



July 26, 2023

Via First Class US Mail

The Hon. Russ May, Chairman  
Granville County Board of County Commissioners  
104 Belle Street  
P.O. Box 906  
Oxford, North Carolina 27565

Re: Town of Stem Request to Establish ETJ

Dear Chairman May:

Please accept this letter and the enclosed Resolution of the Town of Stem Board of Commissioners

unanimously adopted on July 17, 2023, requesting that pursuant to N.C. Gen. Stat. 160D-202(c) the

Granville County Board of County Commissioners approve the extension of an extraterritorial zoning

jurisdiction for the Town of Stem in the area shaded olive green as indicated on the map attached to the

Resolution as Exhibit B. On behalf of the Town of Stem Board of Commissioners, I would ask that this request be placed on an upcoming Granville County Board of County Commissioners agenda for discussion.

If you have any questions, please do not hesitate to contact me.

Respectfully,

Paul "Casey" Dover, Mayor  
TOWN OF STEM

Cc: Debra Weary, Clerk to BOCC  
James Wrenn, County Attorney  
Drew Cummings, County Manager

**RESOLUTION  
REQUESTING GRANVILLE COUNTY BOARD OF COUNTY  
COMMISSIONERS TO APPROVE THE EXTENSION OF  
EXTRATERRITORIAL JURISDICTION FOR THE TOWN OF STEM  
PURSUANT TO N.C. GEN. STAT. 160D-202**

WHEREAS the Town of Stem has experienced growth over the past decade and anticipates further growth in the decades to come; and

WHEREAS the Town of Stem currently exercises zoning and subdivision powers granted to it by the state within its corporate limits; and

WHEREAS the corporate limits and/or extraterritorial zoning and subdivision jurisdictions of the Town of Butner and the City of Creedmoor have, over the course of years, extended toward Stem; and

WHEREAS the Town of Stem desires to exercise extraterritorial zoning and subdivision jurisdiction in the area surrounding and within one mile of its corporate limits as depicted on the map annexed hereto as Attachment A (the proposed "ETJ Area"), as authorized by N.C. Gen. Stat. 160D-202; and

WHEREAS subparagraph (a) of Section 160D-202 provides, in part, that "[a]ny city may exercise the powers granted to cities under [Chapter 160D] within a defined area extending not more than one mile beyond its contiguous corporate limits"; and

WHEREAS subparagraph (c ) of Section 160D-202 provides that "[n]otwithstanding subsection (a) of this section, no city may extend its extraterritorial powers into any area for which the county has adopted and is enforcing county zoning and subdivision regulations", but that the city may do so "when the city and the county have agreed upon the area within which each have will exercise the powers conferred by {Chapter 160D}"; and

WHEREAS the Town of Stem conducted a public information meeting on March 15, 2023 to discuss the proposed establishment of extraterritorial jurisdiction and mailed notice of such meeting, including a map of the proposed ETJ Area, to 547 distinct mailing addresses for the owners of land in the proposed ETJ Area as those owners were identified on Granville County tax records; and

WHEREAS, the Town of Stem Board of Commissioners conducted a public hearing to considered the proposed establishment of an ETJ Area on July 12, 2023 after providing written notice of such public hearing which notice (copy attached as Attachment B) was mailed to 643 distinct mailing addresses of the owners of land in the proposed ETJ Area at least 30 days prior top the public hearing as required by Section 160D-202(d).

NOW, based on the foregoing premises, it is hereby RESOLVED by the Town of Stem Board of Commissioners that, by delivery of a copy of this Resolution to the Granville County Board of County Commissioners, the Town of Stem Board of Commissioners

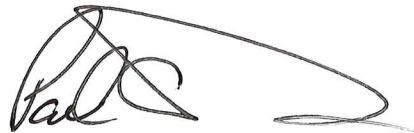
formally request approval by the Granville County Board of County Commissioners of the establishment extraterritorial zoning and subdivision jurisdiction for the Town of Stem ion the ETJ Area as depicted on the map attached hereto as Attachment A; and it is

FURTHRE RESOLVED, that should the Granville County Board of County Commissioners approve the Town of Stem's request to establish an ETJ, the Town of Stem intends (i) to formally amend its zoning map and its Unified Development Ordinance consistent with N.C. Gen. Stat. 160D-204 to include the ETJ Area and (ii) to adopt a formal resolution agreeing to the establishment of extraterritorial jurisdiction accordance with N.C. Gen. Stat. 160D-202(i).

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Adopted this the 17 day of July, 2023.

A handwritten signature in dark ink, appearing to read "Paul Dover", written over a horizontal line.

Paul Dover, Mayor  
TOWN OF STEM

Attest:

A handwritten signature in dark ink, appearing to read "Vicki C. Garrett", written over a horizontal line.

Vicki Garrett, Clerk

Town of Stem Board of Commissioners



# PUBLIC HEARING ANNOUNCEMENT

## Proposed Town of Stem Extraterritorial Jurisdiction

This letter is a formal notice to you, as a property owner in the proposed 1-mile extraterritorial jurisdiction (ETJ), of a public hearing as the Town of Stem nears completion of the study. The next step, if approved at the Town level, is to submit the proposal to the County for adoption. It should be stated that in establishing an ETJ, residents are only subject to the Town's zoning and development regulations (property owners in the ETJ do not pay Town taxes). North Carolina allows municipalities to establish ETJ areas to be more effective in managing development and to plan for necessary infrastructure (such as water and sewer). Residents of a Town's ETJ will receive the same County services as currently provided to properties in the proposed ETJ area.

**WEDNESDAY, JULY 12, 2023 @ 7:00-9:00PM**

**Town of Stem Ruritan Club  
3595 Old 75 Highway  
Stem, NC 27581**

- Affected property owners in the proposed ETJ area have the right to participate in a public hearing prior to adoption of any Town ordinance establishing the area of extraterritorial jurisdiction.
- While Residents of Stem's ETJ (if adopted) would not vote for Town Board Members, representation of the ETJ on the Town's Planning Board/Board of Adjustment (advises the Town Board on planning matters) is established by appointment from the Board of County Commissioners.
- For more information, including additional documents and a graphic illustrating the proposed ETJ, **go to [stemnc.org/hearings](https://stemnc.org/hearings)**



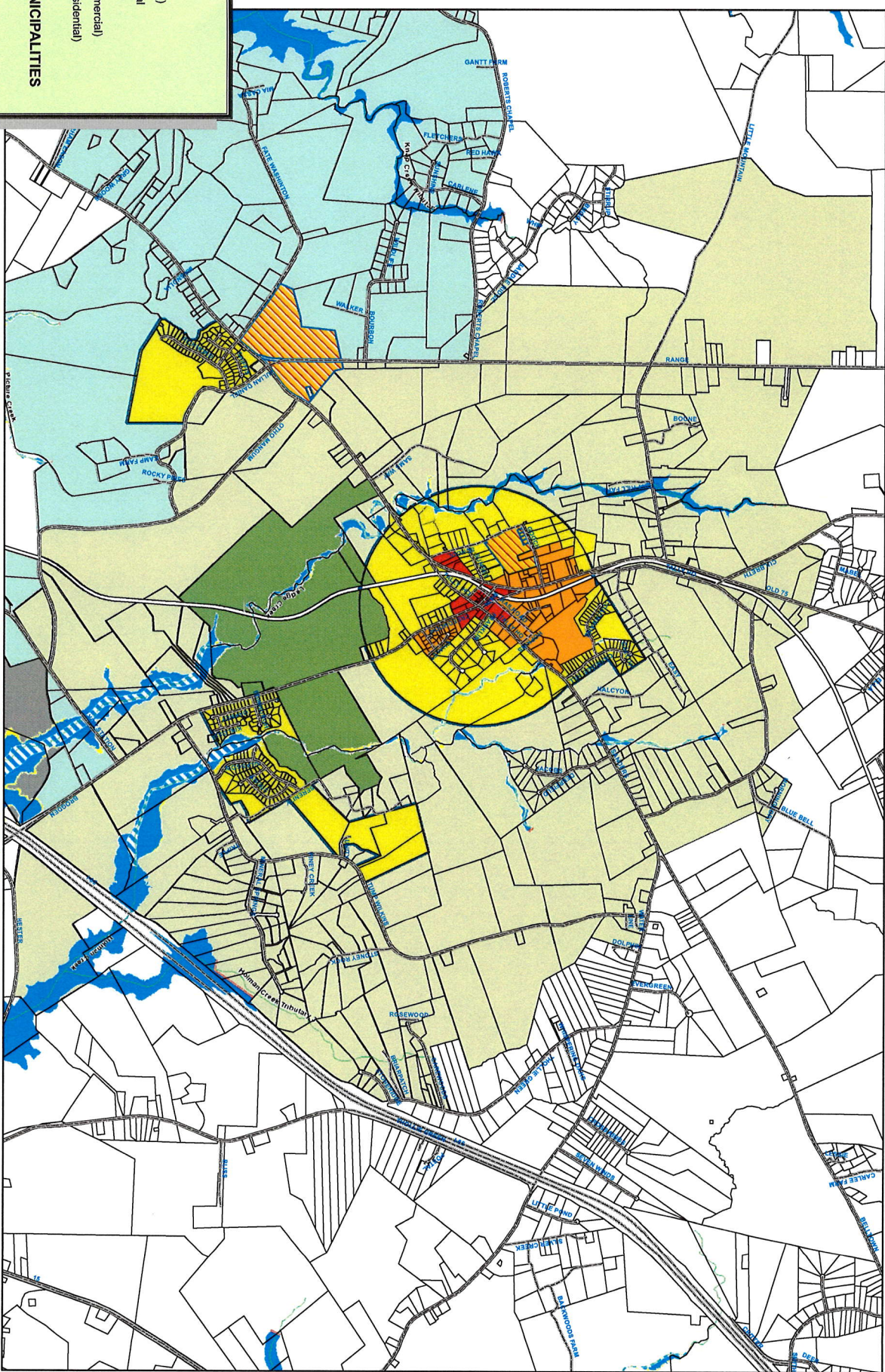
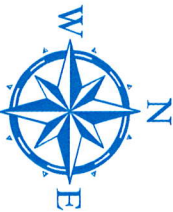
252-436-2040



[kkrulik@kerrtarcom.org](mailto:kkrulik@kerrtarcom.org)

**Kerr-Tar**  
Regional Council  
Of Governments





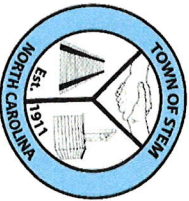
NOTE: MAP REPRESENTS A POTENTIAL/PROPOSED ETJ BOUNDARY BASED ON CURRENT GIS DATA  
NOT REFLECTIVE OF A FINAL/APPROVED/ADOPTED DOCUMENT AND FOR REVIEW PURPOSES ONLY

NOTE - SCALE IS APPROXIMATE AND FOR REFERENCE ONLY

MAP DEVELOPED BY THE KERR-TAR COG  
DATA/RESOURCES: TOWN OF STEM  
AND GRANVILLE COUNTY GIS



Town of Stem, NC  
**PROPOSED**  
 ETJ Boundary  
 Draft Document



**Legend**

Roads - Streets

R2 (Mixed Residential)

Conditional Residential

County Parcel Data

CC (Community Commercial)

R1 (Single-Family Residential)

OC (Conservation)

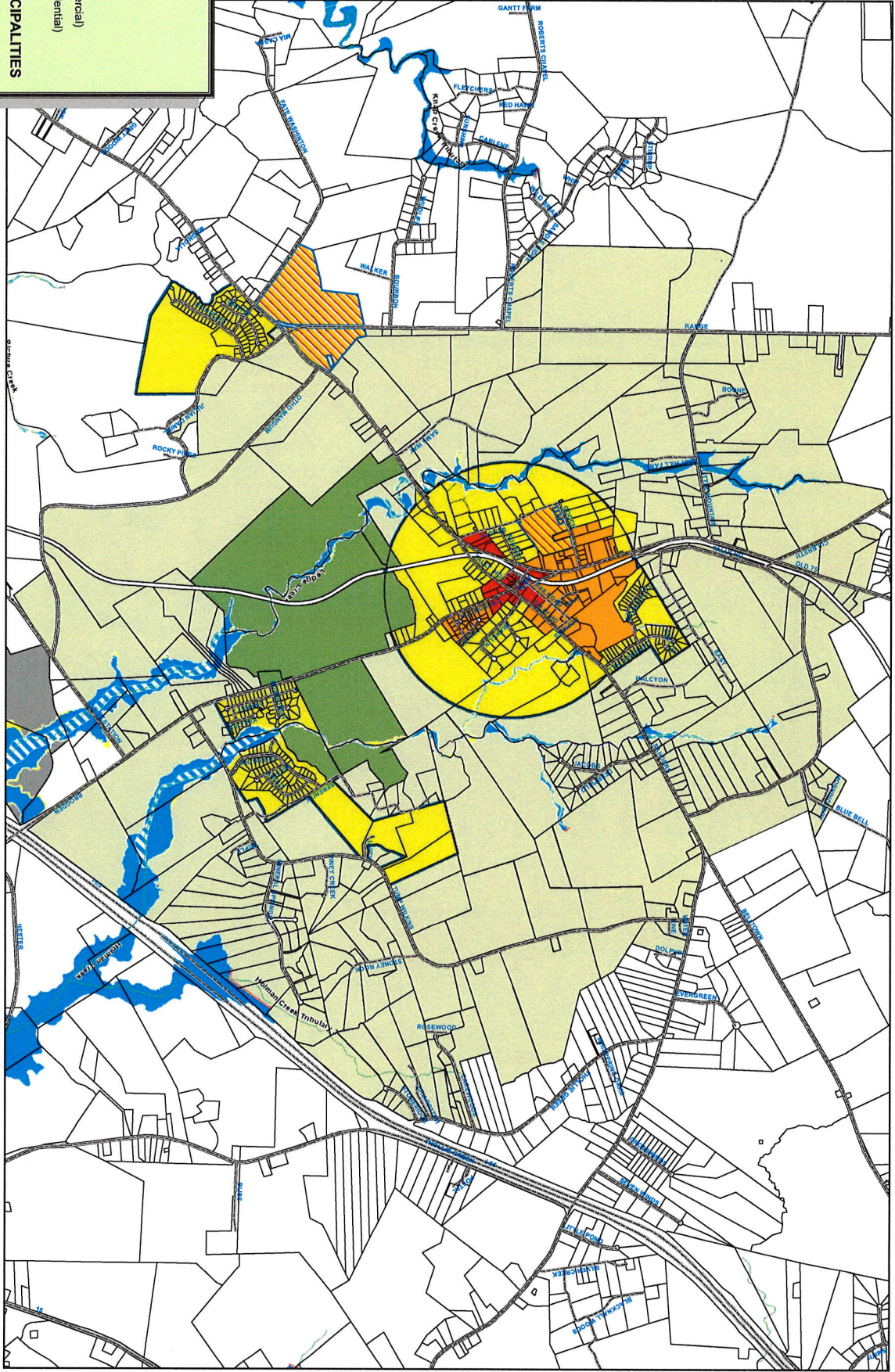
**INCORPORATED MUNICIPALITIES**

**NAME**

TOWN OF BUTNER

TOWN OF STEM

PROPOSED ETJ (COG revision) 1-6-23



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