

**Town of Mocksville  
Regular Board Meeting  
November 4, 2025**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, November 4, 2025 at 6:00 p.m. at the Mocksville Education Building located at 201 S. Salisbury Street.

|                               |                     |                |
|-------------------------------|---------------------|----------------|
| <b>Present:</b>               | Mayor, Will Marklin | <b>Absent:</b> |
| <b>Commissioners Present:</b> | Jenny Stevenson     |                |
|                               | Johnny Frye         |                |
|                               | Justin Draughn      |                |
|                               | Carl Lambert        |                |
|                               | Rob Taylor          |                |

**Others Present:**  
Lee Rollins, Town Manager  
Al Benshoff, Town Attorney  
Lynn Trivette, Town Clerk /Finance Director  
Emily Quance, Deputy Clerk/Human Resources Director  
Chris Vaughn, Parks and Grounds Director  
Brian Moore, Public Works Director  
Frank Carter, Fire Chief  
Jeannette Pitts, Director of Marketing and Community Development

Mayor Marklin called the meeting to order.

The Town of Mocksville Board paused for a moment of silence.

Mayor Marklin led the Pledge of Allegiance.

**Conflict of Interest Statement**

“Pursuant to NC General Statutes and the Town of Mocksville Code of Ethics Policy adopted November 9th, 2010, amended of Jan. 6, 2019 and further endorsed on August 9th, 2022, I would ask each of you before you adopt the agenda if there is any actual, potential, or perceived conflicts of interest with respect to any matter on the proposed agenda which will come before the Town Board of Commissioners for consideration and/or decision at this meeting. If so, please speak up and let the Board know at this time before the agenda is adopted.”

**Adoption of Agenda**

*A motion was made by Commissioner Taylor to adopt the agenda as written. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

November 4, 2025

## **Citizen Comments**

Mayor reads; Under GS section 160A-81.1, the Board shall provide one period for public comment per month. Public comments are a valued part of the Board meeting but we also have to handle monthly business items. If your public comment is not heard this month we provide the same opportunity at each month's Board meeting. Public comments are limited to 3 minutes per comment. The Mayor asks that groups appoint spokespersons for groups supporting the same position, especially when the number of people wishing to attend the meeting exceeds the capacity of Town Hall. When the comments become repetitive and no longer provide new information then discussion for this meeting may be stopped. As a reminder, the comment period is not a question and answer session. As always, the Mayor shall provide for the maintenance of order and decorum in the conduct of the comment period.

Mike Shababy of 201 Charleston Ridge Drive addressed the Board to discuss air pollution concerns from the feed mill plant off Depot Street (Wayne Farms). He has asked the Board to look into this further. He thanked the Board for the paving of Railroad Street, but is concerned about the 35-mph speed limit; he feels this is too fast for that street.

Delana Hendrix of 120 Sunset Drive addressed the Board stating he has a noise issue on his street; dogs bark all day and night. He is asking the Board to reestablish the noise ordinance; the Town needs a noise ordinance.

## **COMMUNICATIONS FROM BOARDS, COMMISSIONS & AGENCIES**

### **Recognizing Grant Award – Chief Carter and Captain Dwiggins**

Chief Carter and Captain Dwiggins addressed the Board to recognize the Fire Department was awarded the 2025 Lt. Joseph P. Dibernardo Foundation Grant in the amount of \$18,251 (no cost to the town). The grant was used to purchase thirty Bail Out Systems, and for a vendor to train staff on the new systems.

### **Benchmark Planning – Downtown Master Plan and Comprehensive Plan Update Kickoff**

Jason Epley, AICP, Benchmark Planning, addressed the Board to present the Downtown Master Plan and Comprehensive Plan Update Kickoff.

#### **Mocksville's Plan Update:**

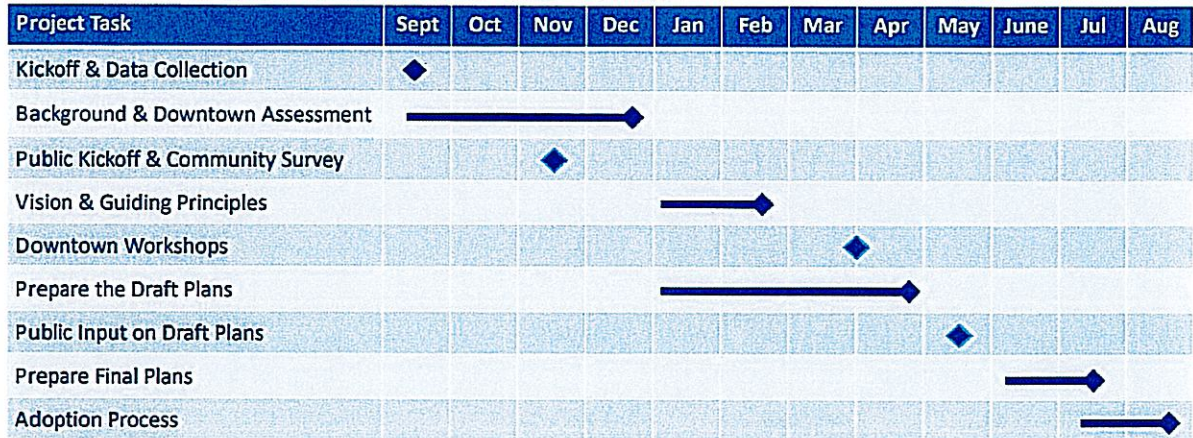
- Road Map or Blueprint for the future of the Town
- Looks at development trends, previously approved plans, demographic and economic data, and community perceptions
- Identifies specific recommendations for the Town as a whole
- Future Land Use Map and recommendations to guide future infrastructure investment and development

#### **Downtown Master Plan**

- Framework for the future of downtown
- Examines data, trends, issues, and opportunities specific to downtown
- Identifies specific recommendations and implementation strategies for the public and private sectors to improve downtown

### Planning Process

- The Town plans will be developed concurrently over a 12-month period
- Planning Board to oversee both the Comprehensive Plan update and Downtown Master Plan
- Downtown Mocksville Collaborative to provide additional input on the Downtown Master Plan
- Public Participation through survey, meetings, and workshops



◆ Community Survey, Meetings, and Workshops

### Listening Sessions:

- Real Estate / Development Community
- Major Property Owners / Business Owners
- Town Departments / Project Committee
- Business Promotion and Economic Development Entities
- Elected & Appointed Officials
- Neighborhood Advocates, Volunteer Committees
- Other Partners & Outside Agencies

### Downtown Assessment:

- Existing Plans / Studies
- Infrastructure
- Transportation
- Parking
- Pedestrian Network
- Public Safety
- Public Space
- Historic Resources
- Opportunity Site Evaluation

### Downtown Workshops (March – April):

- Workshop #1 Big Ideas
- Workshop #2 Concept Plans
- Workshop #3 Consensus

#### What We've Heard So Far:

- Would like improved walkability throughout Town
- Desire for improved appearance across Town
- Perceived shortage of diverse and attainable housing
- Uncertainty/unease about potential development/density
- Where and how should we grow (utilities / services)?
- What will Mocksville's identity be in the future?

#### Digital Engagement – Project Website:

- [www.PlanMocksville.com](http://www.PlanMocksville.com)
- Community Survey on website

#### Next Steps:

- Background Research & Downtown Assessment
  - Evaluate data and trends
  - Existing plan review
  - Existing conditions review
  - Stakeholder interviews (November)
- Community Survey
  - Digital Community Survey Available Through November 30
- Planning Board & Downtown Collaborative Updates
  - December 2025 / January 2026

#### Consent Agenda

*A motion was made by Commissioner Frye to adopt the consent agenda as presented. The motion was seconded by Commissioner Draughn which carried by a unanimous vote of 5-0. Items approved were: (A) October 7, 2025 Regular Board Meeting and Closed Session (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.*

#### NEW BUSINESS

##### Consider Adopting Budget Amendment #5 Enterprise Fund

Finance Director Lynn Trivette addressed the Board. The Lowe's Creek Outfall of the Lackey's property that was on the budget amendment last month will be completed with the \$15,000 included in this Budget Amendment #5.

*A motion was made by Commissioner Lambert to adopt budget amendment #5 enterprise fund for various overages in the amount of \$193,000. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.*

November 4, 2025

**Consider Adopting Resolution to Accept Ownership and Maintenance of Streets at Charleston Meadow Loop - Charleston Ridge Subdivision**

Town Manager Lee Rollins addressed the Board. We need to accept the street and the maintenance for Charleston Meadow Loop off the Charleston Ridge Subdivision.

*A motion was made by Commissioner Stevenson to adopt resolution to accept ownership and maintenance of the streets at Charleston Meadow Loop - Charleston Ridge Subdivision. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.*

**Consider Amending Utility Billing Policy**

Rana Gaither addressed the Board to request approval for a utility policy amendment reflecting last month's Board action to revise the fee schedule. Pre-treatment and impact fees have been added and the meter interference fee has been removed. An explanation for tap fees and impact fees are included as required by the LGC application Lynn Trivette is completing for the USDA loan.

*A motion was made by Commissioner Taylor to approve amendments to the utility billing policy to reflect the fee schedule. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.*

**Consider Adopting Resolution for the Town of Mocksville to be the Lead Applicant to Seek up to a \$500,000 Planning Grant Through the Appalachian Regional Commission**

Town Manager Rollins addressed the Board to recommend approval for the Town to be the lead applicant to seek up to a \$500,000 planning grant through the Appalachian Regional Commission. The purpose of the grant is to partner with local business, Renaissance Fiber to establish the missing infrastructure necessary to transform framed industrial hemp into textile-ready fiber. The project will serve as a model for regional economic revitalization and sustainable manufacturing in the Appalachian region.

*A motion was made by Commissioner Draughn to adopt resolution for the Town of Mocksville to be the lead applicant for an Appalachian Regional Initiative for Stronger Economies (ARISE) Planning Grant seeking up to \$500,000 through the Appalachian Regional Commission with the Town paying \$2,300 of the grant preparation fee. The motion was seconded by Commissioner Taylor which carried by a vote of 4-1, with Commissioner Stevenson voting against.*

**Consider Adopting Resolution in Support of Project Goalie 2.0 to Expand a Manufacturing Facility in Mocksville, North Carolina**

Michael Walser addressed the Board. This is an existing company considering to expand their manufacturing operations, proposing to invest approximately \$5,194,000 and to create at least 20 new full-time jobs.

*A motion was made by Commissioner Draughn to adopt resolution in support of Project Goalie 2.0 to expand a manufacturing facility in Mocksville, NC; to endorse the application of Project Goalie to request \$150,000 of financial support to assist in the funding of building reuse; and provide a cash match of 5% of the amount requested on the building reuse application. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

**Communication from Town Staff**

Town Attorney Al Benschoff: N/A

Town Manager Rollins: N/A

**Communication from Mayor and Town Board**

Commissioner Stevenson: N/A

Commissioner Taylor: Good luck in election.

Commissioner Lambert: N/A

Commissioner Draughn: Good luck in election.

Commissioner Frye: N/A

Mayor Marklin: N/A

**Motion to enter closed session per NC GS 143-318.11 (a) (3) to preserve the attorney-client privilege.**

*A motion was made by Commissioner Taylor to enter closed session. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.*

*A motion was made by Commissioner Taylor to re-enter open session. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.*

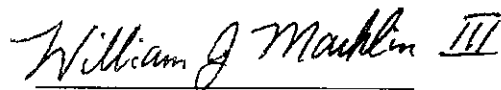
**Adjourn**

*A motion was made by Commissioner Draughn to adjourn the November 4, 2025 Regular Board Meeting. The motion was seconded by Commissioner Lambert which carried by a unanimous vote 5-0.*

The attached documents are incorporated herewith and are hereby made a part of these minutes.



Lynn Trivette Town Clerk, MMC, NCCMC



Will Marklin, Mayor

November 4, 2025