

**AN ORDINANCE AMENDING TOWN OF STEM'S ZONING MAP TO REZONE
AN APPROXIMATELY 1.45 ACRE PARCEL (PIN 088917211580) FROM THE
COMMUNITY COMMERCIAL (CC) DISTRICT TO THE TOWN OF STEM R-1
SINGLE FAMILY RESIDENTIAL ZONING DISTRICT**

WHEREAS, on or about May 21, 2023 the applicants, Steven and Melissa Kornegay, the owners of property known as 105 Creedmoor Road in the Town of Stem (Granville County PIN 088917211580; the "Property"; more particularly described in Exhibit A annexed hereto), submitted a Zoning Map Amendment Application seeking to rezone the Property from the Community Commercial ("CC") zoning district to the Single Family Residential (R-1) zoning district; and

WHEREAS, a public hearing on the question of this zoning map amendment was held at the Stem Town Hall at 7:00PM on June 19, 20-23, after due notice by posting and publication as required by law; and

WHEREAS the Town of Stem Planning Board reviewed the Zoning Map Amendment Application at a public meeting held on June 13, 2023, at which time the Planning Board recommended approval of the requested rezoning.

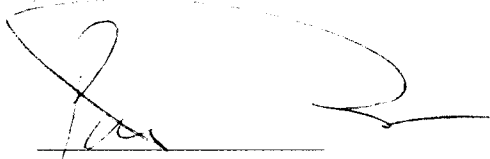
NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Stem, North Carolina that:

Section 1. The Town of Stem Zoning Map is amended by rezoning Parcel No. 088917211580 (the "Property") from the Community Commercial (CC) zoning district to the Single Family Residential (R-1) zoning district.

Section 2. All provisions of any Town ordinance in conflict with this Ordinance are repealed.

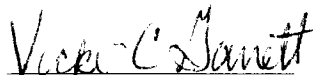
Section 3. This Ordinance shall become effective upon adoption.

Adopted this 19 day of June, 2023.




Mayor

ATTEST:



Clerk

APPROVED AS TO FORM:



Town Attorney

BOARD OF COMMISSIONERS STATEMENT OF CONSISTENCY

WHEREAS, Steven and Melissa Kornegay applied to amend the zoning designation for property they own, known as 105 Creedmoor Road and identified by Granville County PIN 008917211580 and consisting of approximately 1.45 acres from the Community Commercial (CC) zoning district to the Single Family Residential (R-1) zoning district; and

WHEREAS, N.C. Gen. Stat. § 160D-605, requires the Board of Commissioners to adopt a consistency statement whenever it approves or rejects a proposed zoning amendment;

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF STEM BOARD OF COMMISSIONERS:

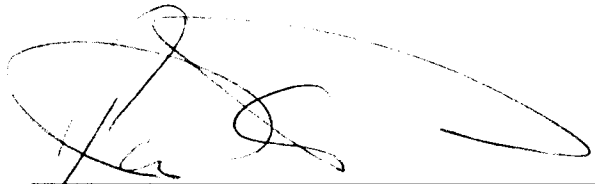
Section 1. The Board finds that the requested rezoning is consistent with the Town of Stem's comprehensive plan.

Section 2. The Board finds that the requested rezoning is reasonable and in the public interest because it allows the Property to be used in a manner consistent with the Town's plan.

The foregoing resolution, having been submitted to a vote, received the following vote and was duly adopted this 19th day of June, 2023.


Ayes: 4
Noes: _____
Absent or Excused: 1

Dated: 6/19/2023



Paul 'Casey' Dover, Mayor

Attest:


Vicki Garrett, Town Clerk