

**Town of Mocksville  
Regular Board Meeting  
February 3, 2026**

The Town of Mocksville Board of Commissioners met for the Regular Board Meeting on Tuesday, February 3, 2026 at 6:00 p.m. at the Mocksville Town Hall located at 171 S. Clement 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 Andrews, Town Attorney  
Emily Quance, Town Clerk  
Lynn Trivette, Finance Director  
Chris Vaughn, Parks and Grounds Director  
Brian Moore, Public Works Director  
Frank Carter, Fire Chief

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

## 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.

No one spoke.

**Public Hearing for a Zoning Map Amendment TOM26-J4-0001. Howard Street Real Estate LLC has requested rezoning of an approximate 5.21 acres parcel from Neighborhood Residential (NR) to General Industrial Conditional (GI-C). The subject properties are located at 1007 Howard Street and 260 Duke Street. The properties are further described as Davie County tax parcel J4120A0001 and J4120A000101.**

Johnny Easter addressed the Board. Howard Street Real Estate LLC has requested rezoning of an approximate 5.21 acres parcel from Neighborhood Residential (NR) to General Industrial Conditional (GI-C). The subject properties are located at 1007 Howard Street and 260 Duke Street. The properties are further described as Davie County tax parcel J4120A0001 and J4120A000101. The current land use is a vacant property. It is an institution that is no longer in operation. On January 8, 2026, the Mocksville Planning Board unanimously approved the rezoning. The planning staff is in favor of the proposed zoning map amendment. This is a conditional rezoning. The only use will be for Group Care Facility A, B, or C, which is specifically intended for drug and alcohol. A, B, and C refer to the size and use, with A at 45, B at 45 – court ordered offenders, and C at 200. The applicant has asked to remove B at this time. The Board can approve with conditions, deny, or defer. Both parties would have to agree to the conditions. The conditions follow the property.

Mayor Marklin opened the public hearing at 6:08pm

Against:

Lisa Nelson of 831 S. Salisbury Street spoke against the zoning map amendment and shared her concern that this property is zoned residential and is in a neighborhood. She believes this business should move into an area that is already zoned for a business, not into the middle of a neighborhood. She is asking the Board to follow the zoning as it is written.

In favor of:

Nicole Costa Chief Clinical Officer for Advanced Recovery Systems. This is an area of great need for a facility for substance abuse and mental health patients. Our facilities are located in residential type locations because we want our patients to have that residential type feel. Facilities are supervised by staff 24 hours a day, 7 days a week. Our programs are voluntary, but patients can check themselves out, but a safety plan will be put in place. They cannot walk off the property. Patients can be outside within the facilities parameter. There is a proposal for a fence.

Kyle Plachta with Advance Recovery Systems shared the investment into the property would be 12-13 million. The visual placed before you addressed the buffer requirements, additionally there could be

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intersections from the fence to the building to create courtyard space for the clients so they do not have access to the driveways or the front parking lot.

Mayor Marklin closed the public hearing at 6:15pm.

Board discussion included the facility staffing, type of patients receiving treatment, fencing and buffers. The facility has twenty-four-hour staffing, a proposed fence around the perimeter, and a buffer around the property. The facility will treat patients for substance abuse and mental health.

To consider zoning map amendment including conditions to the zoning ordinance

*A motion was made by Commissioner Frye to approve a zoning map amendment request from Howard Street Real Estate LLC that have applied to rezone approximately 5.21 acres parcel from Neighborhood Residential (NR) to General Industrial Conditional (GI-C) with the following conditions: Only use will be Group A or C. The subject properties are located at 1007 Howard Street and 260 Duke Street. The properties are further described as Davie County tax parcel J4120.A0001 and J4120.A000101. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.*

To consider Statement of Consistency and Reasonableness

*A motion was made by Commissioner Taylor to approve the statement of consistency and reasonableness for approval. The motion was seconded by Commissioner Draughn which carried by a unanimous vote 5-0.*

### **Communications from Boards, Commissions & Agencies**

Proclamation to Recognize February 2026 as Black History Month

Mayor Marklin read the proclamation recognizing February 2026 as Black History Month.

Davie County Senior Games and SilverArts Presentation - Carrie Miller, Senior Games Local Coordinator

Carrie Miller addressed the Board. Senior Games and SilverArts offers competitive and non-competitive sports and arts events for seniors fifty years and older. Davie County is a case-by-case county; out of county participants may only play as a partner of a Davie resident or on a team that has over half the players from Davie County. Senior Games is broken up into 5-year age increments, and you play within your age category. Senior Games and SilverArts season run from March – May each year and has the mission to provide opportunities throughout the entire county. Volunteers are needed to score at events.

### **Surplus Report July 2025-January 2026 – Lynn Trivette**

Lynn Trivette addressed the Board. This report provides the required documentation for property declared surplus and disposed of by the Town Manager between July 2025 – January 2026.

### **Consent Agenda**

*A motion was made by Commissioner Stevenson 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) January 6, 2026 Regular Board Meeting Minutes (B) Monthly Financials (C) Tax Releases and (D) Contribution Based Cap Report.*

## **OLD BUSINESS**

## **NEW BUSINESS**

### **Consider Awarding Bid for the Davie County Water System Interconnection Project**

Town Manager Rollins addressed the Board to recommend approval and award GS Construction the Davie County Water System Interconnection Project contract 17.0 in the amount of \$293,000.

*A motion was made by Commissioner Lambert to approve and award GS Construction, Inc. for the Davie County Water System Interconnections Project; contract 17.0 in the amount of \$293,000. The motion was seconded by Commissioner Taylor which carried by a unanimous vote 5-0.*

### **Consider Adopting Budget Amendment #7 Enterprise Fund.**

*A motion was made by Commissioner Taylor to adopt budget amendment #7 enterprise fund for various overages including the interconnection project awarding GS Construction in the amount of \$328,000. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.*

### **Consider Adopting Budget Amendment #8 General Fund**

*A motion was made by Commissioner Taylor to adopt budget amendment #8 general fund for various overages in the amount of \$54,029. The motion was seconded by Commissioner Stevenson which carried by a unanimous vote 5-0.*

### **Consider Awarding Professional Engineering Services Required by USDA Application for Project Bear Creek Pump Station and Force Main Replacement**

Town Manager Rollins addressed the Board. The Board approved an intent to apply for a loan/grant to the USDA for our Bear Creek pump station and force main replacement on October 7, 2025. This is a continuation of that process and to select an engineer to begin work on putting together the engineering specifications and the numbers for this project in order to be able to communicate with the USDA on the next step. Upon request for qualifications, five were submitted and reviewed using a matrix which led to the selection of Willis Engineers.

*A motion was made by Commissioner Lambert to authorize the Town Manager and Finance Director to enter into an agreement with Willis Engineers to provide professional engineering and related services in support of the future Bear Creek Pump Station Replacement Project. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.*

### **Communication from Town Staff**

Town Attorney Al Andrews: N/A

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Town Manager Lee Rollins: N/A

**Communication from Mayor and Town Board**

Commissioner Lambert: Thank you Public Works. Welcome Attorney Andrews.

Commissioner Taylor: The Smart Start Hometown Hoe Down is February 20, 2026.

Commissioner Stevenson: Thank you for snow removal and for Attorney Andrews joining us.

Commissioner Frye: Thank you to Town staff.

Commissioner Draughn: Thank you Public Works. Welcome Attorney Andrews.

Mayor Marklin: Thank you Brian Moore and the Public Works staff, Parks and Grounds, and Fire. Welcome Attorney Andrews.

**Motion to enter closed session per NC GS 143-318.11 (a) (3) and (5) to preserve the attorney-client privilege and property acquisition.**

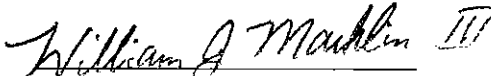
*A motion was made by Commissioner Taylor to enter closed session. The motion was seconded by Commissioner Frye which carried by a unanimous vote 5-0.*

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

**Adjourn**

*A motion was made by Commissioner Taylor to adjourn the February 3, 2026 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.

  
William J. Marklin, Mayor

  
Emily Quance, Town Clerk, CMC, NCCMC

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