



**REGULAR
MEETING *MINUTES*
MAYODAN TOWN COUNCIL
February 8, 2021
6:00 p.m.
101 N. 10th Ave**

MAYOR AND COUNCIL PRESENT:

Mayor James “Bud” Cardwell
Darrell Allred
Melanie Barnes
Doug Cardwell
David Holland
Chad Wall

STAFF PRESENT:

Town Attorney Eugene Russell
Town Manager Melessa Hopper
Town Clerk Sarah Hopper

OTHERS PRESENT:

Mike Moore, Mike Moore Media

The Mayodan Town Council met at 6:00pm on February 8, 2021 at 101 N. 10th Avenue, and with a quorum present Mayor Cardwell called the meeting to order.

PUBLIC HEARINGS:

A. Consideration of Rezoning Request – R-20 to R-6, NC 135, Cold Creek Construction

Mayor Cardwell opened the public hearing to hear public comment regarding an application by Cold Creek Construction to rezone property on NC 135, parcel number 122826, from R-20 to R-6, at 6:03 p.m.

Billy Watkins of 155 River Road, Mayodan, expressed his concerns on increased traffic on the three-lane highway. Other concerns he has is the drainage problem on the property that would cause problems for his adjacent property. Mr. Lemon’s with Cold Creek Contracting said the drainage problem would be addressed with a civil engineer. Mr. Lemons is planning to build 5 units with 12 apartments in each. Mayor Cardwell closed the public hearing at 6:11 p.m.

Motion by Councilmember Holland, seconded by Councilmember Allred, to approve the rezoning application request for NC 135 from R-20 to R-6.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

B. Consideration of Conditional Use Permit – NC 135, Cold Creek Construction

Mayor Cardwell opened the public hearing to hear public comment regarding an application by Cold Creek Construction for a conditional use permit, for property on NC 135, parcel number 122826 at 6:19 p.m.

No one from the public wished to speak.

Mayor Cardwell closed the public hearing at 6:20pm.

Councilmembers discussed the conditional use permit and the 5 criteria that had to be met to approve the conditional use. Council stated that in condition 1) the use requested is a true fact and the use is listed as a special use in the district for which the application is made; 2) the development is located and designed to maintain and promote public health, safety, and general welfare of the surrounding community; 3) the development complies with all required Town of Mayodan regulations and building standards and all other applicable regulations; 4) the use is located and designed to be operated so as not to substantially injure the value of adjoining or abutting properties by engineering design work and construction plans, and the use is a public necessity in that it will fulfill housing needs for the area; and 5) that consideration has been given to the suitability of the property for the conditional use applied for with respect to the trending growth of Rockingham County and the Mayodan area near and adjacent to the I-73 corridor; the effect of the use on the community; and encouraging the most appropriate use of the land.

Further conditions placed upon the property are:

1) Evergreens are to be planted on the North and East sides of the property lines as a buffer to the adjacent property owners, and to replace any dying vegetation with new plantings;

2) The entrance drive must be of sufficient width to allow fire and rescue vehicles easy access and for incoming and outgoing egress with sufficient space at the rear of the property for emergency vehicles and garbage collection vehicles to turn around to avoid backing into traffic on Highway 135.

Motion made by Councilman Cardwell, seconded by Councilman Wall to approve the conditional use permit submitted by Cold Creek Construction meeting the five criteria and imposing two additional development conditions.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

PUBLIC COMMENTS:

No one wished to speak.

APPROVAL OF MINUTES:

Motion by Councilmember Holland, seconded by Councilmember Cardwell, to approve minutes for agenda and regular meeting minutes of January 7 and 11, 2021, as presented.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

OLD BUSINESS:

A. Consideration of Satellite Annexation Petition (Certify Sufficiency Petition)

-Charles Rakestraw

Town Clerk Sarah Hopper and Town Attorney Eugene Russell reported to Council that in their research to determine the sufficiency of the satellite annexation petition presented by Charles Rakestraw for property on River Road it was determined the property may, in fact, be closer to the city limits of the Town of Madison than to the city limits of the Town of Mayodan. Therefore, the petition could not be certified.

Council discussion concluded with the following motion:

Motion by Councilmember Cardwell, seconded by Councilmember Wall, not to move forward with satellite annexation of the Rakestraw property on River Road.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

B. Consideration of Fee Schedule Amendment

Town Manager Lessa Hopper discussed with Council Mr. Rakestraw's request for consideration of lowering the sewer tap fee for his project on River Road. Ms. Hopper and Mr. Russell, Town Attorney, presented to Council an amendment to the fee schedule that would allow for a developer's turnkey construction tap fees to be 1/3 reduction in the fee amount for water and sewer tap fees set for those times the Town installs the lines, taps, and meters. The reduction for turnkey construction would be presented on a case-by-case basis and upon the approval of a written agreement between the developer and the Town.

Motion by Councilmember Wall, seconded by Councilmember Holland, to approve the amended fee schedule as presented.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

**The Town of Mayodan fee schedule is hereby by reference made a part of these minutes and a copy is on file in the Town Clerk's office for public viewing.

C. Consideration of Special Agreement for Turnkey Water and Sewer Extension – Rakestraw Investment Company, Inc

Council was presented a special agreement for turnkey water and sewer extension between the Town and Mr. Charles Rakestraw for development of water and sewer lines and taps at a residential housing development project on River Road. Mr. Rakestraw, as the developer, will be installing the lines and taps and thereby requests a reduction of 1/3 of the fees set in the fee schedule.

Motion by Councilmember Cardwell, seconded by Councilmember Wall to approve the special agreement for turnkey water and sewer extension between the Town of Mayodan and Rakestraw Investment Company, Inc.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

**A copy of the special agreement is hereby by reference made a part of these minutes and a copy is on file in the town clerk's office for public viewing.

NEW BUSINESS:

There were no new business items.

MANAGER COMMENTS/ANNOUNCEMENTS:

Town Manager Lessa Hopper gave the financial report for January 2021.

COUNCIL COMMENTS/ANNOUNCEMENTS:

Motion by Councilmember Holland, seconded by Councilmember Allred to enter closed session pursuant to N.C. G.S. 143-318.11(a) 6, personnel matters.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

Council entered closed session at 7:15pm.

Motion by Councilmember Holland, seconded by Councilmember Wall to return to open session.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

Council returned to open session at 7:29pm.

Council members voted to extend the employment contract for Town Manager Melessa Hopper to March 1, 2022 and to increase the salary by 5 percent.

Ayes: Councilmembers Allred, Holland, and Wall

Nays: Councilmembers Barnes and Cardwell

Motion carried.

Motion by Councilmember Allred, seconded by Councilmember Wall, to adjourn meeting.

Ayes: Councilmembers Allred, Barnes, Cardwell, Holland, and Wall

Nays: None.

Motion carried unanimously.

Council adjourned at 7:32 p.m.

ATTEST:

Sarah Hopper, Town Clerk

James Cardwell, Mayor