)

Print/Type Name: _____

State of North Carolina - County or City of Rockingham

I, the undersigned Notary Public of the County or City of Rockingham and State aforesaid, certify that _____
Eleanor L. Purgason personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or
seal this 14 day of October, 20 19.

My Commission Expires: 6-27-2023
(Affix Seal)


Tammy W. Lawson Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
_____ personally appeared before me this day and
acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or
seal this _____ day of _____, 20 ____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
_____ personally came before me this day and acknowledged that he is the
_____ of _____, a North Carolina or _____
corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority
duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness

Unofficial Document Unofficial Document

ATTACHMENT "A"

"BEGINNING at a point in the middle of the road leading from Mayodan, N.C. to the iron bridge on Mayo River; thence S. 26 deg. 35 min. West 38 feet to a point in the middle of a small branch, to which there are pointers; thence up said branch as it meanders N. 49 deg. West 112.3 feet, North 50 deg. West 157 feet, N. 15 deg. West 42 feet, N. 44 deg. W. 80.5 feet, S. 17 deg. 30 min W. 30.6 feet, N. 74 deg. W 51 feet, N. 43 deg. 30 min. West 117 feet, W. 102 feet, S. 86 deg. W. 66 feet, N. 13 deg. 50 min. E. 55 feet, N. 75 deg. 30 min. W. 160 feet, S. 64 deg. W. 168 feet N. 55 deg. 44 min. W. 55 feet, N. 16 deg. 15 min. W 67 feet, N. 58 deg. 35 min. W. 232 feet, S. 88 deg. 30 min. West 53 feet, N. 58 deg. 55 min. W. 138 feet to a point where an old road crosses the branch; thence with said road as it meanders N. 21 deg. West 140 feet, N. 27 deg. East 217 feet, N. 58 deg. 40 min. E. 42 feet, S. 87 deg. E. 118 feet, N. 85 deg. 40 min. E. 302.3 feet, N. 81 deg. 45 min. East 282 feet to a point where said old road intersects said public road from Mayodan to the iron bridge on Mayo River; thence with said road as it meanders S. 35 deg. E. 359.8 feet, S. 17 deg. 20 min. East 173 feet, S. 29 deg. 45 min. East 169 feet, S. 8 deg. East 67 feet, S. 21 deg. 45 min. E. 68 feet, S. 7 deg. 30 min. E. 335 feet to the beginning, containing (8.68) Eight and sixty-eight one hundred acres, more or less, and being the same property conveyed to Sarah J. Ault by the Piedmont Land & Mfg, Company, by deed dated Feb. 14, 1901 in Deed Book 130, page 431.

Save and except from said described lands the Noah W. Griffin Family Cemetery situated on the northeast corner of said premises."

This is the same and identical property that was conveyed to John B. Purgason and wife, Eleanor L. Purgason by John Boyd Fulton and wife, Mary F. Griffin Fulton by deed dated September 13, 1956, and recorded in Book 493 at page 275, at the Office of the Register of Deeds of Rockingham County.

BUT THIS CONVEYANCE IS MADE SUBJECT TO A LIFE ESTATE IN SAID PREMISES WHICH IS EXPRESSLY EXCEPTED AND RESERVED BY ELEANOR LESTER PURGASON FOR AND DURING HER NATURAL LIFE.

Unofficial Document Unofficial Document 4

985

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$-0-

Parcel I.D. No: 169086Z1 & 169086Z2
Tax Map No.: 7917-14-44-1850-00

Mail after recording to: Grantee
Prepared by: Ben F. Tucker, Folger & Tucker, P.A., 117 E. Murphy Street, Madison, NC 27025

THIS DEED made this 4TH day of OCTOBER, 2011, by and between:

GRANTOR

CHARLES MARSHALL VAUGHN, Unmarried
PO BOX 186
MADISON, NC 27025

GRANTEE

CHARLES MARCUS VAUGHN
PO BOX 69
SANDY RIDGE, NC 27046

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land located in City of Mayodan, Madison Township, Rockingham County, North Carolina, and more particularly described as follows:

Please see EXHIBIT "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 988, Page 2246, Rockingham County, North Carolina.

ALL OR A PORTION OF THE HEREIN CONVEYED PROPERTY INCLUDES OR XX DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

A map showing the above described property is recorded in Plat Book n/a, Page, and referenced within this instrument.

Unofficial Document

Unofficial Document

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the current year, rights of way of public highways and roads and public utilities, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.
2. The law firm of Folger & Tucker, P.A. has not examined the title to the above described real property and therefore in no way guarantees that good and marketable title is being conveyed.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
CHARLES MARSHALL VAUGHN

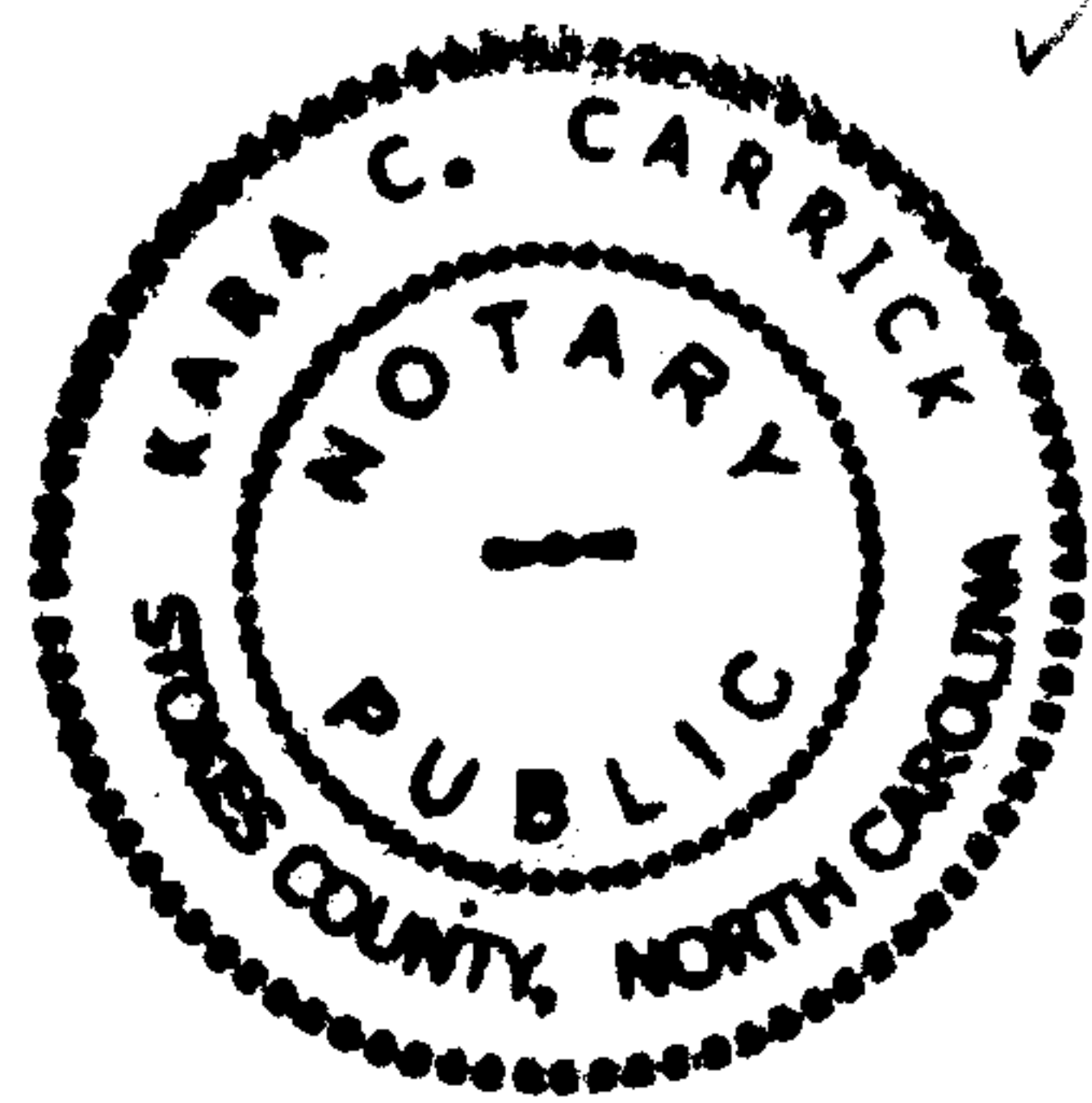
State of North Carolina
County of Rockingham

I, KARA C. CARRICK, Notary Public, certify that **CHARLES MARSHALL VAUGHN** personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein.

Witness my hand and official seal, this the 12th day of OCTOBER, 2011. ✓

 (SEAL)
Notary Public

My Commission expires: 06/13/2015 ✓



Unofficial Document

Unofficial Document

EXHIBIT "A"

BEGINNING at a stone marking Harry V. Smith's southeast corner, See Deed Book 589, Page 331; thence along Smith's east line North 07 deg. 57 min. 37 sec. West 476.13 feet to an existing iron pipe marking a corner with Joseph H. Smith Heirs' property described in Deed Book 399, Page 132; thence along the Heirs' of Joseph H. Smith South 87 deg. 16 min. 01 sec. East 467.81 feet to a new iron pipe in a pile of stones; thence continuing along Joseph H. Smith Heirs' line North 21 deg. 58 min. 36 sec. West 320.26 feet to a new iron pipe; thence continuing along Joseph H. Smith Heirs' line North 76 deg. 29 min. 37 sec. East 745.58 feet to a new iron pipe in the east side of an old road marking Joseph H. Smith Heirs' corner in the property line of Ray DeMoss line, See Deed Book 350, Page 292; thence along DeMoss' line and along the centerline of an old road the following ten (10) courses and distances: (1) South 06 deg. 54 min. 26 sec. West 35.74 feet to a point in the centerline of an old road; (2) South 25 deg. 16 min. 09 sec. East 155.18 feet to a point in the centerline of an old road; (3) South 22 deg. 48 min. 17 sec. East 159.23 feet to a point in the centerline of an old road; (4) South 17 deg. 51 min. 52 sec. East 56.96 feet to a point in the centerline of an old road; (5) South 26 deg. 07 min. 30 sec. East 179.48 feet to a point in the centerline of an old road; (6) South 23 deg. 13 min. 55 sec. East 100.17 feet to a point in the centerline of an old road; (7) South 16 deg. 56 min. 28 sec. East 100.32 feet to a point in the centerline of an old road; (8) South 16 deg. 39 min. 01 sec. East 117.92 feet to a point in the centerline of an old road; (9) South 39 deg. 28 min. 12 sec. East 161.94 feet to a point in the centerline of an old road; and (10) South 47 deg. 04 min. 19 sec. East 143.60 feet to a steel stake in the centerline of an old road in Purgason's line; thence along Purgason's line, South 77 deg. 55 min. 27 sec. West 281.97 feet to a steel stake; thence continuing along Purgason's line South 84 deg. 23 min. 35 sec. West 302.23 feet to a steel stake in Purgason's line; thence continuing along Purgason's line North 83 deg. 15 min. 05 sec. West 117.93 feet to a steel stake; thence South 57 deg. 21 min. 41 sec. West 42.11 feet to a steel stake in Purgason's line; thence along Purgason's line South 25 deg. 42 min. 18 sec. West 217.03 feet to a steel stake; thence continuing along Purgason's line South 33 deg. 35 min. 54 sec. West (passing an existing iron pipe in line at 150.20 feet) and running a total distance of 157.20 feet to a point in the centerline of a branch; thence South 15 deg. 01 min. 59 sec. East 72.75 feet to a point in the centerline of a branch; thence South 19 deg. 05 min. 53 sec. West 40.61 feet to a point in the centerline of a branch in the property line of Forest Grove Subdivision; thence along the centerline of said branch in the property line of Forest Grove Subdivision the following five (5) courses and distances: (1) North 50 deg. 29 min. 12 sec. West 57.11 feet to a point in the center of said branch; (2) North 66 deg. 10 min. 35 sec. West 74.83 feet to a point in the center of said branch; (3) North 86 deg. 17 min. 18 sec. West 100.08 feet to a point in the center of said branch; (4) North 85 deg. 36 min. 23 sec. West 106.85 feet to an existing iron pipe in the centerline of said branch; and (5) North 88 deg. 53 min. 17 sec. West 43.25 feet to an existing iron pipe in the center of said branch in the east property line of the Forest Grove Swim Club property; thence along the east line of Forest Grove Swim Club, North 22 deg. 35 min. 43 sec. East 66.60 feet to a steel stake in the east property line of said Forest Grove Swim Club; thence continuing along the east line of Forest Grove Swim Club North 22 deg. 28 min. 15 sec. East 199.62 feet to a steel stake marking the northeast corner of the Forest Grove Swim Club tract of land; thence along the north line of the said Forest Grove Swim Club property line North 67 deg. 29 min. 51 sec. West 299.92 feet to a steel stake marking the northwest corner of Forest Grove Swim Club; thence along the west line of said Forest Grove Swim Club South 22 deg. 27 min. 54 sec. West 199.72 feet to a steel stake in the west property line of said Forest Grove Swim Club; thence continuing along the west line of said Swim Club, South 27 deg. 12 min. West 150.53 feet to a point marking the termination of the eastern right-of-way margin of Tenth Avenue; thence along the

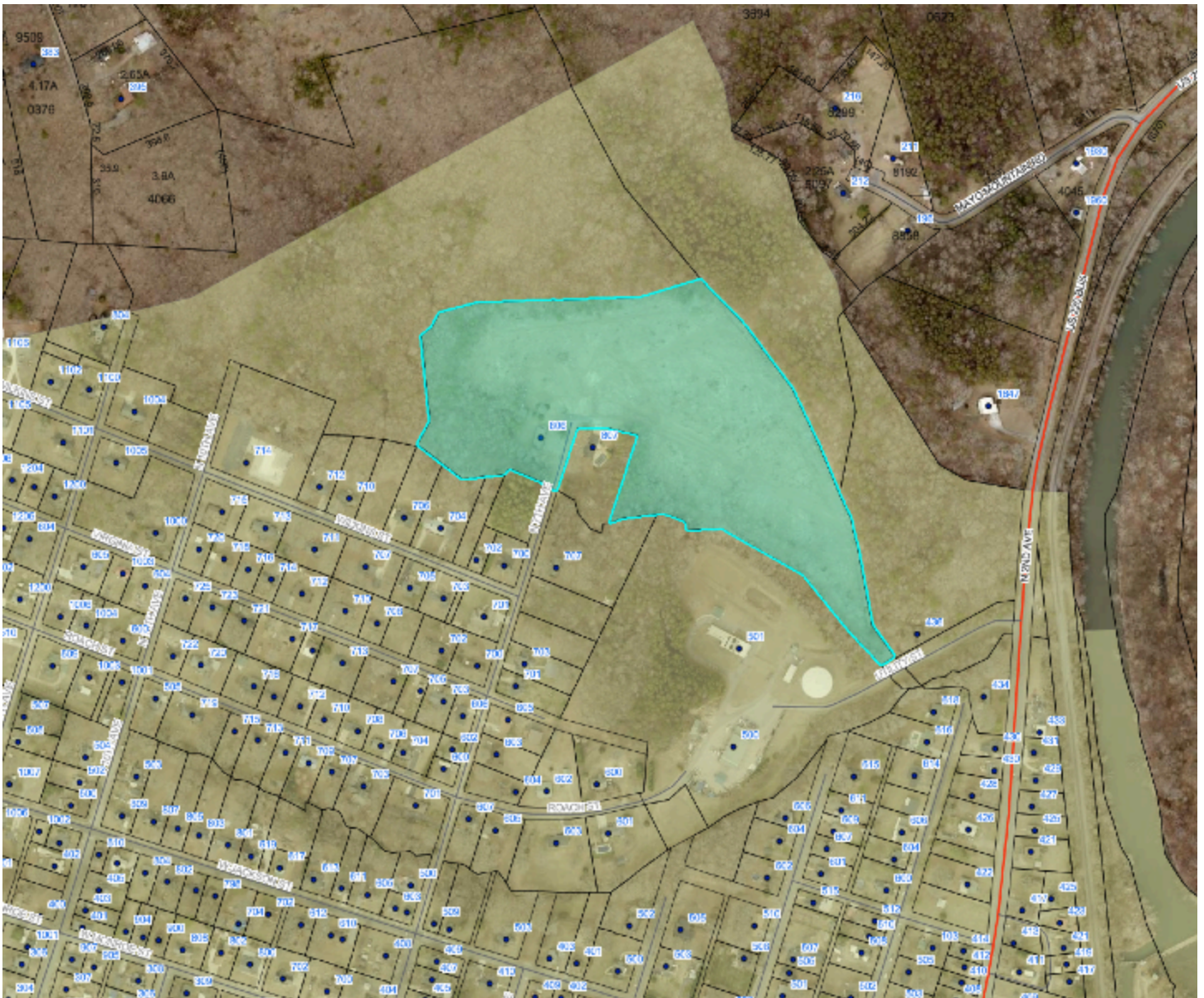
Unofficial Document

Unofficial Document

EXHIBIT "A"

northern termination line of Tenth Avenue, North 67 deg. 27 min. 31 sec. West 39.41 feet to a new iron pipe in the western right-of-way margin of Tenth Avenue at the point of its termination, also said new iron pipe marking the northeast corner now or formerly owned by Wilkins; thence along Wilkins' north line North 67 deg. 30 min. West 175.00 feet to an existing iron pipe marking Wilkins' northwest corner in Williams' line; thence along Williams' east line, North 22 deg. 37 min. 27 sec. East 50.00 feet to an existing iron pipe marking Williams' northeast corner; thence along Williams' corner, North 67 deg. 26 min. 15 sec. West 164.06 feet to an existing iron pipe marking Williams' northwest corner; thence along Williams' west line, South 18 deg. 18 min. 56 sec. West 50.07 feet to an existing iron pipe in the eastern right-of-way margin of Eleventh Avenue at its point of termination; thence along the north margin of Eleventh Avenue at its termination, North 67 deg. 37 min. 53 sec. West 39.74 feet to an existing iron pipe in the western right-of-way margin of Eleventh Avenue at its point of termination in the property line of VanHoy; thence along the property line of VanHoy and along the property line of Case, North 18 deg. 30 min. 01 sec. East 225.07 feet to an existing iron pipe marking Case's northeast corner; thence along Case's north line, North 67 deg. 31 min. 57 sec. West 150.00 feet to a point marking Case's northwest corner; thence along Case's west line South 18 deg. 19 min. 23 sec. West 150.00 feet to an existing iron pipe in VanHoys' line; thence along VanHoy's line North 67 deg. 32 min. 26 sec. West 74.30 feet to an existing iron pipe marking VanHoy's northwest corner; thence North 18 deg. 05 min. 04 sec. East 295.05 feet to an existing iron pipe in Harry V. Smith's property line, See Deed Book 589, Page 331; thence along Harry V. Smith's line South 86 deg. 03 min. 23 sec. East 526.17 feet to the point and place of first Beginning and containing 37.44 acres, more or less, as shown on plat entitled "Survey Plat for Daisy Baughn" dated September 30, 1985, which plat is made a part of the description of the herein conveyed property.

Said property being a part of the property described in Deed Book 339, Page 366 of the Rockingham County Registry.



Rockingham County Parcels Details

Question about Parcel?

Long PIN: 791715543127 Parcel Number: 167889

OWNER: PURGASON THOMAS BERNARD,

Mailing Label:

5042 NC HIGHWAY 770
STONEVILLE NC, 27048-0641

Property Area: 19.240000 acres

Zoning: **See Zoning Layer**

Year Built: 1962

Last Sale Date: 20220131

Last Sale Amount: \$0

Deed Book: 1566

Deed Page: 2501

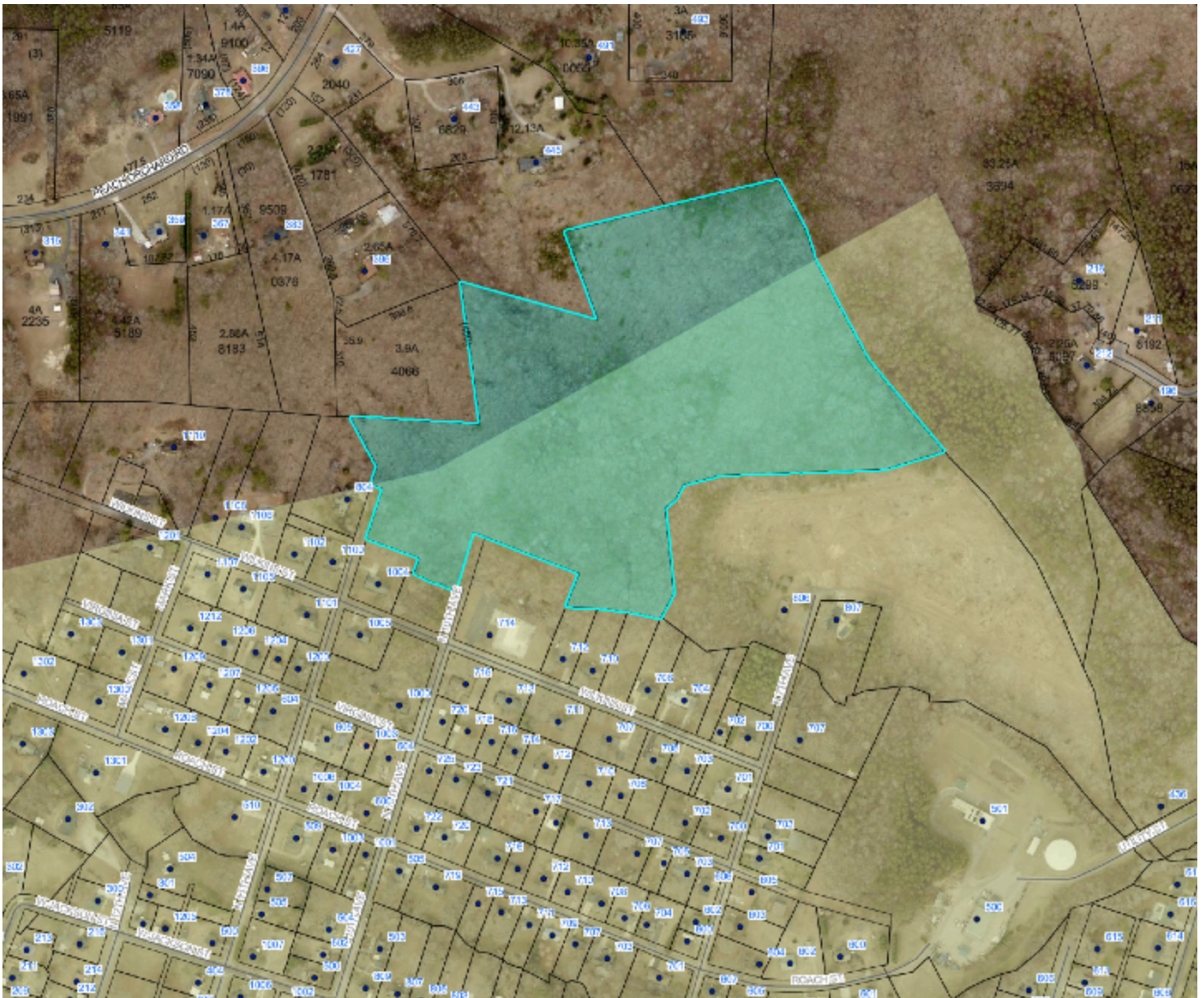
Deed Year: 2022

Assessment Information:

Improvement Value: \$155807

Land Value: \$58938

Total Value: \$214745



Rockingham County Parcels Details

Question about Parcel?

Long PIN: 791714441850 Parcel Number: 169086Z1

OWNER: VAUGHN CHARLES MARCUS,

Mailing Label:

PO BOX 69

SANDY RIDGE NC, 27046-0069

Property Area: 22.210000 acres

Zoning: **See Zoning Layer**

Year Built: 0

Last Sale Date: 20111013

Last Sale Amount: \$0

Deed Book: 1422

Deed Page: 1791

Deed Year: 2011

Assessment Information:

Improvement Value: \$0

Land Value: \$72802

Total Value: \$72802

DATE 10/07/26
TIME 10:10:31
USER RKBMECKS
VAUGHN CHARLES MARCUS

ROCKINGHAM COUNTY
PROPERTY CARD
FOR YEAR 2026

PAGE 1
PROG# AS2006

PARCEL ID.. 169086Z1
LOCATION... 10TH AV
DEED YEAR/BOOK/PAGE.. 2011 1422 1791
PLAT BOOK/PAGE..
LEGAL DESC:I/O 36.48 AC 10TH AVE
TOWNSHIP... 3 MADISON
NC 27046-0069
SANDY RIDGE
DESCRIPTION AG LAND VAC
DESCRIPTION
ROAD FRONT.
MAINTAINED.. 7/14/2025 BY RKTHURST VALUED.. 3/25/2024 BY RKREVALLB
VISITED..... 7/10/2017 BY CC TYPE OF REVIEW
PARCEL STATUS... ACTIVE

PIN... 7917 14 44 1850 00
ASSESSMENT NONE .00 .00 .00
OWNER ID.. 1295312
DISTRICT.. 104 MAYODAN
Area/Fire: 904 MAYODAN
NBRHOOD... R500B WILKINS/ROACH STREET
NH CLASS..
RESIDENTIAL IN MORE THAN TWO ZONES
PREV PARCEL 119221Z1
ROUTING#..
CATEGORY.. REAL & PERSONAL

DISCLAIMER-OWNERSHIP, ZONING AND OTHER INFORMATION SHOULD BE VERIFIED. INFORMATION AND VALUE SUBJECT TO CHANGE.

----- SALES HISTORY -----
DEED BK/PAGE SALE DATE SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME
1422 1791 10/13/2011 DEED RELATED BUS OR VAUGHN CHARLES MARCUS
0988 2246 9/03/2004 SPLIT FAST TRACK SPLIT VAUGHN CHARLES M

----- LAND SEGMENTS -----
LND # ZONE STRAT CODE LAND TYPE/CODE LAND QTY LAND RATE DPT% SHP% LOC% SIZ% OTH% TOP% TOT ADJ CURRENT FMV
1 MIXED 100 AC AA 21.100 4,400.00 .00 .00 .00 96.00 90.00 90.00 77.76 72,192
2 MIXED 100 AC AW 1.110 550.00 .00 .00 .00 .00 .00 .00 .00 610
TOTAL ACRES.. 22.210 TOTAL LAND FMV.. 72,802
TOTAL PARCEL VALUES--- LAND / OVR IMPROVEMENTS / OVR TOTAL LAND/IMPROVE 2025 VALUE
FMV..... 72,802 0 72,802 72,802
APV..... 72,802 0 72,802 72,802

DATE 10/07/26
 TIME 10:10:31
 USER RKBMECKS
 VAUGHN CHARLES MARCUS

ROCKINGHAM COUNTY
 PROPERTY CARD
 FOR YEAR 2026

PAGE 1
 PROG# AS2006

PARCEL ID.. 169086Z2 PIN... 7917 14 44 1850 00
 LOCATION... 10TH AV
 DEED YEAR/BOOK/PAGE.. 2011 1422 1791 ASSESSMENT NONE .00 .00 .00
 PLAT BOOK/PAGE..
 LEGAL DESC:I/O 36.48 AC 10TH AVE
 TOWNSHIP... 3 MADISON
 SANDY RIDGE NC 27046-0069
 DESCRIPTION AG LAND VAC
 DESCRIPTION
 ROAD FRONT.
 MAINTAINED.. 7/14/2025 BY RKTHURST VALUED.. 3/25/2024 BY RKREVALLB
 VISITED..... 7/10/2017 BY CC TYPE OF REVIEW
 PARCEL STATUS... ACTIVE
 NBRHOOD... R500B WILKINS/ROACH STREET
 NH CLASS..
 RESIDENTIAL IN MORE THAN TWO ZONES
 PREV PARCEL 119221Z2
 ROUTING#..
 CATEGORY.. REAL & PERSONAL

DISCLAIMER-OWNERSHIP, ZONING AND OTHER INFORMATION SHOULD BE VERIFIED. INFORMATION AND VALUE SUBJECT TO CHANGE.

----- SALES HISTORY -----
 DEED BK/PAGE SALE DATE SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME
 1422 1791 10/13/2011 DEED RELATED BUS OR VAUGHN CHARLES MARCUS
 0988 2246 9/03/2004 SPLIT FAST TRACK SPLIT VAUGHN CHARLES M
 ----- LAND SEGMENTS -----

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
1	MIXED	100	AC AA	13.560	4,400.00	.00	.00	.00	96.00	90.00	90.00	77.76	46,394
2	MIXED	100	AC AW	.710	550.00	.00	.00	.00	.00	.00	.00	.00	390
TOTAL ACRES..				14.270					TOTAL LAND FMV..				46,784
TOTAL PARCEL VALUES----				LAND / OVR	IMPROVEMENTS / OVR				TOTAL LAND/IMPROVE				2025 VALUE
FMV.....				46,784	0				46,784				46,784
APV.....				46,784	0				46,784				46,784

Town of Mayodan

Planning & Zoning — Special Use Permit Staff Report

Special Use Case #:	SUP-005-2026 (N 11th Avenue alternative street design, Vaughn tracts)
Related Cases:	ANX-002-2026 (annexation of Vaughn Parcel 169086Z2); IZ-002-2026 (initial zoning of Vaughn Parcel 169086Z2); CZ-001-2026 (conditional rezoning of the Purgason and Vaughn tracts from R-12 to R-6); SUP-002-2026 (N 7th Avenue alternative street design, Purgason tract)
Staff Report:	Melody Shuler, Town Manager
Report Date:	October 11, 2026
Applicant:	Ken Mackovic, Forbes Realty Consultants
Owner:	Charles Marcus Vaughn (Parcel 169086Z1 & 169086Z2)
Location:	N 11th Avenue
GIS ID #:	Rockingham County Parcel 169086Z1 (PIN 791714441850) and Parcel 169086Z2 (PIN 79171444185000)
Request:	Special Use Permit to allow an alternative street design (open-section, ditch-drained roadway in lieu of curb and gutter) and no sidewalks or alternative pedestrian facilities, for the N 11th Avenue portion of the proposed 118-lot Purgason & Vaughn Tracts single-family subdivision in the R-6 zoning district.

Explanation of the Request

SUP-005-2026 is a request by Ken Mackovic of Forbes Realty Consultants, with the consent of property owner Charles Marcus Vaughn, for a Special Use Permit under Section 5.25 of the Zoning Ordinance to allow an alternative street and pedestrian design (an open-section, ditch-drained roadway with no sidewalks) for the N 11th Avenue portion of the single-family subdivision shown on the Preliminary Site Plan (CZ-001-2026, Exhibit C). A special use permit allows the Council to approve the design upon the required findings of fact, with conditions that the applicant and the Town both agree to; those conditions run with the land. The applicant has requested relief from the Town's standard curb-and-gutter and sidewalk requirements.

Background

The Zoning Ordinance generally requires subdivision streets to be constructed with curb and gutter and sidewalks, to NCDOT and Town standards. Text Amendment TA-001-2026 (adopted May 11, 2026) added Section 5.25 – Alternative Street and Pedestrian Design Standards, which allows the Town to approve open-section streets and alternative pedestrian accommodations through the special use permit process, upon the required findings.

This is the third request under Section 5.25. SUP-002-2026 approved the same design on the Purgason tract (N 7th Avenue) for an earlier, stand-alone layout, and the applicant has since combined the two tracts into one 118-lot plan. Because a special use permit is decided on the zoning in effect, staff recommends the Council act on the annexation, the initial zoning, and the conditional rezoning first and take up this request afterward. The application was distributed to the Technical Review Committee (TRC); the comments received through October 9, 2026 are summarized below.

Location / Current Land Use

The Vaughn tract is wooded and undeveloped, at the north end of N 11th Avenue. The combined site is not in the floodway or floodplain (FIRM Panel 3710791800J, effective June 10, 2026). It includes an old family cemetery on the Purgason tract (addressed through SUP-002-2026), an unnamed tributary to the Mayo River, and a possible stream feature that has not yet been delineated. Parcel 169086Z1 and the Purgason tract lie in the Mayo River WS-IV water supply watershed, with the Critical Area along the eastern edge, where watershed lot-size and built-upon-area limits apply under the ordinance regardless of this permit. Parcel 169086Z2 is not in a watershed.

Condition and Land Use of Surrounding Properties

The plat lists adjoining zoning as R-12 and R-20. The Town zoning map confirms no adjoining property is zoned R-6.

- **North:** R-12 and R-20; partly vacant, with a couple of single-family homes.
- **East:** R-12; single-family homes.
- **South:** R-12; single-family homes, the Town water treatment facility, and Public Works.
- **West:** R-12 and R-20; vacant.

Analysis

Use and Zoning

Single-family residential is permitted by right in R-6; this request is limited to alternative infrastructure design standards under Section 5.25 and does not change the land use or zoning. The overall plan shows 118 lots on the 51.65-acre site plan area (2.2 homes per acre), with a 70-foot minimum lot width at the building line. Lots as drawn appear to be about 10,000 sq. ft. or larger, above the 6,000 sq. ft. R-6 minimum lot area.

Alternative Street Design & Drainage — Section 5.25(b)

The applicant proposes open-section roadways with roadside ditches in lieu of curb and gutter, shown as 20 feet of pavement (3 inches of S9.5B asphalt over 8 inches of ABC) with 6–8-foot shoulders in a 50-foot right-of-way with 10-foot utility easements on each side. This is consistent with the “open-section streets utilizing roadside ditches for drainage” design in Section 5.25(b). The plan extends N 11th Avenue (1,645 LF) and N 7th Avenue (255 LF) and adds five internal streets (5,595 LF total), connecting to both avenues to give the site two connection points, which addresses the Fire Chief’s earlier concern about a single entrance, though TRC review is still required.

N 11th Avenue is 30 feet wide from N Ayersville Road back to Jackson Street, 20 to 18.5 feet wide after Jackson Street to Wilkins Street, and 15 feet wide after Wilkins Street. The developer will create a connection to the terminus of N 11th Avenue, and the Town will be responsible for widening N 11th Avenue from Jackson Street to its terminus, including approximately 144 LF from the terminus to Wilkins Street (15 feet to 20 feet), at an estimated cost of [N 11th Avenue estimate to be added]. N 7th Avenue is 35 feet wide at W Main Street and varies between 20 and 17 feet after Jackson Street; the Town will cover its widening at an estimated cost of \$200,000. NCDOT does not publish counts for N 7th or N 11th Avenue, so the connecting roads were used: N Ayersville Road (26 feet wide at N 11th Avenue; 2,000 vehicles per day, 2025 AADT) and W Main Street (40 feet wide at N 7th Avenue; 2,300 vehicles per day, 2025 AADT). At about 10 weekday trips per home (ITE), the 118 lots would generate about 1,180 trips per day. Roughly 55 lots are nearer N 11th Avenue (about 550 trips per day) and 63 nearer N 7th Avenue (about 630), bringing N Ayersville Road to about 2,550 vehicles per day (28% of the NCDOT-listed 9,000-vehicle capacity for a 2-lane, 20-foot road) and W Main Street to about 2,930 (33%). Even if all new trips used one road, neither would exceed 39% of capacity. This is a planning-level estimate, not a traffic impact analysis.

The plan is marked “Preliminary – Do Not Use for Construction.” As with SUP-002-2026 and SUP-004-2026, final roadway and drainage construction plans, sealed by a licensed engineer and meeting NCDOT minimum standards, will follow through construction plan review. The plat notes that additional drainage easements will be required at final engineering.

Pedestrian Facilities — Section 5.25(c)

No sidewalks or alternative pedestrian facilities are proposed or shown on the plan. There are no sidewalks along N 7th Avenue, and the Rockingham County Comprehensive Transportation Plan does not identify planned pedestrian improvements there.

Technical Review Committee Comments

Fire Chief: recommends hydrants spaced about 500 feet apart throughout the neighborhood, with an actual 500-foot measurement to be taken, and notes that the roughly 16-foot building separation may call for additional hydrants for fire flow. His rough locations are at Lots 3, 14, 27, 36, 42, 48, and 56 or 57, and each cul-de-sac needs a hydrant. Cul-de-sacs should have a 48-foot radius for safe turning; they appear close to that size on the plan except “Street A,” which appears smaller.

Public Works Director: the developer would be required to install, at minimum, 6-inch ductile iron water mains, ¾-inch Type K copper services, 8-inch SDR 26 sewer mains, and Schedule 40 sewer services. He is concerned about water pressure given the site’s elevation relative to the water tank, and stormwater controls to slow water runoff to not erode the lower ditches or affect the pipe under N 7th Avenue.

Town Engineer: the developer must provide calculations showing the water lines are properly sized and that the higher-elevation lots will have adequate pressure and fire flow, and must show where water and sewer lines will be located. Stormwater calculations and the features needed to address stormwater flows are also required.

Approval Criteria — Section 5.25(d) and (e)

Staff finds the Section 5.25(d) findings can be supported, provided the TRC concerns summarized above are resolved through the conditions recommended below:

- Equal-or-better public safety than curb, gutter, and sidewalk infrastructure — the Fire Chief, Public Works Director, and Town Engineer have commented through TRC, and the second street connection, the connection to the N 11th Avenue terminus, and the Town’s widening of N 7th and N 11th Avenues support this finding, as do the Fire Chief’s requested

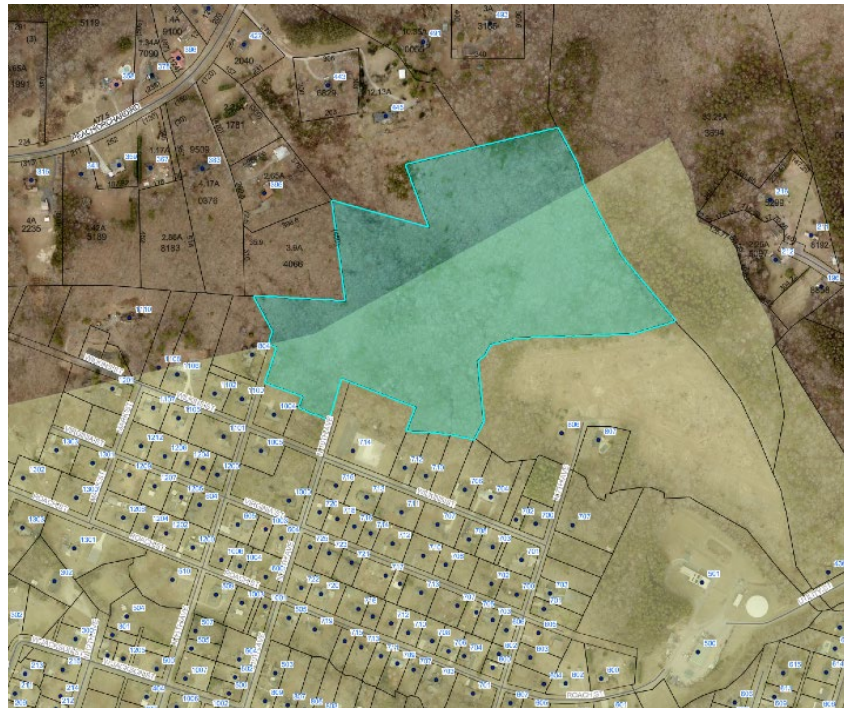
street width (26 feet maximum anticipated), hydrant spacing of 500 feet apart, and 48-foot cul-de-sac radii, which are addressed in the conditions;

- Consistency with the Town's Land Development Plan and adopted transportation/greenway plans — no planned pedestrian facilities are identified in the area; the Future Land Use Map question is addressed in CZ-001-2026;
- Clearly defined maintenance responsibilities — to be confirmed as a condition of approval, identifying where the Town will maintain the street and right-of-way;
- No adverse impacts to adjoining properties and adequate emergency-service access — depends on the drainage plan, including stormwater calculations that address erosion of the lower ditches and the pipe under N 7th Avenue, and on the Fire Chief's approval of street width, hydrants, and cul-de-sacs (including Street A) at final design.

Section 5.25(e) bars alternative designs where curb, gutter, or sidewalks are necessary to address high traffic volumes, safety concerns, or stormwater-management constraints. Projected traffic stays under 40% of the capacity of the connecting roads, so high traffic volume is not a constraint. The TRC did raise stormwater (erosion of the ditches on the lower side of the site and the pipe under N 7th Avenue) and fire-access concerns; staff has not seen evidence that these require curb, gutter, or sidewalks, but this finding depends on the engineer's stormwater calculations showing the open-section system can handle the flows. If they do not, curb and gutter would be needed in those areas.

Location Map

Source: Rockingham County GIS Parcel Viewer (Parcels 169086Z1 and 169086Z2); see also Exhibits A–C of CZ-001-2026



Staff Recommendation

Staff recommends approval of SUP-005-2026, a Special Use Permit request to allow alternative street and pedestrian design for a single-family residential development in the R-6 zoning district, subject to approval of ANX-002-2026, IZ-002-2026, and CZ-001-2026 and to the following conditions:

1. Final roadway design shall demonstrate adequate access of twenty-six (26) feet in width for emergency vehicles (*NCFC 503.2.2*) and be maintained in accordance with applicable fire code requirements, sealed by a licensed engineer and meeting NCDOT minimum construction standards, with emergency-vehicle access (turning radii, all-weather surface) confirmed by the Fire Chief and County Fire Marshal.
2. A drainage plan with stormwater calculations, prepared by a licensed engineer, identifying the stormwater features needed and demonstrating no adverse stormwater impacts, erosion of downstream ditches, or effects on the pipe under

- N 7th Avenue, to adjoining properties or the unnamed tributary, subject to TRC review and approval. (*Zoning Ordinance, Article XVI, Section 15, "Storm Water Drainage"; Section 5.25(d) and (e).*)
3. Fire hydrants at about 500-foot spacing (*Zoning Ordinance, Article XVI, Section 15, "Sewer and Water"; NCFC 507.1 & Appendix C103 gives recommendations on spacing*), including one in each cul-de-sac, at locations approved by the Fire Chief, and cul-de-sacs with a 48-foot radius, including Street A (*NCFC 503.2.5*).
 4. 30-foot undisturbed stream buffer along the unnamed tributary and any stream identified on the Vaughn tract, delineated on the final plat, *Article XVII (Watershed Regulations), Section 5(a) and (b)*.
 5. The developer shall create the connection to the terminus of N 11th Avenue approximately 144 LF from Wilkins Street.
 6. Residential lots within the Mayo River WS-IV Critical Area shall be at least ½ acre (21,780 sq. ft.) under *Article XVII, Section 3.2(c)*; lots drawn smaller (roughly Lots 44–55) shall be revised on the final plat.
 7. An approved E&S permit obtained prior to any land disturbance (*G.S. Chapter 113A, Article 4*).
 8. Clearly defined, Town-approved maintenance responsibility for all open-section roadway. (*Article XVI, Section 15; Section 5.25(d).*)
 9. Water and sewer design reviewed and approved by the Town Engineer and Public Works prior to final plat approval, including hydraulic calculations demonstrating adequate pressure and fire flow (1,000-1,500 GPD) for the higher-elevation lots, line sizes and materials meeting Town standards, and easements for sewer lines. Water and sewer shall be constructed of 6-inch ductile iron mains, 3/4-inch Type K copper services, 8-inch SDR 26 sewer mains, and Schedule 40 sewer services. (*Article XVI, Section 15, "Sewer and Water" and "Infrastructure Ownership."*)
 10. Minimum 40' x 80' cemetery easement recorded around the identified headstones, with a 10-foot access easement to the cemetery.

Requested Action

- Motion to forward a favorable recommendation of approval to the Town Council for Special Use Permit SUP-005-2026 with the recommended conditions.



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

Please fill in all blanks (use N/A if not applicable to your situation).

Date of Application:

10/01/26

Application No. (staff use):

A. Permit Type Requested

I hereby petition the Mayodan Town Council to grant the issuance of:

☐ Conditional Use Permit

☒ Special Use Permit

B. Applicant

Name:

Scott Krusell

Mailing Address:

1141 Jay Ln, Graham, NC 27253

Phone:

Cell:

704-467-0983

Email Address:

skrusell@vennterra.com

C. Property Owner (if different from applicant)

Are you the property owner?

☐ Yes (skip to Section D)

☒ No (complete below)

Name:

AGENCY PARTNERS LLC

Mailing Address:

1141 Jay Ln, Graham, NC 27253

Phone:

336-443-0140

Cell:

Email Address:



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

D. Property Information

Address of Subject Property:

270 DAN VALLEY RD MAYODAN NC, 27027

Rockingham County Parcel Number:

186173

Current Zoning District:

R-6

Proposed Use:

Single Family Neighborhood

Is the property located within a regulatory floodplain?

☐ Yes ☒ No

A site plan, drawn to scale, must be submitted with this application.

The site plan should show lot boundaries, existing and proposed structures, parking and access, and adjoining property lines.

Site Plan Attached:

☒ Yes ☐ No

E. Project Description

Briefly describe the proposed use and project:

Project is a single family neighborhood that was recently annexed into the Town and rezoned at R-6. The special use would be to allow the use of ribbon paving as shown, or reasonably similar to the plan and typical cross section on the attached site plan.

About This Process

It is understood that the authorized board may designate conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed, with the spirit of the ordinance, and clearly in keeping with the public welfare.

All specific conditions shall run with the land and shall be binding on the original applicant, their heirs, successors, and assigns unless otherwise noted in the Town of Mayodan Zoning Ordinance. Failure to comply with approved plans or imposed conditions shall render the permit void. A public hearing will be held by the Mayodan Town Council.

CONDITIONAL / SPECIAL USE PERMIT APPLICATION FEE: \$400.00

Applications submitted without the required fee will be considered incomplete and will not be scheduled for a hearing.

Staff will be in touch with you once the application is determined to be complete to arrange payment.



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Conditional / Special Use Permit Application

F. Certification & Signatures

I hereby certify that all information provided in this application is, to the best of my knowledge, accurate and complete. I understand that issuance of a Conditional or Special Use Permit does not excuse the applicant and/or property owner from obtaining all other building, trade, or other permits required by law prior to beginning work.

Applicant – Print Name

Scott Krusell

Applicant – Electronic Signature

Scott Krusell

Date

9/21/26

Property Owner – Print Name (if different)

Shawn Cummings

Property Owner – Electronic Signature

Shawn Cummings

Date

9/21/26

(click the electronic signature box, then type your full name to sign electronically)

For Office Use Only

Date Received:

10/1/26

Received By:

Melody Shuler

Case Number:

SUP-004-2026

Neighborhood Meeting Date:

N/A

Planning Board Review Date:

10/15/26

Planning Board Action:

10/15/26

Public Hearing Date:

11/9/26

Notices Mailed On:

10/19/26

Council Decision Date:

11/9/26

Newspaper Name:

News & Record

Date Notice Published:

10/23/26 & 10/30/26

Action Taken:

Site Plan Attached:

☒ Yes ☐ No

Zoning Administrator Determination:

☐ Approve ☐ Disapprove

Zoning Administrator Signature

Date



TOWN OF MAYODAN

210 West Main Street • Mayodan, NC 27027

Electronic Submission

This application may be completed and submitted electronically.

1. Complete all applicable fields on pages 1–3 of this form.
2. Type your full name in the electronic signature field(s) to sign the application.
3. Click the Submit by Email button below. Your default email application will open with this completed form attached and addressed to the Planning Department.
4. Send the email. Staff will review your application and be in touch once it is determined to be complete to arrange payment of the required \$400.00 fee.

About This Process

Please open this form in the free Adobe Acrobat Reader app (desktop or mobile) to fill it out and use the Submit by Email button. Opening the PDF directly in a web browser, or in your device's built-in PDF viewer, may prevent the submit button from working. Get Adobe Acrobat Reader free at get.adobe.com/reader.

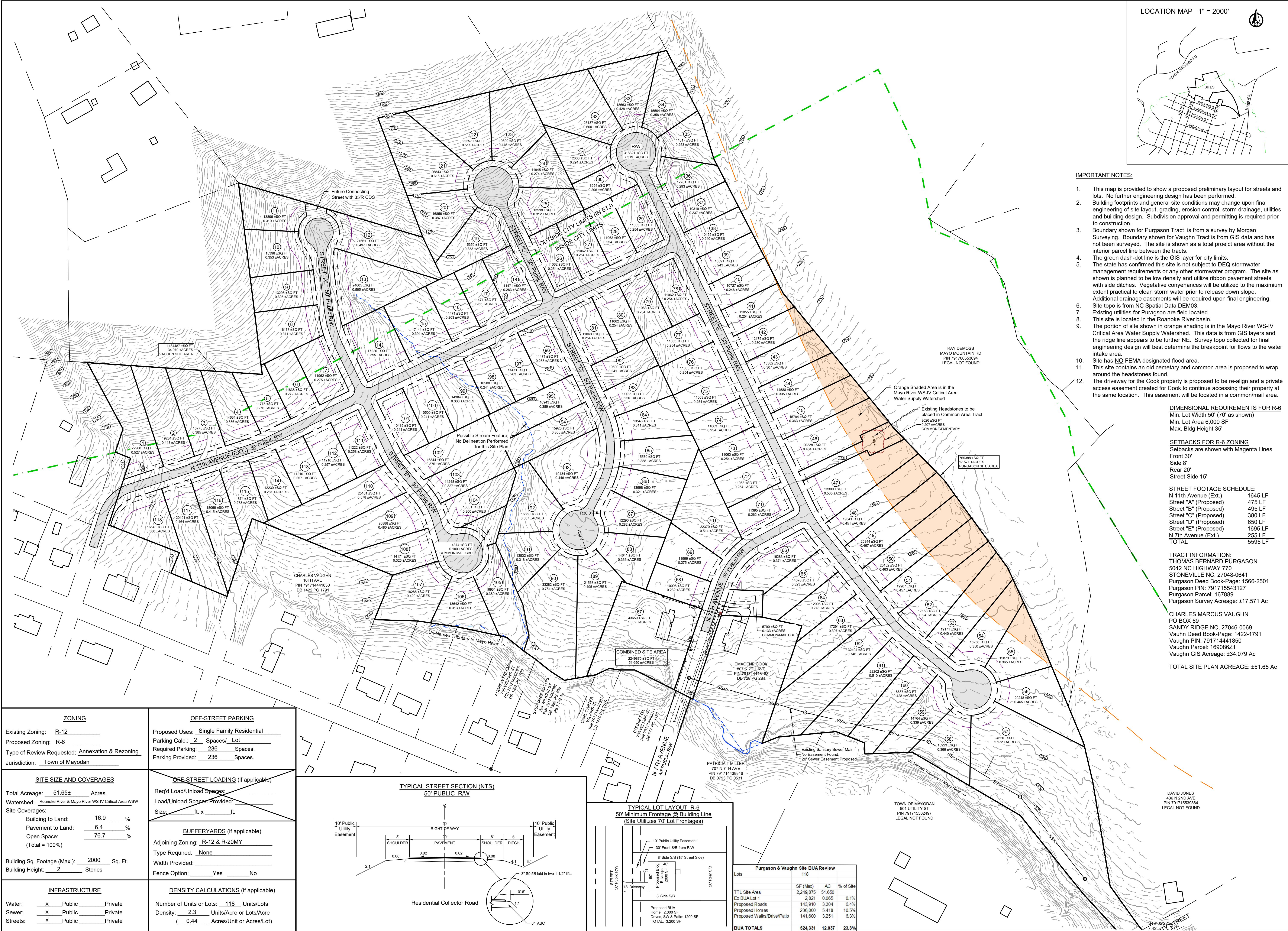


Button not working? You can also email your completed, signed PDF directly to:

[**mshuler@mayodannnc.org**](mailto:mshuler@mayodannnc.org)

Application Fee Payment

Please do not pay in advance. Staff will be in touch with you once the application is determined to be complete for a payment.



LOCATION MAP 1" = 2000'



BEESON & CARTER, P.A.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNING
4970 US Highway 311 N #669, Walkertown, NC 27051
OFFICE: (336) 748-0071 FAX: (336) 748-0470
WEB: www.bc-eng.com
Corp #: C-4017

SEAL: **PRELIMINARY FOR REVIEW ONLY**
SEAL 038574
DO NOT USE FOR CONSTRUCTION

- ☒ Preliminary - Do Not Use for Construction
☐ Final Drawing - For Review Purposes Only
☐ Final Drawing

PROJECT:

- IMPORTANT NOTES:**
- This map is provided to show a proposed preliminary layout for streets and lots. No further engineering design has been performed.
 - Building footprints and general site conditions may change upon final engineering of site layout, grading, erosion control, storm drainage, utilities and building design. Subdivision approval and permitting is required prior to construction.
 - Boundary shown for Purgason Tract is from a survey by Morgan Surveying. Boundary shown for Vaughn Tract is from GIS data and has not been surveyed. The site is shown as a total project area without the interior parcel line between the tracts.
 - The green dash-dot line is the GIS layer for city limits.
 - The state has confirmed this site is not subject to DEQ stormwater management requirements or any other stormwater program. The site as shown is planned to be low density and utilize ribbon pavement streets with side ditches. Vegetative conveyances will be utilized to the maximum extent practical to clean storm water prior to release down slope. Additional drainage easements will be required upon final engineering.
 - Site topo is from NC Spatial Data DEM03.
 - Existing utilities for Purgason are field located.
 - This site is located in the Roanoke River basin.
 - The portion of site shown in orange shading is in the Mayo River WS-IV Critical Area Water Supply Watershed. This data is from GIS layers and the ridge line appears to be further NE. Survey topo collected for final engineering design will best determine the breakpoint for flows to the water intake area.
 - Site has **NO** FEMA designated flood area.
 - This site contains an old cemetery and common area is proposed to wrap around the headstones found.
 - The driveway for the Cook property is proposed to be re-align and a private access easement created for Cook to continue accessing their property at the same location. This easement will be located in a common/mail area.
 -

DIMENSIONAL REQUIREMENTS FOR R-6
Min. Lot Width 50' (70' as shown)
Min. Lot Area 6,000 SF
Max. Bldg Height 35'

SETBACKS FOR R-6 ZONING
Setbacks are shown with Magenta Lines
Front 30'
Side 8'
Rear 20'
Street Side 15'

STREET FOOTAGE SCHEDULE:

N 11th Avenue (Ext.)	1645 LF
Street "A" (Proposed)	475 LF
Street "B" (Proposed)	495 LF
Street "C" (Proposed)	380 LF
Street "D" (Proposed)	650 LF
Street "E" (Proposed)	1695 LF
N 7th Avenue (Ext.)	255 LF
TOTAL	5595 LF

TRACT INFORMATION:
THOMAS BERNARD PURGASON
5042 NC HIGHWAY 770
STONEVILLE NC, 27048-0641
Purgason Deed Book-Page: 1566-2501
Purgason PIN: 791715543127
Purgason Parcel: 167889
Purgason Survey Acreage: ±17.571 Ac

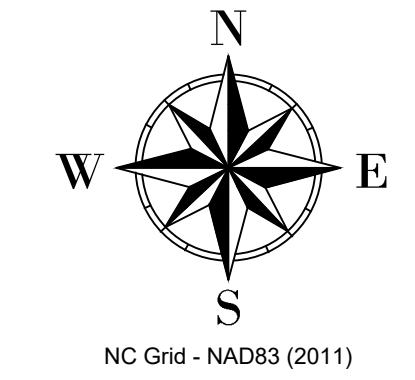
CHARLES MARCUS VAUGHN
PO BOX 69
SANDY RIDGE NC, 27046-0069
Vaughn Deed Book-Page: 1422-1791
Vaughn PIN: 791714441850
Vaughn Parcel: 16908621
Vaughn GIS Acreage: ±34.079 Ac

TOTAL SITE PLAN ACREAGE: ±51.65 Ac

PURGASON & VAUGHN TRACTS
Single-Family Residential Subdivision
Mayodan, NC, Madison Township
PIN# 791715543127 & 791714441850; Parcel #167889 & 16908621

CLIENT / PREPARED FOR:

FORBES REALTY CONSULTANTS LLC
Ken Mackovic
PO Box 1125
Summerfield, NC 27358
Ph. No.: 336-430-9507
Email: kenmackovic5@icloud.com



DATE: 09.21.2026
DRAWN BY: TBC / ATC
JOB NO.: 26-203

REVISIONS:

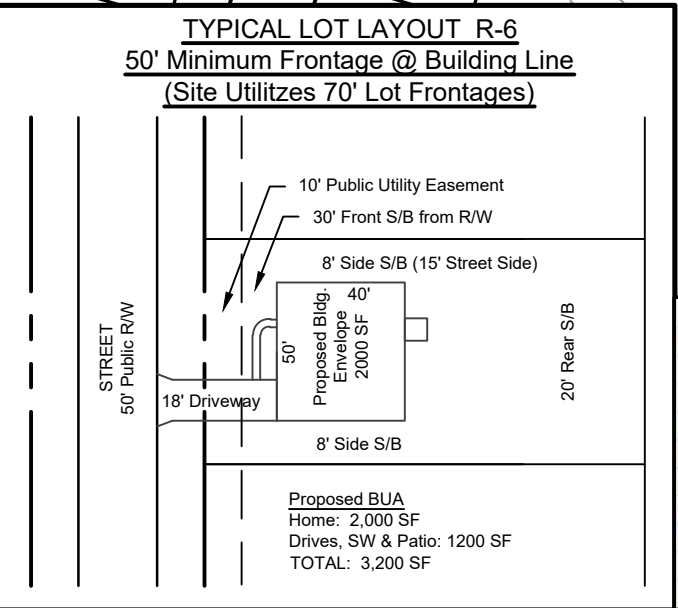
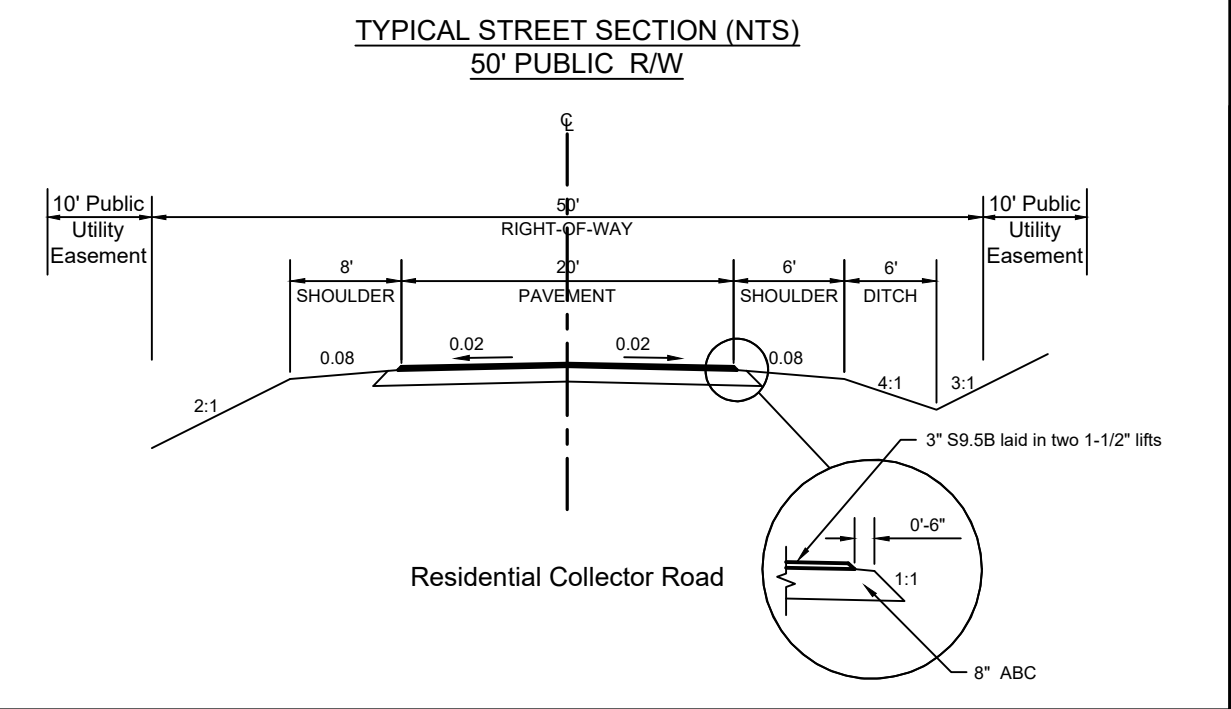
SCALE: 1" = 100'
50 0 25 50 100 200

SHEET TITLE:
PRELIMINARY SITE PLAN

© Beeson & Carter, P.A.

SHEET NO:
C-1.1

ZONING Existing Zoning: R-12 Proposed Zoning: R-6 Type of Review Requested: Annexation & Rezoning Jurisdiction: Town of Mayodan	OFF-STREET PARKING Proposed Uses: Single Family Residential Parking Calc.: 2 Spaces/ Lot Required Parking: 236 Spaces. Parking Provided: 236 Spaces.
SITE SIZE AND COVERAGES Total Acreage: 51.65± Acres. Watershed: Roanoke River & Mayo River WS-IV Critical Area WSW Site Coverages: Building to Land: 16.9 % Pavement to Land: 6.4 % Open Space: 76.7 % (Total = 100%) Building Sq. Footage (Max.): 2000 Sq. Ft. Building Height: 2 Stories	OFF-STREET LOADING (if applicable) Req'd Load/Unload Spaces: Load/Unload Spaces Provided: Size: ft. x ft. BUFFERYARDS (if applicable) Adjoining Zoning: R-12 & R-20MY Type Required: None Width Provided: Fence Option: Yes No
INFRASTRUCTURE Water: X Public Private Sewer: X Public Private Streets: X Public Private	DENSITY CALCULATIONS (if applicable) Number of Units or Lots: 118 Units/Lots Density: 2.3 Units/Acre or Lots/Acre (0.44 Acres/Unit or Acres/Lot)



Purgason & Vaughn Site BUA Review

Lots	SF (Max)	AC	% of Site
TTL Site Area	2,249,875	51.650	
Ex BUA Lot 1	2,821	0.065	0.1%
Proposed Roads	143,910	3.304	6.4%
Proposed Homes	236,000	5.418	10.5%
Proposed Walks/Drives/Patio	141,600	3.251	6.3%
BUA TOTALS	624,331	12.037	23.3%

Unofficial Document Unofficial Document 4

985

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$-0-

Parcel I.D. No: 169086Z1 & 169086Z2
Tax Map No.: 7917-14-44-1850-00

Mail after recording to: Grantee
Prepared by: Ben F. Tucker, Folger & Tucker, P.A., 117 E. Murphy Street, Madison, NC 27025

THIS DEED made this 4TH day of OCTOBER, 2011, by and between:

GRANTOR

CHARLES MARSHALL VAUGHN, Unmarried
PO BOX 186
MADISON, NC 27025

GRANTEE

CHARLES MARCUS VAUGHN
PO BOX 69
SANDY RIDGE, NC 27046

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land located in City of Mayodan, Madison Township, Rockingham County, North Carolina, and more particularly described as follows:

Please see EXHIBIT "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 988, Page 2246, Rockingham County, North Carolina.

ALL OR A PORTION OF THE HEREIN CONVEYED PROPERTY INCLUDES OR XX DOES NOT INCLUDE THE PRIMARY RESIDENCE OF THE GRANTOR.

A map showing the above described property is recorded in Plat Book n/a, Page, and referenced within this instrument.

Unofficial Document

Unofficial Document

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Taxes for the current year, rights of way of public highways and roads and public utilities, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.
2. The law firm of Folger & Tucker, P.A. has not examined the title to the above described real property and therefore in no way guarantees that good and marketable title is being conveyed.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
CHARLES MARSHALL VAUGHN

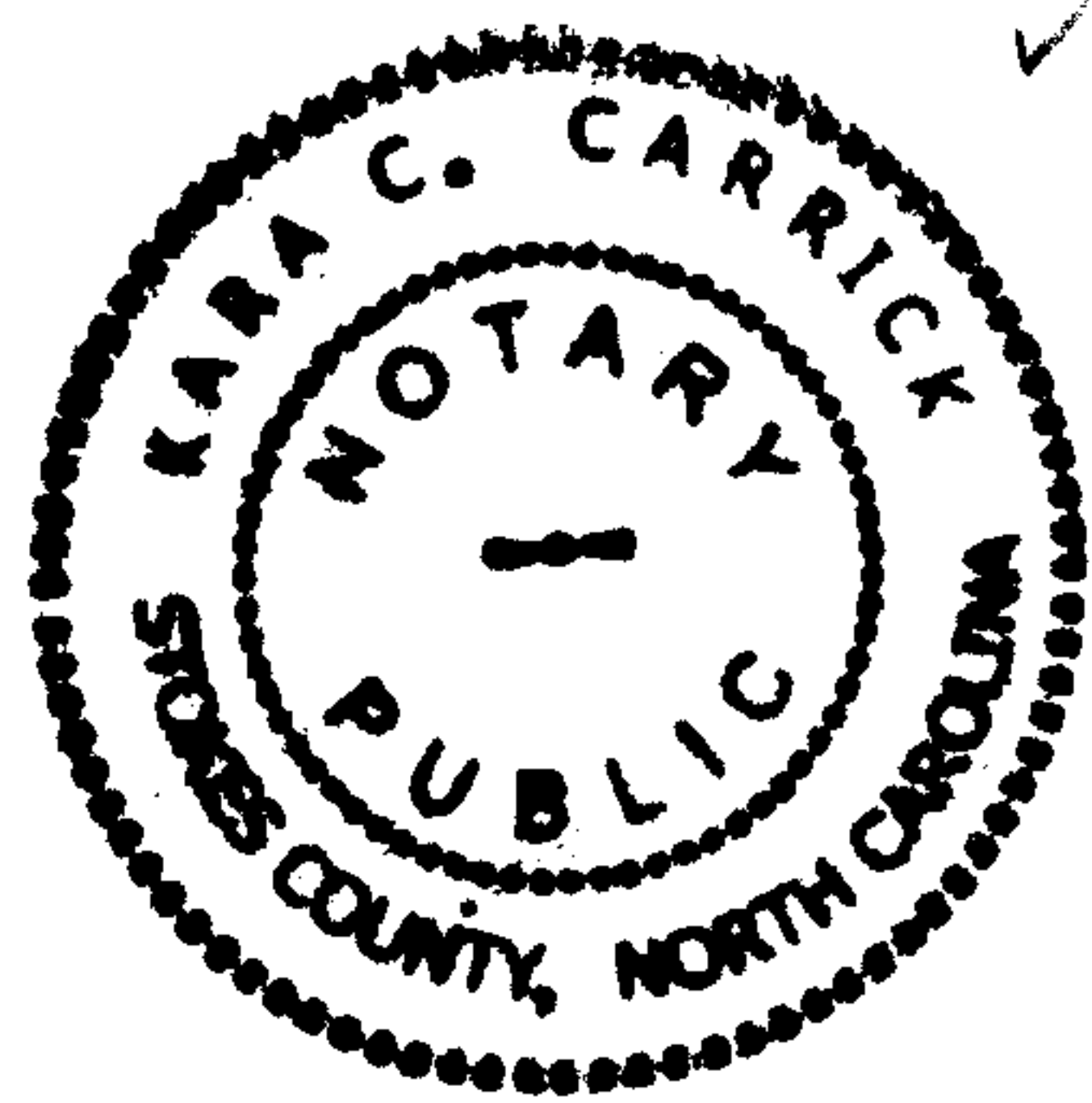
State of North Carolina
County of Rockingham

I, KARA C. CARRICK, Notary Public, certify that **CHARLES MARSHALL VAUGHN** personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein.

Witness my hand and official seal, this the 12th day of OCTOBER, 2011. ✓

 (SEAL)
Notary Public

My Commission expires: 06/13/2015 ✓



Unofficial Document

Unofficial Document

EXHIBIT "A"

BEGINNING at a stone marking Harry V. Smith's southeast corner, See Deed Book 589, Page 331; thence along Smith's east line North 07 deg. 57 min. 37 sec. West 476.13 feet to an existing iron pipe marking a corner with Joseph H. Smith Heirs' property described in Deed Book 399, Page 132; thence along the Heirs' of Joseph H. Smith South 87 deg. 16 min. 01 sec. East 467.81 feet to a new iron pipe in a pile of stones; thence continuing along Joseph H. Smith Heirs' line North 21 deg. 58 min. 36 sec. West 320.26 feet to a new iron pipe; thence continuing along Joseph H. Smith Heirs' line North 76 deg. 29 min. 37 sec. East 745.58 feet to a new iron pipe in the east side of an old road marking Joseph H. Smith Heirs' corner in the property line of Ray DeMoss line, See Deed Book 350, Page 292; thence along DeMoss' line and along the centerline of an old road the following ten (10) courses and distances: (1) South 06 deg. 54 min. 26 sec. West 35.74 feet to a point in the centerline of an old road; (2) South 25 deg. 16 min. 09 sec. East 155.18 feet to a point in the centerline of an old road; (3) South 22 deg. 48 min. 17 sec. East 159.23 feet to a point in the centerline of an old road; (4) South 17 deg. 51 min. 52 sec. East 56.96 feet to a point in the centerline of an old road; (5) South 26 deg. 07 min. 30 sec. East 179.48 feet to a point in the centerline of an old road; (6) South 23 deg. 13 min. 55 sec. East 100.17 feet to a point in the centerline of an old road; (7) South 16 deg. 56 min. 28 sec. East 100.32 feet to a point in the centerline of an old road; (8) South 16 deg. 39 min. 01 sec. East 117.92 feet to a point in the centerline of an old road; (9) South 39 deg. 28 min. 12 sec. East 161.94 feet to a point in the centerline of an old road; and (10) South 47 deg. 04 min. 19 sec. East 143.60 feet to a steel stake in the centerline of an old road in Purgason's line; thence along Purgason's line, South 77 deg. 55 min. 27 sec. West 281.97 feet to a steel stake; thence continuing along Purgason's line South 84 deg. 23 min. 35 sec. West 302.23 feet to a steel stake in Purgason's line; thence continuing along Purgason's line North 83 deg. 15 min. 05 sec. West 117.93 feet to a steel stake; thence South 57 deg. 21 min. 41 sec. West 42.11 feet to a steel stake in Purgason's line; thence along Purgason's line South 25 deg. 42 min. 18 sec. West 217.03 feet to a steel stake; thence continuing along Purgason's line South 33 deg. 35 min. 54 sec. West (passing an existing iron pipe in line at 150.20 feet) and running a total distance of 157.20 feet to a point in the centerline of a branch; thence South 15 deg. 01 min. 59 sec. East 72.75 feet to a point in the centerline of a branch; thence South 19 deg. 05 min. 53 sec. West 40.61 feet to a point in the centerline of a branch in the property line of Forest Grove Subdivision; thence along the centerline of said branch in the property line of Forest Grove Subdivision the following five (5) courses and distances: (1) North 50 deg. 29 min. 12 sec. West 57.11 feet to a point in the center of said branch; (2) North 66 deg. 10 min. 35 sec. West 74.83 feet to a point in the center of said branch; (3) North 86 deg. 17 min. 18 sec. West 100.08 feet to a point in the center of said branch; (4) North 85 deg. 36 min. 23 sec. West 106.85 feet to an existing iron pipe in the centerline of said branch; and (5) North 88 deg. 53 min. 17 sec. West 43.25 feet to an existing iron pipe in the center of said branch in the east property line of the Forest Grove Swim Club property; thence along the east line of Forest Grove Swim Club, North 22 deg. 35 min. 43 sec. East 66.60 feet to a steel stake in the east property line of said Forest Grove Swim Club; thence continuing along the east line of Forest Grove Swim Club North 22 deg. 28 min. 15 sec. East 199.62 feet to a steel stake marking the northeast corner of the Forest Grove Swim Club tract of land; thence along the north line of the said Forest Grove Swim Club property line North 67 deg. 29 min. 51 sec. West 299.92 feet to a steel stake marking the northwest corner of Forest Grove Swim Club; thence along the west line of said Forest Grove Swim Club South 22 deg. 27 min. 54 sec. West 199.72 feet to a steel stake in the west property line of said Forest Grove Swim Club; thence continuing along the west line of said Swim Club, South 27 deg. 12 min. West 150.53 feet to a point marking the termination of the eastern right-of-way margin of Tenth Avenue; thence along the

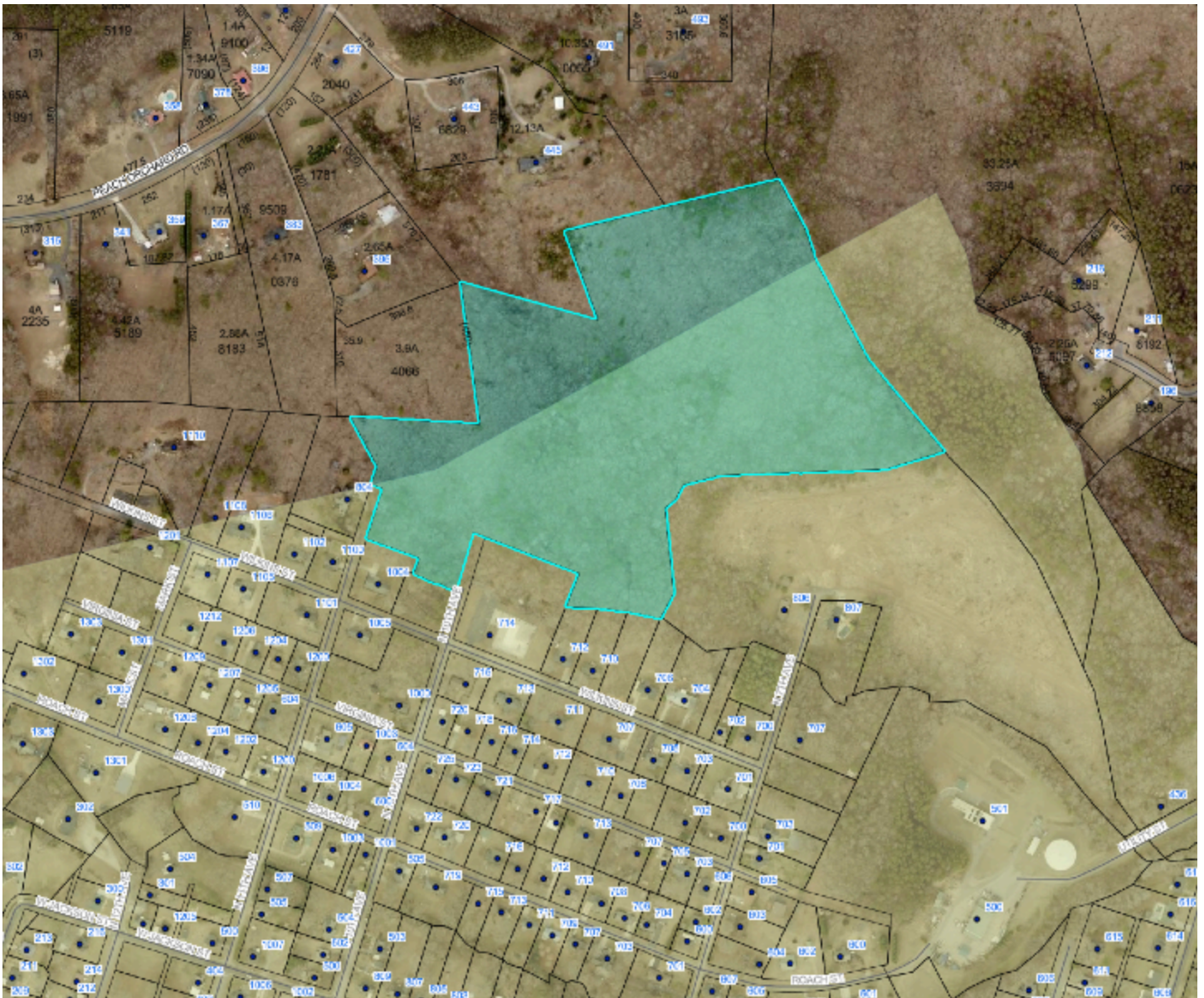
Unofficial Document

Unofficial Document

EXHIBIT "A"

northern termination line of Tenth Avenue, North 67 deg. 27 min. 31 sec. West 39.41 feet to a new iron pipe in the western right-of-way margin of Tenth Avenue at the point of its termination, also said new iron pipe marking the northeast corner now or formerly owned by Wilkins; thence along Wilkins' north line North 67 deg. 30 min. West 175.00 feet to an existing iron pipe marking Wilkins' northwest corner in Williams' line; thence along Williams' east line, North 22 deg. 37 min. 27 sec. East 50.00 feet to an existing iron pipe marking Williams' northeast corner; thence along Williams' corner, North 67 deg. 26 min. 15 sec. West 164.06 feet to an existing iron pipe marking Williams' northwest corner; thence along Williams' west line, South 18 deg. 18 min. 56 sec. West 50.07 feet to an existing iron pipe in the eastern right-of-way margin of Eleventh Avenue at its point of termination; thence along the north margin of Eleventh Avenue at its termination, North 67 deg. 37 min. 53 sec. West 39.74 feet to an existing iron pipe in the western right-of-way margin of Eleventh Avenue at its point of termination in the property line of VanHoy; thence along the property line of VanHoy and along the property line of Case, North 18 deg. 30 min. 01 sec. East 225.07 feet to an existing iron pipe marking Case's northeast corner; thence along Case's north line, North 67 deg. 31 min. 57 sec. West 150.00 feet to a point marking Case's northwest corner; thence along Case's west line South 18 deg. 19 min. 23 sec. West 150.00 feet to an existing iron pipe in VanHoys' line; thence along VanHoy's line North 67 deg. 32 min. 26 sec. West 74.30 feet to an existing iron pipe marking VanHoy's northwest corner; thence North 18 deg. 05 min. 04 sec. East 295.05 feet to an existing iron pipe in Harry V. Smith's property line, See Deed Book 589, Page 331; thence along Harry V. Smith's line South 86 deg. 03 min. 23 sec. East 526.17 feet to the point and place of first Beginning and containing 37.44 acres, more or less, as shown on plat entitled "Survey Plat for Daisy Baughn" dated September 30, 1985, which plat is made a part of the description of the herein conveyed property.

Said property being a part of the property described in Deed Book 339, Page 366 of the Rockingham County Registry.



Rockingham County Parcels Details

Question about Parcel?

Long PIN: 791714441850 Parcel Number: 169086Z1

OWNER: VAUGHN CHARLES MARCUS,

Mailing Label:

PO BOX 69

SANDY RIDGE NC, 27046-0069

Property Area: 22.210000 acres

Zoning: **See Zoning Layer**

Year Built: 0

Last Sale Date: 20111013

Last Sale Amount: \$0

Deed Book: 1422

Deed Page: 1791

Deed Year: 2011

Assessment Information:

Improvement Value: \$0

Land Value: \$72802

Total Value: \$72802

Updates Needed to the Special Use Permit Application

Me

11:07 AM

Hi Ken,

The Special Use Permit application needs the following updates before it can be considered complete.

Page 1

- Check the "Special Use Permit" box.
- "Are you the property owner?" – check **No**.
- "Is the property in the floodplain?" – check **No**.
- "Site plan attached" – check **Yes**.
- Address of property: N 7th and 11th Avenues, Mayodan, NC 27027.
- Parcels and acreage:
 - 14.27 acres for Tax Parcel Number 169086Z2 (acres pulled from county tax records)
 - 36.48 acres for Tax Parcel Number 169086Z1 (acres pulled from county tax records)
 - 17.571 acres for Tax Parcel Number 167889 (acres pulled from your N 7th Avenue site plan)

Page 2

- Describe the project: "Requesting alternative street design and no sidewalks for this development."

Page 3

- Add the date to your signature.
- Remove the property owner's name. The owner's signature is not required for this application.

Let me know if you would like me to update the application and send it to you for approval via email. I can then attach your email approval to the application.

Thank you,

1 Application

PDF

pcroofing123@gmail.com

11:40 AM

Hopefully it all worked

Does Charles still have to do some new palate work

1 Application

PDF

pcroofing123@gmail.com ...

 11:44 AM

pcroofing123@gmail.com

12:28 PM

Please make any changes you feel necessary to the applications for compliance. Thank you.
