



# Town of Stem

February 20, 2017  
Regular Town Meeting Minutes

## TOWN BOARD MEMEBERS

Renee Green, Mayor	919-864-0435	Kenneth McLamb, Mayor Pro	919-528-6459
Casey Dover, Commissioner	919-656-4062	Lonnie Cole, Sr, Commissioner	919-528-3131
Kevin Easter, Commissioner	919-810-5841	Mary Cordrey, Commissioner	919-417-8008
Vicki Garrett, Town Clerk	919-691-2369	Robert Hornik, Town Attorney	

## TOWN MEMBERS PRESENT

Renee Green, Mayor, Kenneth McLamb, Mayor-Pro, Commissioners Casey Dover, Lonnie Cole, Sr., Kevin Easter, & Mary Cordrey. Town Clerk, Vicki Garrett, Town Attorney, Robert Hornik, & Acting Police Chief Ed Newman.

## OTHERS PRESENT

Lynn Carden, Richard Garrett, Charles & Priscilla McLamb, Matt Hastings, Chris Bass, Wayne Gooch, Lisa Strickland, Dave Pavlus, & Angie Gooch.

## MEETING ORGANIZATION

- Meeting called to order by Mayor Green
- Pledge of Allegiance by everyone present
- Invocation by Commissioner Cordrey

## AGENDA CHANGES

- Commissioner Dover-Update on Website. This will be discussed under old business.

## CONSENT AGENDA APPROVAL

- A motion was made by Commissioner Cordrey to accept the Consent Agenda as written, this motion was 2<sup>nd</sup> by Commissioner Dover, and it passed unanimously.

## PUBLIC HEARING

### CONDITIONAL ZONING GOOCH STREET LOTS

Right now under the current zoning the lots can be built on, no problem. Tonight's Public Hearing is about an application received to rezone approximately 16.795 acre parcel of land for the R2 residential zoning district to a Conditional Zoning District Type 1 to allow for residential development of the property in accordance with a site specific development plan. Dave Pavlus of 210 Sunset Street was the 1<sup>st</sup> to speak in the Public Hearing. See his attached speech. Mayor Green then said Mike I'm going to speak at this time. Mayor Green said I'm going to say this one time and I want everybody in this room to understand this. My job as a realtor is not to come up in this room again. I am the listing agent. I do not vote as the Mayor of this Town. I did not attend the Planning Board meeting. Five citizens recommended this to the Board. I am the listing agent. I sold that property; I also brought this property to this Town Board first to purchase for a park. My job, I'm saying it, I don't want any comments back or I will excuse you out that door. My job and my job as Mayor are 2 different things, I don't vote as Mayor and your son (Kenneth McLamb) had every right to be here via speaker tonight or here. That has nothing to do with us. Now we can move on with this, but leave my job out of this. I would be doing it if I was Mayor or not. Mayor Green said don't even go there with me. Mr. Pavlus asked, don't you have the right to break a tie vote? Mayor Green said I do, but I don't think I am going to have to break a tie vote. Mayor Green once again stated no one is to bring my profession in this whatsoever. I do not vote, I did not attend any meeting of the Planning Board, is that clear? And again Mayor Green stated, anyone that brings up by job again can be excused out that door. Mike Conti then spoke and said, "I think we should try and not be as combative if we can" and Mayor Green stated, "I absolutely agree". Mike continued to say this is a hearing for the public to give us feedback, and I want the public to feel like you are not going to get attacked for what you have to say. Then Mayor Green stated she didn't say anything about anything else he had to say, just my job. Next to speak was Charles McLamb of 202 Sunset Street. !st he spoke on the Mayor KM Clerk VG

traffic issue. He feels these roads will not handle the traffic of these new homes. The infrastructure of School Street & Gooch Street needs to be upgraded. You are placing the burden of supporting this infrastructure on the town citizens that are already here. We are taxed to death. Our tax rate is higher in this entire county, than any other town. He also stated he could get far more in another town, than he gets in this one. Charles addressed the impervious surfaces and storm water. He has issues from runoff from old Hwy 75 running into his back yard, he wanted a guarantee that he would not have any additional issues with storm water. Charles also stated other than the Kiddie Park, what does the Town of Stem offer? At this point Mayor Green announced that Mayor Pro McLamb was on speaker phone. She also stated he would be allowed to vote according to state law as long as he could hear the conversation clearly. Wayne Gooch of 216 Sunset Street was next to speak. He addressed his concerns about the runoff into the pond before and after the development. Wayne also expressed that there has already been damage to the roads with the current construction by the gravel and concrete trucks. Chris Bass of Mallard Homes, the developer for 39 new homes, said the setbacks and the lot size match what was built at The Reserve at Prestwick. Mayor Green asked Mr. Bass if he had taken all steps to ensure that the development would be in compliance with the Falls Lake Rules. Matt Hastings, design engineer for Chris Bass, stated, "We will be releasing storm water at a lower rate that what you have now, and we will be treating nutrient runoff. All runoff will be directed to the two ponds at the end of the cul-de-sacs. Mr. Hastings also stated they would be putting up a berm and nothing would be running on to other properties". Mike Conti asked who would be responsible for the wetlands, and who would make sure they don't get full of say mosquitoes? Mr. Hastings responded that it would be up to the HOA. Mr. Bass stated that the green space and the retention ponds are all encompassed in the open spaces and the Town would be responsible for the upkeep of the wetlands. Mayor Pro McLamb joined the meeting in person at this time. Commissioner Easter questioned the fire safety of the housed having only 6 foot side setback. Mayor Pro McLamb stated he had spoken with almost everyone on Sunset Street and the majority wanted to keep the side setbacks at 10 feet. Mr. Bass stated that if the side set backs were left at 10 feet; it would change the design of the home. A motion was made to close the Public Hearing by Commissioner Cordrey and was 2<sup>nd</sup> by Commissioner Easter, it passed unanimously. A Motion was mad to pass the Board of Commissioner's Statement of Consistency by Commissioner Cordrey and 2<sup>nd</sup> by Commissioner Dover. It passed 3 to 2. A motion was made to pass the ordinance amending Town of Stem's Zoning Map to rezone an approximately 16.795 acre Parcel from the R-2 mixed residential zoning district to a conditional zoning district, type I by Commissioner Dover and it was 2<sup>nd</sup> by Commissioner Cordrey, and it passed 3 to 2. **Please see attached Consistency Statement and Ordinance amending Stem's Zoning Map.**

#### GUEST SPEAKERS

- Ronald Russell was supposed to be here tonight, be he is under the weather. Mr. Russell sent his apologies for being able to attend. A motion was made to authorize Mr. Russell to start scraping when he see fit and for \$1200.00/ scraping and sand and/or salt mixture to be put down by Mayor Pro McLamb and 2<sup>nd</sup> by Commissioner Cordrey, and it passed unanimously.

#### MAYOR REPORT

- Property behind Town Hall-Mayor Green reported she has just received a letter back from Linda & Doug where they had some chemicals removed. Commissioner Easter stated that a letter was needed for the Town, that they were not contaminating anything from the building to the landfill.

#### COMMISSIONER COMMITTEE REPORTS ONLY

**Commissioner Casey Dover:** Planning Board & Subdivision Liaison

- There has been some discussion about trash on the roads.
- The Highlands and Mangum farms are ready for their speed humps that have already been approved

**Commissioner Mary Cordrey:** Kiddie Park, Human Relations, Mowing & Maintenance

- Commissioner Cordrey reported that the Town of Stem has been nominated by Granville Co. Recreation Committee to receive \$23,421.00 for the expansion of the Jack Day Kiddie Park. This will be voted on in the March 20, 2017 Granville Co. Commissioners Meeting.

**Mayor Pro Kenneth McLamb:** Granville County Recreation Committee, SGWASA, Fire Department & Police Liaison

- SGWASA failed there test on halo acetic acids. They do think it is internal.

**Commissioner Kevin Easter:** Kerr-Tar, Granville Greenways Advisory Council

- Commissioner Easter needs a vote to continue on the Granville Greenways Advisory Council, his term ended

Mayor Km Clerk VG

on January 31. A motion was made by Mayor Pro McLamb and 2<sup>nd</sup> by Commissioner Cole and it passed unanimously. He will need a letter stated that he has been voted on for another 3 year term. Commissioner Easter wants the Board to consider the Buck Champion or anyone else with a bucket truck to take up the task of putting up and taking down flags and banners.

**Commissioner Cole: Streets and Signs/Chamber of Commerce**

- Someone has run over the stop sign right here at Railroad & Sunset Street. The street work on Church Street is complete. Campbell Paving did recommend putting rip rap on both ends of the pipe. A motion was made to do a budget amendment in the amount of \$1000.00 to put the rip rap down by Mayor Pro McLamb and it was 2<sup>nd</sup> by Commissioner Dover, and it passed unanimously. Out of the house number letters sent out no one has complied.

**ZONING & STORMWATER REPORT**

- **See Attached Sidewalk Plan for CMAQ Submission** The town will be awarded extra point since this is our first grant application for a sidewalk grant. A motion was made for submission of the CMAQ application for matching funds up to \$60,000.00 by Commissioner Easter and it was 2<sup>nd</sup> by Mayor Pro McLamb and it passed unanimously. (Commissioner Cordrey absent at this point)

**POLICE REPORT**

- From the 13<sup>th</sup> of January to February 19 there were 29 calls and all have been closed out except 1. It's been a busy month but a good month.

**OLD BUSINESS**

- Town website is up but not populated. Need photos to go on the website. Everyone has access to the calendar on the website.

**NEW BUSINESS**

- None

**PUBLIC COMMENTS**

- Joyce Bailey-She was wondering about the Ruritan emblem on the Welcome to Stem signs. She was told to tell them to hold up for right now.

**ADJOURNMENT**

- Motion made by Commissioner Cole to adjourn, 2<sup>nd</sup> by Commissioner Easter, it passed unanimously.

*Vicki C. Barnett* 3/20/17  
Clerk Signature / Date

*R. McLamb* 3/20/17  
Mayor Signature / Date



**NEXT REGULAR SCHEDULED MEETING WILL BE March 20, 2017 AT 7:00 PM**

Recording of this meeting is available for \$5.00. Please contact the town clerk.

Mayor *KM* Clerk *VG*