



NOTICE OF PUBLIC HEARING

The Town of Stem Board of Commissioners at a scheduled meeting on Tuesday, December 6, 2022 will hold a public hearing at 6:30 PM at the Stem Volunteer Fire Department located at 100 Franklin St, Stem, NC 27581. The purpose of the hearing is to:

Consider the application to amend the Stem Zoning Map to change the zoning designation of MAPN 088914336681 from R1 (Single-family Residential) to a new Conditional Zoning District Type 1 with specifications below.

Stem Conditional Zoning District #3

Permitted Uses: Professional Services, Gross Floor Area 1,300 square feet or less

Off Street Parking Area: Shall include two parking stalls, with an area at least 9' X 18' each

On Street Parking: On street parking shall not be permitted

Setback Requirements:

Front boundary: 15' including at least 10' of vegetated buffer

Rear boundary: 15' including at least 10' of vegetated buffer

Side boundaries: 5' for single boundary; minimum of 20' combined side boundaries

All boundaries: At least 25' from nearest dwelling

Minimum Frontage: 25'

Minimum Lot Width: 75'

Maximum Building Height: 45'

No new driveway connections to Sanders/Tally Ho.

Further details are available at stemnc.org/hearings

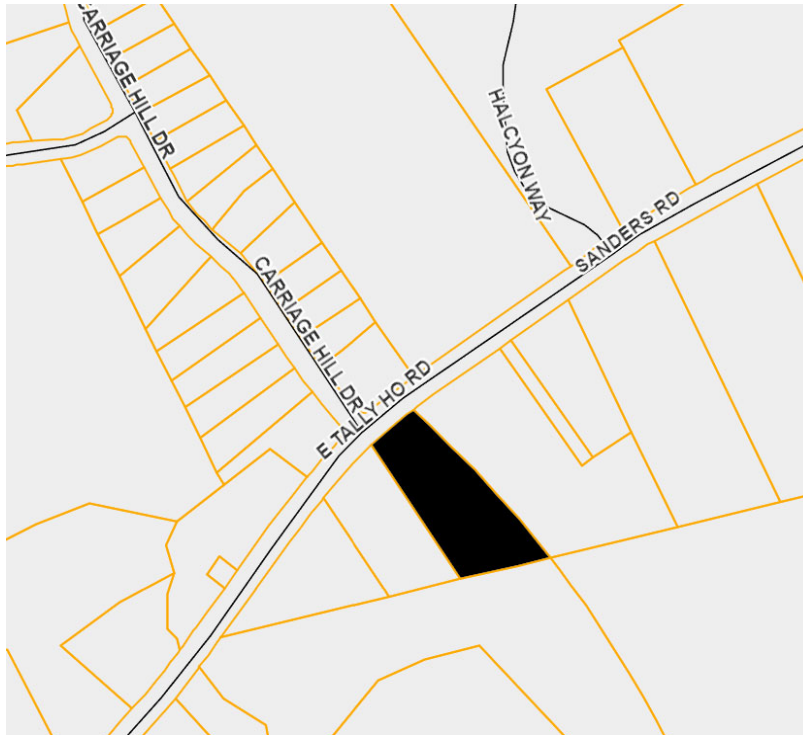
Any interested citizen is invited to attend. For additional information, contact Michael Conti, Zoning Administrator, PO Box 88, Stem NC 27581-0088, email: mike.conti@stemnc.org

Additional Information
Zoning Map Amendment Hearing
December 6, 2022

Why you are receiving this notice by mail.

You are the owner of record for a lot within 1000 feet of a property for which the Town of Stem has been petitioned for a change in zoning. NCGS § 160D-602 and the Stem UDO 4.03(B) require that in the event of a potential zoning map amendment all nearby property owners receive a physical notice about the proposed change and associated public hearing.

The map below details which property has been petitioned for a change in zoning.



What zoning changes may happen?

The owner of the property has petitioned the town to change the designation of the lot from R1 (Single Family Residential) to a Conditional Zoning District, Type 1 with the specifications below.

Stem Conditional Zoning District #3

Permitted Uses: Professional Services, Gross Floor Area 1,300 square feet or less

Off Street Parking Area: Shall include two parking stalls, with an area at least 9' X 18' each

On Street Parking: On street parking shall not be permitted

Setback Requirements:

Front boundary: 15' including at least 10' of vegetated buffer

Rear boundary: 15' including at least 10' of vegetated buffer

Side boundaries: 5' for single boundary; minimum of 20' combined side boundaries

All boundaries: At least 25' from nearest dwelling
Minimum Frontage: 25'
Minimum Lot Width: 75'
Maximum Building Height: 45'
Maximum Impervious Surface: 12% (7893 sq ft)
No new driveway connections to Sanders/Tally Ho permitted.

What uses are allowable in this type of district?

This district will allow only Professional Services in a building no larger than 1,300 square feet. Professional Services would include commercial uses that do not sell physical products.

What specifically will this property be used for?

The intended use of the property is a real estate office, though any Professional Services could be allowable without a further change in zoning should the zoning map amendment be adopted, as long as the gross floor area restriction is observed.

Will this cause changes to the nearby intersection?

No new road connections to Sanders/Tally Ho will be permitted. The owner of this property also owns the adjacent property with an existing driveway connection. An access easement will be established to allow access to this property from their existing driveway.

Why is a Conditional Zoning District being requested and not a change to an existing district type?

Though Professional Services would be allowable under existing district types CC (Community Commercial) or MU (Mixed Use), both of those districts would allow other uses that neither the town nor the property owner are interested in permitting at this location.

Am I allowed to voice my opinion on these potential changes?

Yes, the public hearing on December 6, 2022 at 6:30PM EST is open to the public and you are encouraged to share any thoughts at that time.

I have other questions not covered in these materials, who can I contact?

The responsible party is the Town of Stem Zoning Administrator. Michael Conti; mike.conti@stemnc.org (919) 672-1919

Town of Stem

Town: (919) 864-0435
zoning@stemnc.org

PO Box 88
102 W Tally Ho Rd
Stem, NC 27581-0088

Zoning Map Amendment Application

Property Owner:	Tabitha & Michael Wade		
Property Address:	130 E Tally Ho Rd Stem, NC 27581		
MAPN:	088914336681	Can be found at http://www.granvillegis.org Click the Online Maps tab and search by owner last name	
Total Area of Proposed Zoning Change:	<u>1.128</u>	acres	Fee: <u>\$500.00</u>
			First Acre: \$500.00
			Each Additional: \$25.00

In the space provided below, enter your requested map amendment for the property.
Conditional zoning district, type 1. See Exhibit A for specifications.

All submitted plans must conform to G.S. 47-30 MAPPING REQUIREMENTS and the Watershed Protection Ordinance for Stem NC (08/2/1993) §401(A)

I certify that all of the statements made in this application and any attached documents are true, complete, correct to the best of my knowledge and belief, and are made in good faith. I understand that false information may be grounds for rejection of this application. Authorized Town, County and State Representatives are granted right of entry to make evaluations or inspections and to release information upon public request. All development must meet the requirements of the Watershed Protection Ordinance for Stem, NC (08/02/1993) and Town of Stem Stormwater Ordinance for New Development (06/21/2012). Sites exceeding 0.5 acres (21,780 s/f) of disturbed area may require a Stormwater Permit Review. The undersigned hereby certifies that he/she is either the owner or the authorized agent of the owner and hereby makes application for permit and inspection of work herein described and agrees to comply with all applicable laws pertaining to the work.

Applicant's Signature

Date

Scan your completed document and e-mail it to the address listed at the top of page 1 along with your site plan (more information on site plan below)

- Your site plan can be the plat from when you purchased the property or a more recent survey.
- It must note on the site plan the scale of the drawing.
- The site plan must include all existing and proposed structures on the property.
- The site plan must note all dimensions of existing and proposed structures.
- The site plan must note the distance between all proposed structures and the nearest side property line.
- The site plan must note the distance between all proposed structures and the rear property line.
- The site plan must note the distance between all proposed structures and the road right of way.

Exhibit A
Conditional Zoning District Type 1
MAPN 088914336681

Permitted Uses: Professional Services, Gross Floor Area 1,300 square feet or less

Off Street Parking Area: Shall include two parking stalls, each stall shall have an area at least 9' X 18'

On Street Parking: On street parking shall not be permitted

Setback Requirements:

Front boundary: 15' including at least 10' of vegetated buffer

Rear boundary: 15' including at least 10' of vegetated buffer

Side boundaries: 5' for single boundary; minimum of 20' combined side boundaries

All boundaries: At least 25' from nearest dwelling

Minimum Frontage: 25'

Minimum Lot Width: 75'

Maximum Building Height: 45'

Before issuance of zoning permit, property owner shall obtain access easement

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

ERIC R. DODSON

Review Officer of Granville County, certify that
this map or plat to which this certificate is affixed meets all statutory requirements for recording.

Eric Dodson
Review Officer

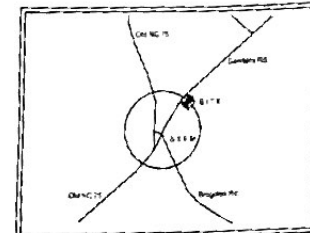
10/3/22
Date

Engineer's Certificate

(1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the local government as shown in its subdivision regulations, NCGS 160-0-802(a)

Ben L. Bryan
Professional Land Surveyor

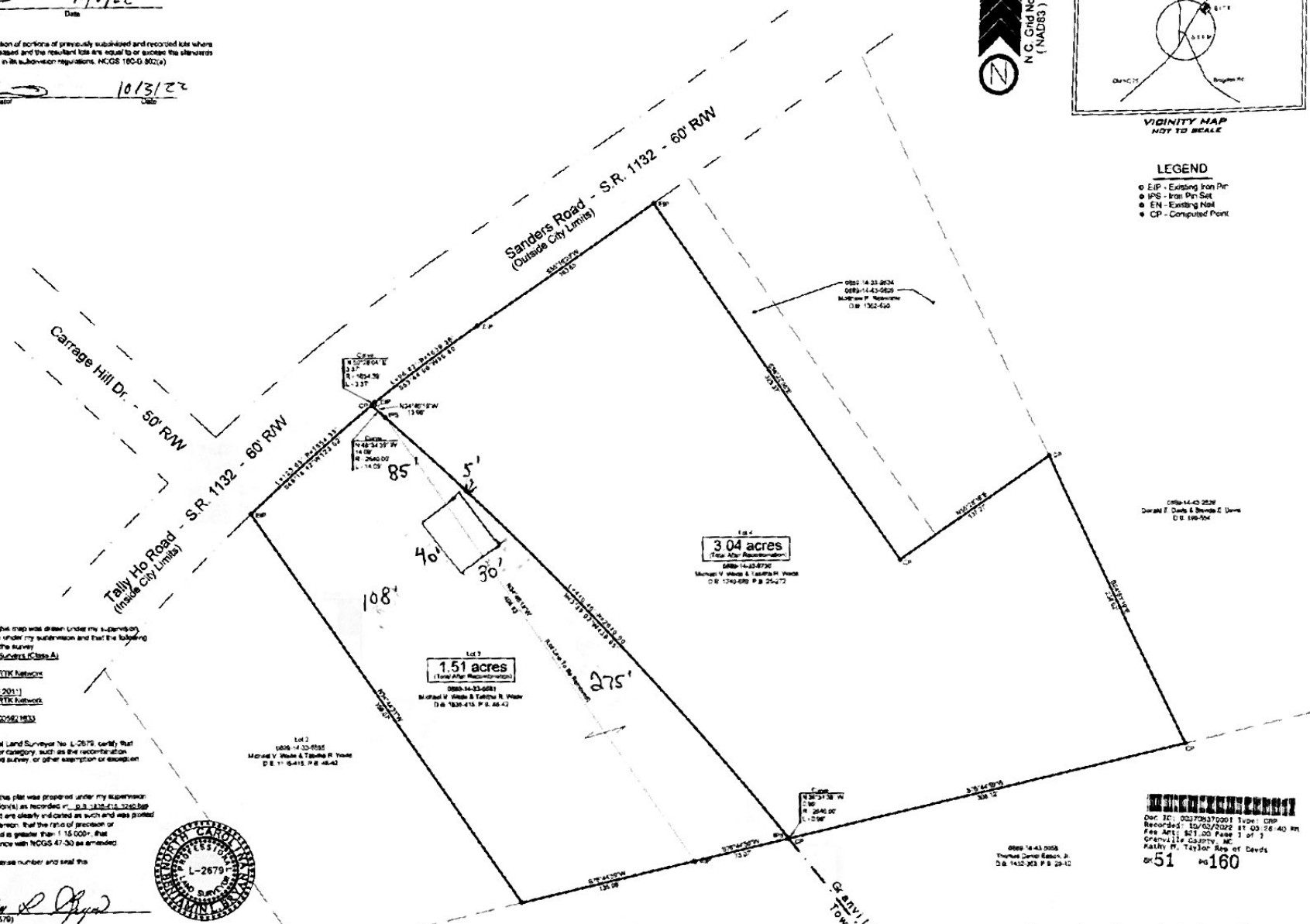
10/3/22
Date



VICINITY MAP
NOT TO SCALE

LEGEND

- EIP - Existing Iron Pin
- IPI - Iron Pin Set
- EN - Existing Nail
- CP - Computed Point



Professional Accuracy Declaration

1. Benjamin L. Bryan, certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and that the following information was used to perform the survey:
 - (1) Class of Survey: Stream-Lined Subdivisions (Class A)
 - (2) Positional accuracy: 0.30'
 - (3) Type of GPS field procedure: RTK Networks
 - (4) Date of Survey: 8/22
 - (5) Data Processing: TRIMBLE (INSRS 2011)
 - (6) Publisher/field-control of data: RTK Networks
 - (7) Control model: CONUS 2011
 - (8) Combined Grid Factor: 1.029525621933
 - (9) North U.S. Survey Feet

I, Benjamin L. Bryan, Professional Land Surveyor No. L-2679, certify that (1) That this survey is of another category, such as the recombination of existing parcels, a court ordered survey or other exception or exemption to the definition of subdivision.

STATE OF NORTH CAROLINA
GRANVILLE COUNTY

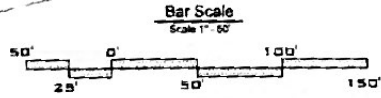
I, Benjamin L. Bryan, certify that this plat was prepared under my supervision from an actual survey of description(s) as recorded in 2022-14-03-0083. That the boundaries not surveyed are clearly indicated as such and was plotted from information as referenced herein. That the ratio of precision or positional accuracy as calculated is greater than 1:15,000; that this plat was prepared in accordance with NCGS 47-30 as amended.

Witness my original signature, license number and seal the
23rd day of October, 2022.



Benjamin L. Bryan
Professional Land Surveyor (L-2679)

Surveyed By:
Ben L. Bryan, P.A. (C-810)
4917 U.S. HWY 16 SOUTH
OXFORD, N.C. 27565
PH: 919-482-9447
Email: blbpa@ncol.net



0899-14-03-0083
Thomas Daniel Eason, J.
D.B. 1402-903 P.8 20-12

Property Of and Recombination Survey For
Michael V. Wade and Tabitha R. Wade
Oxford Township - Granville County - North Carolina
Date: March 11, 2022 - Scale: 1" = 200' - File No. 2022120
Recorded, Granville County Registry, Book 51, Page 160