

# Town of Stem Town Plan 2040



February 18, 2020

**Town Plan 2040**  
**Land Use & Comprehensive Master Plan**  
**Town of Stem, NC**

*Adopted* \_\_\_\_\_

**Mayor & Board of Commissioners**

Paul ‘Casey’ Dover, Mayor  
Susan Cope, Commissioner  
Kevin Easter, Commissioner  
Kenneth McLamb, Commissioner  
David Pavlus, Commissioner  
Frank Shelton, Commissioner

**Planning Board**

Justin Milstein, Chair  
Adam Cope, Vice Chair

**Administration**

Vicki Garret, Town Clerk  
Michael Conti, Zoning & Watershed Administrator  
Robert Hornik, Esq., Town Attorney

Section One: Introduction

Page 4

Section Two: Vision & Goals

Page 6

Goal 1: Protect Natural Spaces

Page 7

Goal 2: Manage Residential Growth

Page 9

Goal 3: Expand Access to Local Commerce

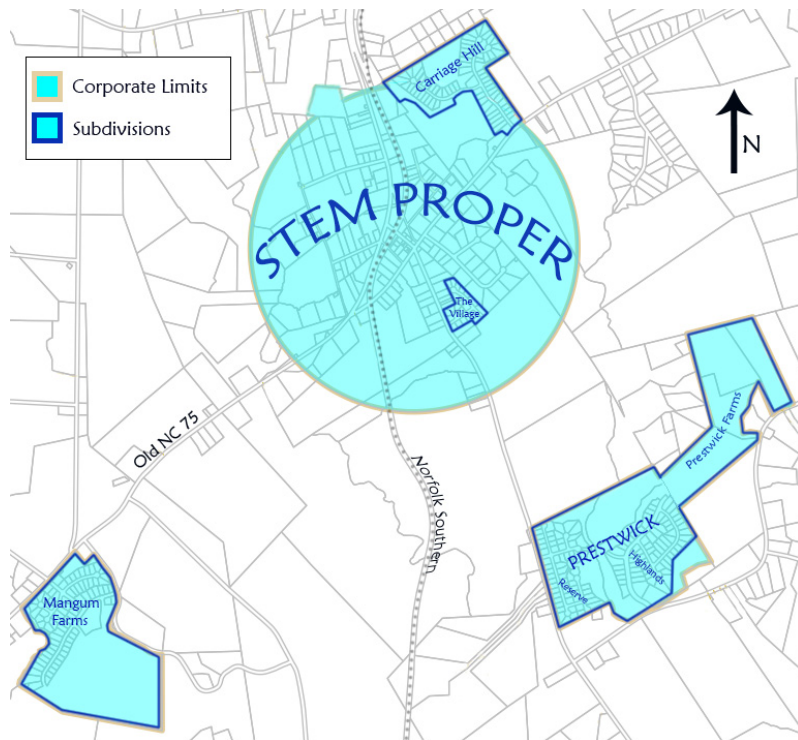
Page 13

Goal 4: Maintain Small Town Sense of Community

Page 15

Town Action Items List

Page 18



Stem 2019

## SECTION ONE: INTRODUCTION

### I. Purpose and Function

The purpose of the Town Plan 2040 is to identify planning principles that support a growing community which encourages economic opportunities, while at the same time maintaining Stem's small town community feel. It will provide an overview of the community's existing conditions and physical development and set out a long term vision for the future.

The main function of the plan is to serve as a guide to the community's advancement. The policy statements contained in the Town Plan serve as the basis for future development decisions and have been designed for regular use in making public and private decisions.

Proper use of the plan includes maintenance. The plan should be reviewed and updated as required to respond to the changing needs of the town. Formal review of the plan should occur annually. Just as public input was essential to the formulation of the original plan, it will be just as essential for future revisions. Formal gathering of public input should occur biannually.

The Town Plan 2040 shall serve as the adopted plan pursuant to §N.C.G.S. 160A-383 in the planning and regulation of development.

### II. Planning Process

The Community Input phase of the plan development process began in June 2018 with an online survey.<sup>1</sup> The survey was linked on the town website, advertised on social media, and promoted by a direct USPS mailing to each address in the town. The survey received 82 responses from town residents (approximately 15% of the town's adult residents) and an additional 22 responses from the neighboring community.

This survey was followed up with a four-hour long drop-in community meeting in July 2018 where residents could give their opinion on town services, future development plans, and current broadband and cellular options.

This community input was used as the guide to create the draft Stem Town Plan 2040. This draft was made available to residents for review online in February 2020, as well as in hard copy format upon request. Residents were invited to an open meeting on February 11, 2020 to recommend changes to the plan or ask for any needed clarifications.

The public feedback was then incorporated into the draft plan, and the draft plan was modified to ensure that it fits within the 2018 Comprehensive Granville County Plan.

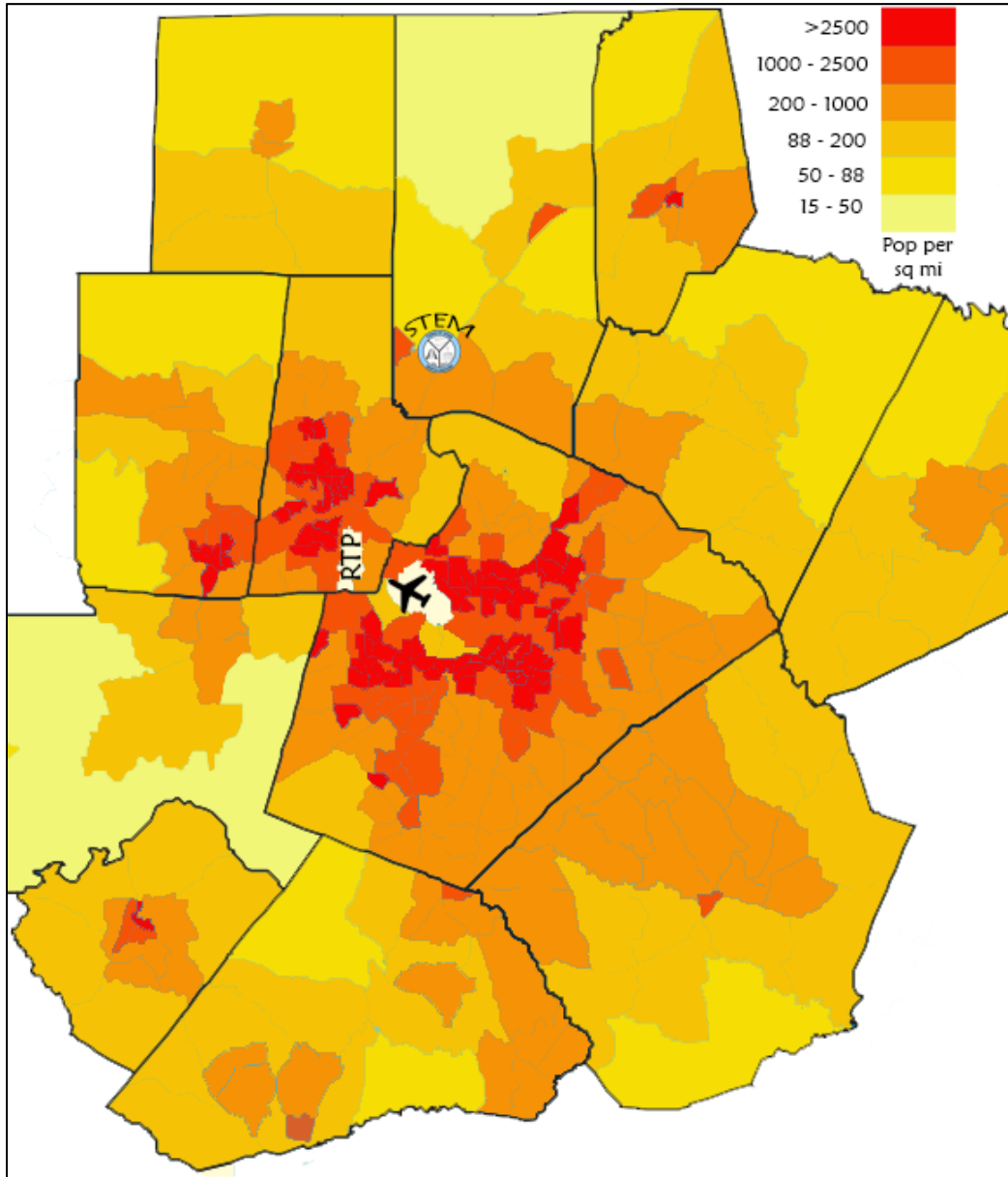
The final plan was presented to the Stem Board of Commissioners at a public hearing on February 18, 2020, and adopted on that date.

---

<sup>1</sup> Supplemental Materials: Online Survey

### III. Plan Structure

The Stem Planning Board has condensed the community input into a Vision statement that lays out a direction for the town. This Vision is supported by interconnected Goals that act as landmarks in the development of the plan and future direction for town leadership. Each Goal is broken into more manageable Objectives that are achievable and measurable and should be a framework of policies for achieving the goal. Finally, recommendations of actions to be taken by the town to achieve the Objectives are **bolded** in the plan.



*Population Density of Central North Carolina*

## SECTION TWO: VISION & GOALS

### VISION

The Stem Town Plan 2040 envisions a community that has worked with local partners to protect its beautiful natural spaces while carefully managing residential growth, and expanded access to local commerce while maintaining a small town sense of community.

### GOALS

#### Goal 1: Protect natural spaces

Objective 1A: Modify Zoning & Watershed ordinances to promote responsible development practices

Objective 1B: Work with local partners to preserve and enhance existing natural areas, and make the best possible use of preserved spaces

#### Goal 2: Manage residential growth

Objective 2A: Promote conservation design for single family homes, including open space preservation, outdoor amenities, and potential trailheads to tie into a town-wide trail network

Objective 2B: Encourage mixed use development and walkability to maximize the impact of the town's CMAQ sidewalk project

Objective 2C: Prepare the town for a future with more multi-family housing

Objective 2D: Adopt a Subdivision Ordinance, or Unified Development Ordinance to clarify the many different rules and requirements for development in the Town of Stem

#### Goal 3: Expand access to local commerce

Objective 3A: Provide space and infrastructure for future commercial development in the town center

Objective 3B: Incentivize commercial development in the town center

Objective 3C: Expand broadband access to enable commercial and work-from-home development

#### Goal 4: Maintain small town sense of community

Objective 4A: Promote social interaction and community events that foster a sense of belonging

Objective 4B: Encourage neighborhood and commercial designs that will provide space for community interaction

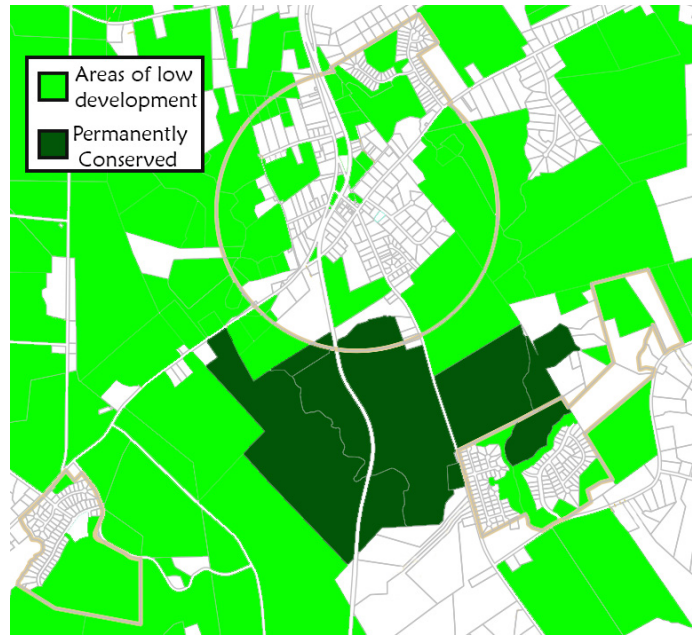
Objective 4C: Promote policies and technologies that better distribute town news and events

## Goal 1: Protect Natural Spaces

The Town of Stem and the surrounding area have important natural resources, including intact forest land, active farm lands, and a series of streams that contribute to the area's fledgling eco-tourism industry. These resources must be preserved not only for their beauty and the economic resources they provide, but as part of our obligation to protect the Falls Lake Watershed which provides drinking water to hundreds of thousands of people, and our obligation to future generations.

Preservation of the forests in and around Stem must be a primary concern. Forests provide habitats to the local wildlife, supporting biodiversity generally and the animals that residents hunt and fish. The forests also protect the watershed through nutrient absorption and erosion control. The town should seek ways to minimize the impact on existing forests when lots are developed, and promote responsible timber harvesting.

The town must recognize the importance of agricultural spaces, especially the areas just outside the municipal limits. It will be important to manage residential growth in a way that minimizes conflict between homeowners and active farms.



2019 Areas of Low Development

Ledge Creek winds through the western edge of Stem and is a vital feature of the Ledge Creek Forest Conservation Area. Ledge Creek joins Holman Creek (which runs between the two halves of the Prestwick Subdivision) at Lake Rogers, and then continues southwards to end in Falls Lake. These two streams are vital to the town's flood mitigation and for their part in recharging the Falls Lake drinking water supply.

Objective 1A: Modify Zoning & Watershed ordinances to promote responsible development practices.

Based on the 2018 community survey, there is broad support for green space preservation (79.8% in favor) and conservation style residential development (72.0% in favor).<sup>2</sup> Despite this support from the citizenry, the current zoning and watershed ordinances for the Town of Stem have not provided any standards for the quantity or quality of preserved open spaces. Residential development that began before the town assumed responsibility for its own zoning in 2012 generally followed the pattern for all suburban development in the past 60 years – nearly the entire development was divided between private yards, streets, or driveways. Almost nothing was

<sup>2</sup> Supplemental Materials: Survey Results

reserved for open space. Developments that have begun after 2012 have required lower density to meet the requirements of the watershed ordinance, but there are still no requirements that the open space that remains be useable or even accessible.

**The town should seek to amend the zoning ordinance to formalize what sorts of spaces should be prioritized for preservation, what uses are desirable for preserved open spaces, and who should have access to preserved open spaces.** These rules should be structured differently for residential development (see Objective 2A) and commercial development (see Objective 3A and Objective 4B).

**In a revised zoning ordinance, the town should promote responsible timber harvesting by encouraging property owners to adopt a Woodland Plan as advised by the NC Forest Service.<sup>3</sup>**

Objective 1B: Work with local partners to preserve and enhance existing natural areas, and make the best possible use of preserved spaces.



Between 2013 and 2019, the Tar River Land Conservancy (TRLC) has acquired hundreds of acres of land in and around the Town of Stem. This land will remain undeveloped into perpetuity thanks to conservation easements. At the Ledge Creek Forest Conservation Area, adjacent to the municipal limits, TRLC has restored 30 acres of hay fields to native wildlife habitat and cut three miles of trails for visitors to hike and enjoy.<sup>4</sup>

**The town should seek to work with TRLC and other local partners to maximize the impact of existing and future preserved spaces.** A major goal should be for the town to achieve an interconnected trail system to provide an alternative transportation option for Stem residents to move throughout the town. This may require a secondary Greenways Plan for the town in order to effectively manage resource protection and trail development. New subdivisions should be planned with connection to this trail system in mind. If TRLC and other local partners are willing to participate in this system, it would behoove the town to work with them in every way possible.

---

<sup>3</sup> North Carolina Forest Service, [ncforestservice.gov/Managing\\_your\\_forest/managing\\_your\\_forest.htm](http://ncforestservice.gov/Managing_your_forest/managing_your_forest.htm)

<sup>4</sup> Ledge Creek Forest Conservation Area, Tar River Land Conservancy, [tarriver.org/protected-lands/public/lcfa](http://tarriver.org/protected-lands/public/lcfa)



## Goal 2: Manage Residential Growth

Stem and the surrounding area has seen significant population growth in the past 20 years. The next 20 years are likely to continue on this trajectory<sup>5</sup> as more people seek affordable housing within commuting distance of Raleigh and Durham. The town has thus far welcomed any and all residential development and it has raised the median income, average home value, and average education level of the citizenry to positions significantly ahead of the rest of the state, instead of significantly behind.<sup>6</sup> There have also been some negative consequences. The strain on infrastructure that was designed for a much smaller population is borne by all, and each new home further compounds those issues. Two lane roads that have more traffic than they can handle, sewage and stormwater systems that are over capacity, and an aging and underfunded school system are just some of these self-evident problems.

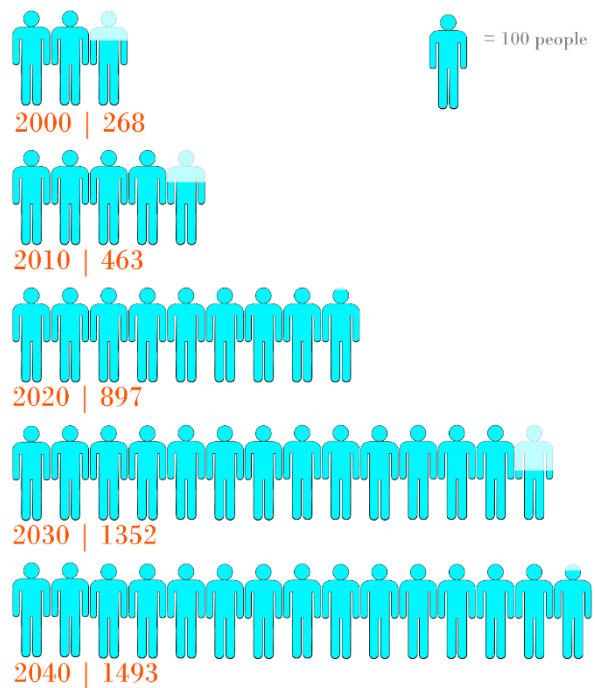


Figure 2.1: Stem Population Projections 2000 - 2040

Going forward, the town should manage the residential growth within the municipal limits, and hopefully in a small area surrounding the town, to ensure that future development is not only adding new tax payers, but also protecting natural spaces and providing further amenities to the area. This should include mixed use development and a reasonable plan for some portion of the town to host multi-family housing.

Objective 2A: Promote conservation design for single family homes, including open space preservation, outdoor amenities, and potential trailheads to tie into a town-wide trail network.

Open space zoning (or green space zoning, or cluster development) allows for smaller home lots and more preserved spaces. In addition to the obvious benefits of the open spaces, this development style also provides economic benefits to all parties. Open space development practices were supported by 79.8% of residents that responded to the 2018 survey.<sup>7</sup> It allows for lower tax burdens for the homeowners based on the reduced lot sizes, lower costs for developers that have to build fewer and shorter roads, and lower costs for the Southern Granville Water & Sewer Authority (SGWASA) which can service the new homes on shorter water and sewer lines. The town would also benefit from the reduced cost of maintaining infrastructure.

<sup>5</sup> Population projections based on US Census Bureau (2000 - 2010 pop. data); 2020 and 2030 population estimates based on assumed linear growth until water/sewer allocation is exhausted; 2040 estimate assumes a return to 1% annual growth after 2030

<sup>6</sup> Supplementary Materials: Stem Community Profile

<sup>7</sup> Supplemental Materials: Survey Results

Conservation Design is similar to open space zoning in that it allows for smaller lot sizes in exchange for more preservation. It also includes some direction of what sort of space should be preserved. This not only protects in perpetuity key natural environmental features, but creates social benefits as well. The preserved spaces provide a benefit to the entire community and not just the developer selling the lot and the homeowner that is buying it. These can include outdoor amenities such as playgrounds or parks, and potential trailheads to connect into a town-wide trail network (see Objective 1B). There was 72.0% support for Conservation Design in the 2018 survey.

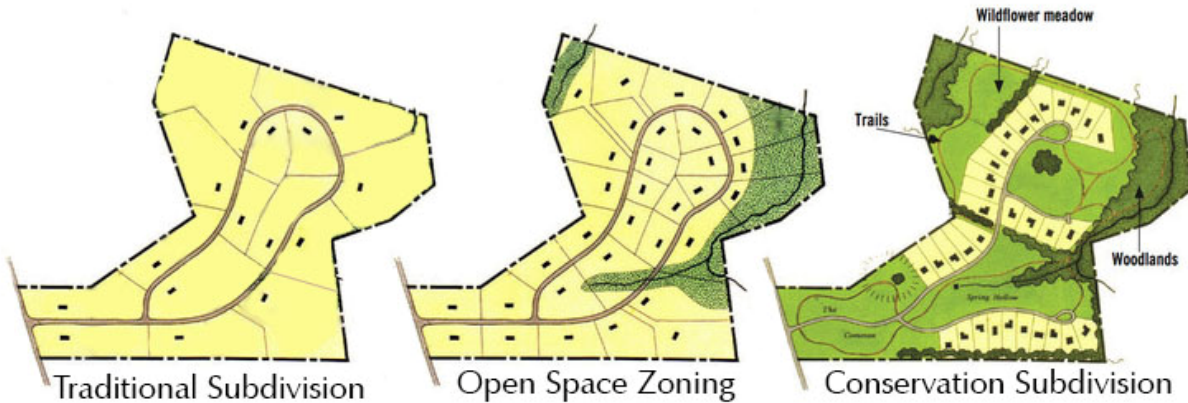


Figure 2.2: Subdivision Comparisons<sup>8</sup>

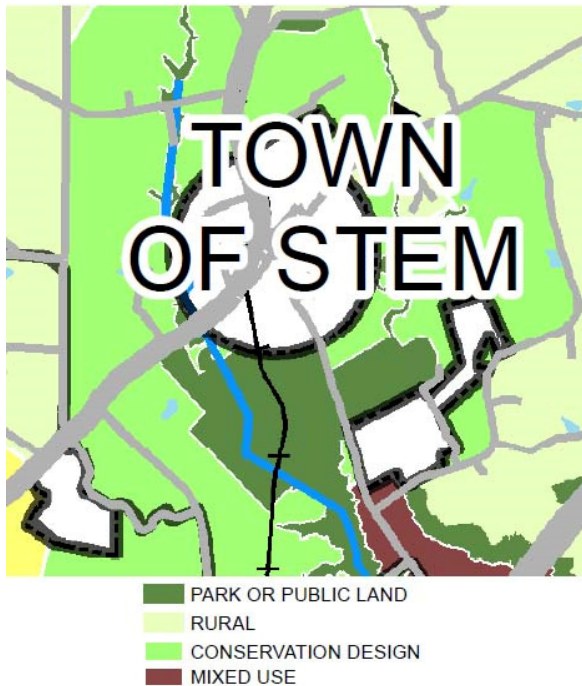


Figure 2.3: Granville County Land Use Plan

**The town should amend the Zoning Ordinance to require future single family home development adhere to a defined Conservation Design style.** Focusing future single family home development into this Conservation Design style will match the future land use envisioned for the area surrounding Stem in the 2018 Comprehensive Plan for Granville County (Figure 2.3). **When the town has brought the Zoning Ordinance into alignment with the County Land Use Plan, the town should work with Granville County to establish Extraterritorial Jurisdiction over the area immediately surrounding the municipal boundaries.**

<sup>8</sup> Adapted from “10 Principles of Conservation Subdivision Design”, [profbruce.tumblr.com](http://profbruce.tumblr.com)

Objective 2B: Encourage mixed use development and walkability to maximize the impact of the town's CMAQ sidewalk project



Figure 2.4: Horizontal Mixed-Use Buildings

**The town should make residential development closer to the downtown core open to mixed use development.** This is pedestrian-friendly development that blends two or more uses - residential and community commercial being the most likely for Stem. This could potentially be multi-story development that incorporates commercial use on the first floor and residential use on the upper floors (vertical mixed-use). It could also potentially be multiple single-use buildings within a single integrated use parcel with shared parking (horizontal mixed-use).

Increasing walkability in residential areas closest to the downtown core would help the town leverage its 2018 Congestion Mitigation & Air Quality (CMAQ) funding from the NC DOT to add sidewalks to the downtown core. These can also potentially connect to a town-wide trail network (see Objective 1B).

Mixed-use zoning was extremely popular in the 2018 survey, with 73.4% of residents in favor.<sup>9</sup>

Objective 2C: Prepare the town for a future with more multi-family housing



Figure 2.5: Senior Living Multi-family Housing

There is obviously not a lot of support for multi-family medium density development in Stem, with 63.8% opposed in the 2018 survey. This sort of development would include large multi-story apartment buildings with hundreds of spaces for parking and a lot of new residents on a very small geographic footprint. These types of developments are very common in Raleigh and Durham, but are not generally what citizens of Stem want to see in their small town.

This does not mean that the town shouldn't prepare for some sort of future with more multi-family housing. The most likely first step will be space for down-sizing seniors that no longer need a single-family home and the work required to maintain it. This could include retirement communities, assisted living facilities and nursing homes.

<sup>9</sup> Supplemental Materials: Survey Results



**The town ordinances should be prepared for multi-family housing accommodations as soon as possible.** The current zoning ordinance would leave developers and the town trying to discern which district would best fit the use of a senior living facility rather than addressing the concept directly.

Zoning for other multi-family housing should follow, with mixed-use zoning flowing into possible town houses further from the downtown core and then into the single-family homes furthest from downtown.

Objective 2D: Adopt a Subdivision Ordinance, or Unified Development Ordinance to clarify the many different rules and requirements for development in the Town of Stem

As can be seen throughout all of Objective 1 and Objective 2, there will be many changes needed to the Zoning and Watershed Ordinances, and the town is likely to make future development more restrictive. The current rules to develop are spread across four different sets of ordinances that are sometimes unclear and very often do not explain the logic behind different requirements. It is important for residents to understand why there are minimum setbacks in their zoning district, and why there is a maximum amount of built-upon area designated for their lot.

**The town should take the opportunity afforded by these upcoming ordinance changes to either adopt a Subdivision Ordinance (to put into one place all rules required for development at the time that a lot is subdivided) or a Unified Development Ordinance (which puts all zoning, watershed, flood plains, etc. rules into one place).**



2019 Stem Zoning Districts

### Goal 3: Expand Access to Local Commerce

The current commercial interests in the town consist of two gas stations with attached convenience stores, and a variety store. The nearest options for fresh foods are grocery stores in neighboring Butner or Creedmoor. The same is true for prepared meals – fast food, fast casual, and casual dining options are available, but require a trip to the neighboring town. There are no service industries of any kind in the town. Banks, mechanics, hair care and more all require a trip to the neighboring town as well. Stem should first and foremost make space available within the town for the development of commercial interests in the downtown core.

Access to food and dining options had broad support in the 2018 survey. More than 3/4 of respondents (78.4%) supported attracting a restaurant or food service establishment. Nearly 2/3 of respondents (65.1%) supported attracting a grocery or market store. There was additional support for a gym or fitness studio (41.5%), a bank or ATM location (37.7%), and a salon or barber location (32.1%). The town should seek to entice new commercial interests within the municipal limits; options that are either completely unavailable in southern Granville County or complimentary to what is already provided in Butner and Creedmoor. There is very strong support (69.7% in favor) to explore incentives to attract businesses and developers to bring these commercial interests to the town.<sup>10</sup>

The town should also work with Granville County to upgrade broadband access to improve the infrastructure for commercial development and better support work-from-home opportunities within Stem.

Objective 3A: Provide space and infrastructure for future commercial development in the town center.

As can be seen in the diagram of the existing development of the downtown core (Figure 2.6) there are currently only three commercial developments in the municipal limits. These consist of two gas stations and attached convenience stores on the southeastern side of Tally Ho Rd and the Dollar General variety store on the northwestern side of Tally Ho Rd. In 2019 the town acquired the lots on the corner of Main St and Tally Ho Rd and cleared the derelict buildings from the



Figure 2.6: Existing Development, Downtown Core

<sup>10</sup> Supplemental Materials: Survey Results

site and removed the unused section of Church St through the lot adjacent to the Dollar General.

**The town should combine all lots that it owns between Main St and the Dollar General and seek partners to develop commercial interests at this location.** The ideal development will include a community meeting place (see Objective 4B), and it is hoped that successful commercial development of this site will serve as a catalyst to further economic development in the downtown core. This location could potentially be the cornerstone of the town, and the community should be fully engaged in the development process.

There is an example at hand in the process established in Chatham County.<sup>11</sup> **The town should hold community meetings and establish a development task force that includes interested members of the community.** The task force can work with the Planning Board and potential developers to preserve the aesthetics and culture that are important to the town and focus on commercial opportunities that will benefit the citizenry and the developer. **The task force should be developed jointly by the Planning Board and Board of Commissioners and should include expertise in engineering and community development. The town should expect to fund this task force to attract the needed expertise.**

Objective 3B: Incentivize commercial development in the town center

**If jointly recommended by the Planning Board and the Development Task Force, and to the extent allowable under NCGS 158-17.1, the town should offer a level of assistance to potential development that is commensurate with the perceived benefit to the town.** A commercial property that preserves space for community use (see Objective 4B) would be the ideal outcome and should receive priority assistance.

Objective 3C: Expand broadband access to enable commercial and work-from-home development

Improved broadband access will support commercial development and enable new work-from-home and telecommuting opportunities. **The town should support the efforts of the Regional Broadband Study by the Kerr-Tar Council of Governments and partner with Granville County in broadband development.**<sup>12</sup>

---

<sup>11</sup> GJ Jolley, EB Lane, LC Brun, "Economic Development Planning In Bedroom Communities: A Case Study of Chatham County, North Carolina", *Journal of Rural and Community Development*, 6, 113-128 (2011)

<sup>12</sup> 2018 Granville Comprehensive Plan, Strategy I 4.1

#### Goal 4: Maintain Small Town Sense of Community

The Town of Stem sits within the 2.1 million person Raleigh-Durham-Chapel Hill combined statistical area, but the town itself has a population small enough to fit in the gym of a medium sized high school. This puts us in a unique position to offer small town living with access to all the amenities that the Research Triangle has to offer. It is important to the residents of Stem to maintain the small town sense of community that is part of this balance.

Going back to the initial 20 year plan town meetings in 2015 hosted by N-Focus, the main “Likes” about the town included the small population, the small town feel, and the safety for kids. The main “Fears” included over-growth, over-extension, and increased crime<sup>13</sup>. These same sentiments were echoed at the 2018 community meetings. The long-time residents of Stem want to preserve the way of life that they have always known, and the newest arrivals generally chose Stem as a destination because they wanted to get away from the more crowded cities.

As the town continues to grow, that small town sense of community will need to be actively promoted if it is to survive. The town will need to nourish it through community events that foster a sense of belonging. The town will need to provide spaces for community interaction by encouraging the creation of these spaces in neighborhood and commercial designs. Finally, the town will need to actively pursue policies and technologies that better distribute town news and events.

Objective 4A: Promote social interaction and community events that foster a sense of belonging

Many studies support the belief that strong social networks improve health outcomes and longevity. People who have satisfying relationships with family, friends, and their community are happier, have fewer health problems, and live longer.<sup>14-15</sup> The town already hosts several events, including the annual Christmas Parade that was attended by 53% of survey respondents.<sup>16</sup> **The town should continue supporting the existing events calendar and seek opportunities to expand to new events in the future. Additionally, the town should seek ways to better include the satellite subdivisions in the events, possibly by running a shuttle to bring residents to the downtown area.** This could improve feelings of inclusion and help alleviate parking concerns.

---

<sup>13</sup> Supplemental Materials: Likes, Dislikes, Wishes, and Fears of Stem Residents

<sup>14</sup> D Umberson and JK Montez, “Social Relationships and Health”, *J Health Soc Behav*, 51(Suppl), S54-S66 (2010)

<sup>15</sup> LF Berkman and SL Syme, “Social networks, host resistance, and mortality: a nine-year follow-up study of Alameda County residents”, *Am J Epidemiol*, 109, 186-204 (1979)

<sup>16</sup> Supplemental Materials: Survey Responses

Objective 4B: Encourage neighborhood and commercial designs that will provide space for community interaction

Spaces that create good community interactions must meet four criteria.<sup>17</sup>

- 1) There has to be a reason for people to go there.
- 2) There has to be a reason for people to want to stay there once they've arrived.
- 3) People in the space have to feel safe and comfortable.
- 4) The space has to be welcoming and accessible to everyone.

Types of spaces that would be feasible in Stem include existing parks, potential future parks, walking trails, sidewalked streets, public buildings, and the future commercial development in the center of town.

**The town should encourage community interaction spaces in residential areas** (see Objective 1B and Objective 2A) **and in the downtown core** (see Objective 3A). As these spaces develop, the town should be committed to providing reasons for people to go there and want to stay there by hosting and promoting town events (see Objective 4A). The town should work with the Chief of Police to **ensure that resources are in place to keep these areas safe and comfortable** and with the town's maintenance contractors to **ensure that these areas remain clean and welcoming**. Resources should be devoted to improving and maintaining accessibility and ADA compliance of all town spaces. **The town should consider extending resources to improve accessibility and ADA compliance for non-town spaces that are providing space for community interaction.**

Objective 4C: Promote polices and technologies that better distribute town news and events

**The town should devote resources to reaching the citizenry across as many platforms as possible.** This should include the town's website, social media, local newspapers, and direct mailings.

There have been many improvements in the past few years in terms of the town's engagement on social media and notifying the people of the town about events. This effort could be extended to better reach citizens that are not frequent users of social media by means of a direct mailing of an annual calendar of town events. **The town should take advantage of its limited size and the ability to distribute a mailing to all of its citizens for minimal cost and effort.**

A town newsletter would allow the town to communicate important information to the public in a timely and consistent manner. These can promote town events, distribute news on upcoming meetings, and explain important issues facing the town. In the past the town has relied on the local newspaper for many of these things, but as the journalism landscape continues to evolve it is likely that the local newspaper will be controlled by entities far removed from Stem. **The town should**

---

<sup>17</sup> "Chapter 26. Changing the Physical and Social Environment | Section 8. Creating Good Places for Interaction", University of Kansas Center for Community Health and Development, [ctb.ku.edu/en/table-of-contents/implement/physical-social-environment/places-for-interaction/main](http://ctb.ku.edu/en/table-of-contents/implement/physical-social-environment/places-for-interaction/main)



**publish a newsletter that would ensure that the citizenry is receiving relevant information directly from the town.**

The town can make further strides in digitizing meeting records and making them available online to improve access and transparency. Improved digital records can help to include more of the citizenry that are not able to attend public meetings, further involving them in the process of governance. Government approval tends to increase with more transparency.<sup>18</sup> **The town should implement a strategy to digitize and host online all meeting records as well as host video recordings of the proceeds of all public meetings.**

---

<sup>18</sup> JE Alt, DD Lassen, D Skilling, "Fiscal Transparency, Gubernatorial Approval, and the Scale of Government: Evidence from the States", *State Politics and Policy Quarterly*, 2, 230-250 (2002)

### Action Items to Protect Natural Spaces

- The town should seek to amend the zoning ordinance to formalize what sorts of spaces should be prioritized for preservation, what uses are desirable for preserved open spaces, and who should have access to preserved open spaces.
- In a revised zoning ordinance, the town should promote responsible timber harvesting by encouraging property owners to adopt a Woodland Plan as advised by the NC Forest Service.
- The town should seek to work with TRLC and other local partners to maximize the impact of existing and future preserved spaces.

### Action Items to Manage Residential Growth

- The town should amend the Zoning Ordinance to require future single family home development adhere to a defined Conservation Design style.
- When the town has brought the Zoning Ordinance into alignment with the County Land Use Plan, the town should work with Granville County to establish Extraterritorial Jurisdiction over the area immediately surrounding the municipal boundaries.
- The town should make residential development closer to the downtown core open to mixed use development.
- The town ordinances should be prepared for multi-family housing accommodations as soon as possible.
- The town should take the opportunity afforded by these upcoming ordinance changes to either adopt a Subdivision Ordinance (to put into one place all rules required for development at the time that a lot is subdivided) or a Unified Development Ordinance (which puts all zoning, watershed, flood plains, etc. rules into one place).

### Action Items to Expand Access to Local Commerce

- The town should combine all lots that it owns between Main St and the Dollar General and seek partners to develop commercial interests at this location.
- The town should hold community meetings and establish a development task force that includes interested members of the community.
- The task force should be developed jointly by the Planning Board and Board of Commissioners and should include expertise in engineering and community development. The town should expect to fund this task force to attract the needed expertise.
- If jointly recommended by the Planning Board and the Development Task Force, and to the extent allowable under NCGS 158-17.1, the town should offer a level of assistance to potential development that is commensurate with the perceived benefit to the town.
- The town should support the efforts of the Regional Broadband Study by the Kerr-Tar Council of Governments and partner with Granville County in broadband development.

### Action Items to Maintain Small Town Sense of Community

- The town should continue supporting the existing events calendar and seek opportunities to expand to new events in the future. Additionally, the town should seek ways to better include the satellite subdivisions in the events, possibly by running a shuttle to bring residents to the downtown area.
- The town should encourage community interaction spaces in residential areas and in the downtown core.
- The town should ensure that community interaction spaces are kept safe, comfortable, clean, and welcoming.
- The town should consider extending resources to improve accessibility and ADA compliance for non-town spaces that are providing space for community interaction.
- The town should devote resources to reaching the citizenry across as many platforms as possible.
- The town should take advantage of its limited size and the ability to distribute a mailing to all of its citizens for minimal cost and effort.
- The town should publish a newsletter that would ensure that the citizenry is receiving relevant information directly from the town.
- The town should implement a strategy to digitize and host online all meeting records as well as host video recordings of the proceeds of all public meetings.

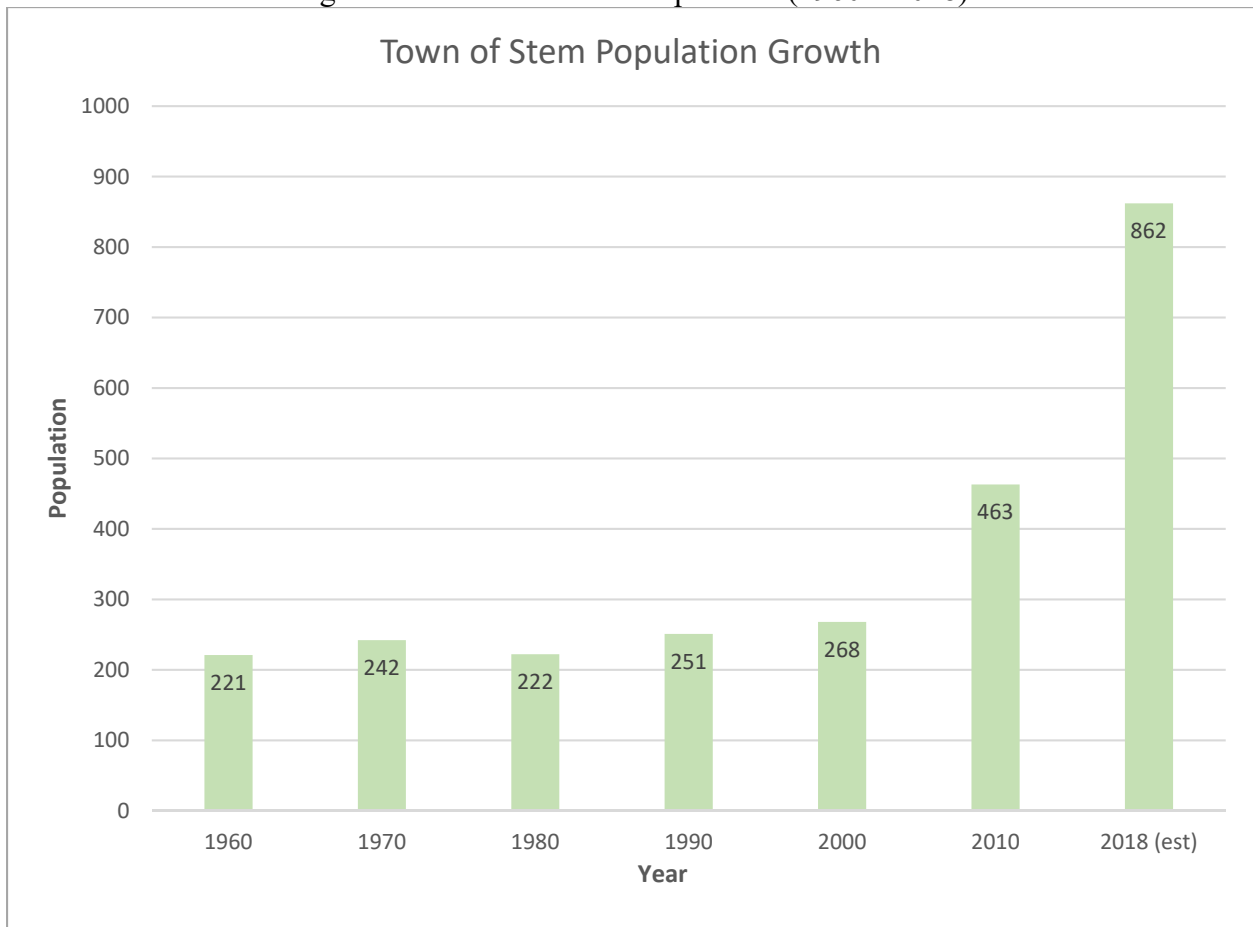
# SUPPLEMENTAL MATERIALS: STEM COMMUNITY PROFILE

## I. Population

### A. Past Population Growth

The Town of Stem has experienced significant population growth since the 2000 US Census. The strong job market in the Research Triangle attracts new residents to the surrounding areas and the cost of living attracts retirees. Several annexations from 2006 – 2007 brought an additional 267 acres of undeveloped land into the municipal limits. The development of three subdivisions (Carriage Hill – 2007; Mangum Farms – 2008; Prestwick – 2010) soon followed, adding 250 new homes by 2018.

Figure 2.1: Town of Stem Population (1960 – 2018)



Source: US Census Bureau (1960 - 2010 pop. data); 2018 population estimate based on number of homes from GIS data multiplied by number of persons per home in 2010 Census

## B. Population Projections

It is difficult to predict the population for any planning area, but particularly so for the Town of Stem due to the rapid population growth since 2000. Standard population projection methods have a difficult time with this rapid (but not indefinitely sustainable) growth.

Based on the 2000 and 2010 US Census, the Stem population grew by 72% in a decade.

Table 2.1: Town of Stem Population, 1970 - 2010

Year	Stem Population	Percentage Change
1970	242	N/A
1980	222	-8.3%
1990	251	13.1%
2000	268	6.8%
2010	463	72.8%

*Source: US Census Bureau*

The Stem Planning Board estimates that the rate of growth has increased since the 2010 Census. Below is the Planning Board's 2018 population estimate for the town, formulated by taking the number of homes in the town (361 developed residential lots - from the Granville County GIS database and verified by manually visiting the properties) and multiplying by the number of occupants per home established for the Town of Stem (2.39 persons per home - from the 2010 US Census). That returns an estimated population of 862 residents. This should be considered a lower boundary, compared to an upper boundary estimate of 1029 residents from the 2017 American Community Survey.

Table 2.2: Town of Stem 2018 Population Estimate

Year	Stem Homes	Residents Per Home	Stem Population
2010 (Actual)	194	2.39	463
2018	361	2.39	862

*Source: 2010 US Census; Granville County GIS Database*

Using this method it is also possible to set an upper bound on the future population based on the lots currently available to develop further housing. The South Granville Water and Sewer Authority (SGWASA) has allocated the water and sewage capacity for an additional

166 homes in the Mangum Farms subdivision and an additional 39 homes in Stem Proper. Assuming the persons per home variable remains similar to the 2010 Census, these additional 205 homes would bring an additional 490 residents. The figures below assume that those allocations are built out in the next decade and the town then returns to the approximately 1% annual growth from the late 20<sup>th</sup> century. The North Carolina Office of State Budget and Management projects an annual growth rate for Granville County of 0.9%.

Table 2.3: Town of Stem 2040 Population Estimate

Year	Stem Homes	Residents Per Home	Stem Population
2010 (Actual)	194	2.39	463
2020	375	2.39	897
2030	566	2.39	1352
2040	625	2.39	1493

*Source: 2010 US Census; Granville County GIS Database; Town records of SGWASA allocations*

Combining all of this leaves a picture of a town that is currently experiencing rapid population growth, but with a definite upper limit. There is a strong demand for new housing in the area, but only a limited amount of water and sewage capacity to accommodate new development.

Changes to any of the following will affect the accuracy of these population estimates:

- a) the town’s borders, adding new lots;
- b) maximum water and sewer capacity from SGWASA;
- c) number of average residents per home

Population estimates in this plan should be reevaluated any time that there is a change to one of those variables, as well as each time there is new data available from the U.S. Census Bureau.

## C. Population Characteristics

### 1. Diversity

The racial diversity of the town is mostly similar to the broader composition of the state. The largest difference from North Carolina state demographics is in the percentage that identify as Hispanic or Latino. Residents of Stem are much more likely (16.7% compared to 9.1%) than the average resident of North Carolina to identify as Hispanic or Latino.

Table 2.4: Town of Stem Population by Race, Comparison to State

Race	Stem	North Carolina
White	78.0%	69.0%
Black or African American	13.4%	21.5%
American Indian and Alaska Native	0.0%	1.2%
Asian	0.0%	2.7%
Native Hawaiian and Other Pacific Islander	0.0%	0.1%
Other	5.7%	3.1%
Hispanic or Latino	16.7%	9.1%
Not Hispanic or Latino	83.3%	90.9%

Source: US Census Bureau 2017 FactFinder

## 2. Age Groups

The median age in Stem is 33.4 years. This is 5 years younger than the state of North Carolina median age, and nearly 9 years younger than the median for Granville County. Close to one in six (17.1%) of the town's residents are between the ages of 15 and 19, but only about one in thirty (3.5%) are between the ages of 20 and 24.

Table 2.5: Town of Stem Population by Age, Comparison to County and State

Age	Stem	Granville County	North Carolina
Under 5 years	4.7%	4.9%	6.0%
5 to 9 years	7.2%	5.6%	6.4%
10 to 14 years	4.7%	6.5%	6.5%
15 to 19 years	17.1%	6.5%	6.6%
20 to 24 years	3.5%	6.6%	7.0%
25 to 34 years	16.1%	11.1%	13.1%
35 to 44 years	12.0%	12.9%	13.0%
45 to 54 years	21.3%	16.1%	13.7%
55 to 59 years	3.1%	7.4%	6.7%
60 to 64 years	4.2%	6.8%	6.0%
65 to 74 years	3.9%	9.6%	9.0%
75 to 84 years	1.7%	4.6%	4.4%
over 85 years	0.7%	1.6%	1.7%
Median Age	33.4	42.5	38.4

Source: US Census Bureau 2017 FactFinder

## II. Housing

### A. Homeownership

The town of Stem has a very high percentage of owner-occupied housing units. The median home value in the town is higher than the median value for Granville County, but lower than the median value for the state of North Carolina.

Table 2.6: Homeownership Rates and Housing Values Comparison

Jurisdiction	Owner Occupied	Median Home Value
Town of Stem	90.4%	\$148,600
Granville County	72.2%	\$141,200
State of North Carolina	64.8%	\$157,100

*US Census Bureau, 2012 - 2016 American Community Survey 5-Year Estimates*

Nearly two-thirds of Stem homeowners have a monthly mortgage payment that is less than 20% of their monthly household income. This generally translates to greater discretionary income compared to residents of higher cost-of-living areas.

Table 2.7: Mortgage as a Percentage of Household Income Comparison

Mortgage as a percent of household income	Stem	Granville County	North Carolina
Less than 20.0 percent	63.4%	44.6%	45.9%
20.0 to 24.9 percent	8.8%	18.7%	15.6%
25.0 to 29.9 percent	5.6%	8.9%	10.5%
30.0 to 34.9 percent	6.7%	6.3%	6.8%
35.0 percent or more	15.5%	21.4%	21.3%

*US Census Bureau, 2012 - 2016 American Community Survey 5-Year Estimates*

Approximately one-quarter of the housing stock in Stem has been built since 2010. More than half of all the town's housing stock has been built since 2000. There are comparably very few homes in the town built between 1970 and 1999. The percentage of homes that are more than fifty years old is very similar to those for the county and the rest of the state.

Table 2.8: Housing Stock and Comparison

<b>Year Built</b>	<b>Stem</b>	<b>Granville County</b>	<b>North Carolina</b>
2010 or later	24.6%	2.8%	3.3%
2000 to 2009	35.1%	24.5%	20.4%
1990 to 1999	3.3%	20.8%	20.4%
1980 to 1989	8.6%	13.2%	16.0%
1970 to 1979	4.1%	13.5%	14.1%
1969 or earlier	24.3%	25.2%	25.8%

*US Census Bureau, 2012 - 2016 American Community Survey 5-Year Estimates*



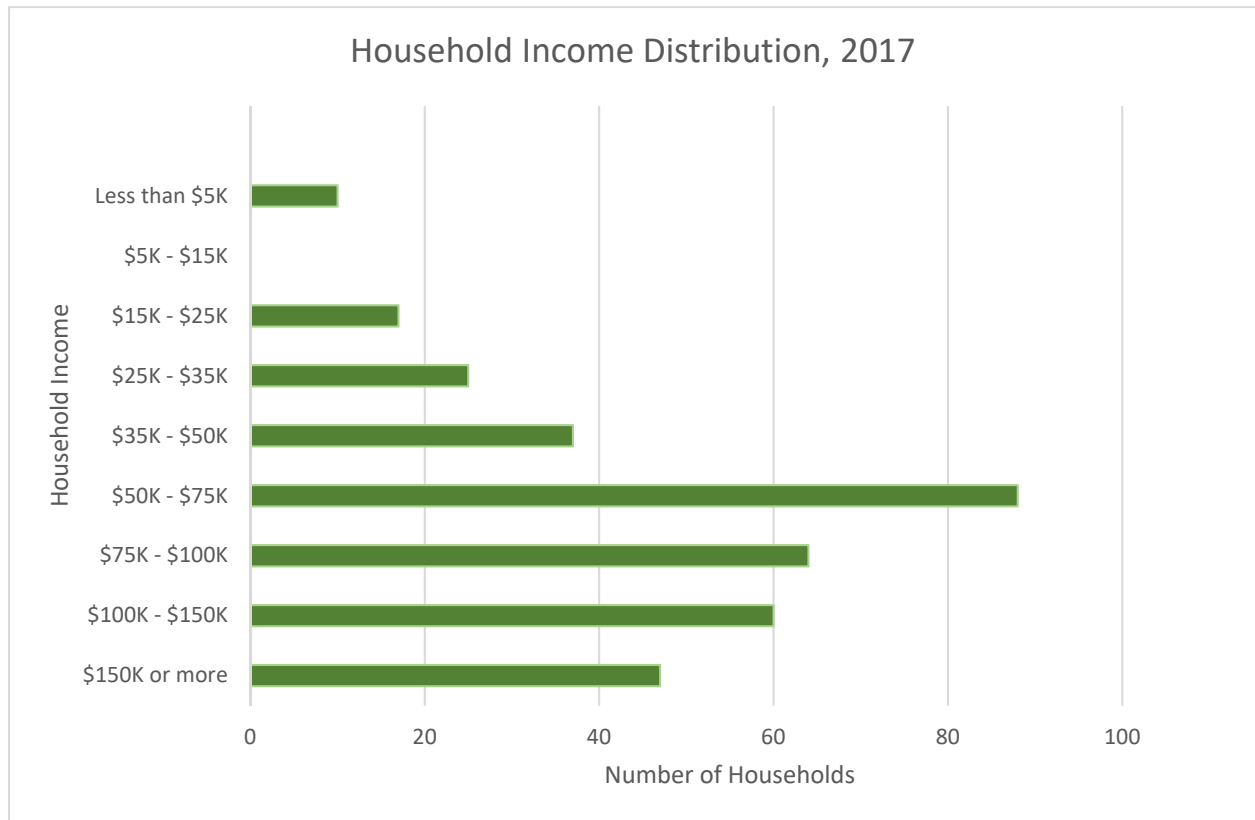
### III. Economy

#### A. Income

##### 1. Household Income

Household income calculations include the income of all individuals aged 16 years and older in a household. A plurality of households in the town of Stem have a total household income between \$50,000 and \$74,999.

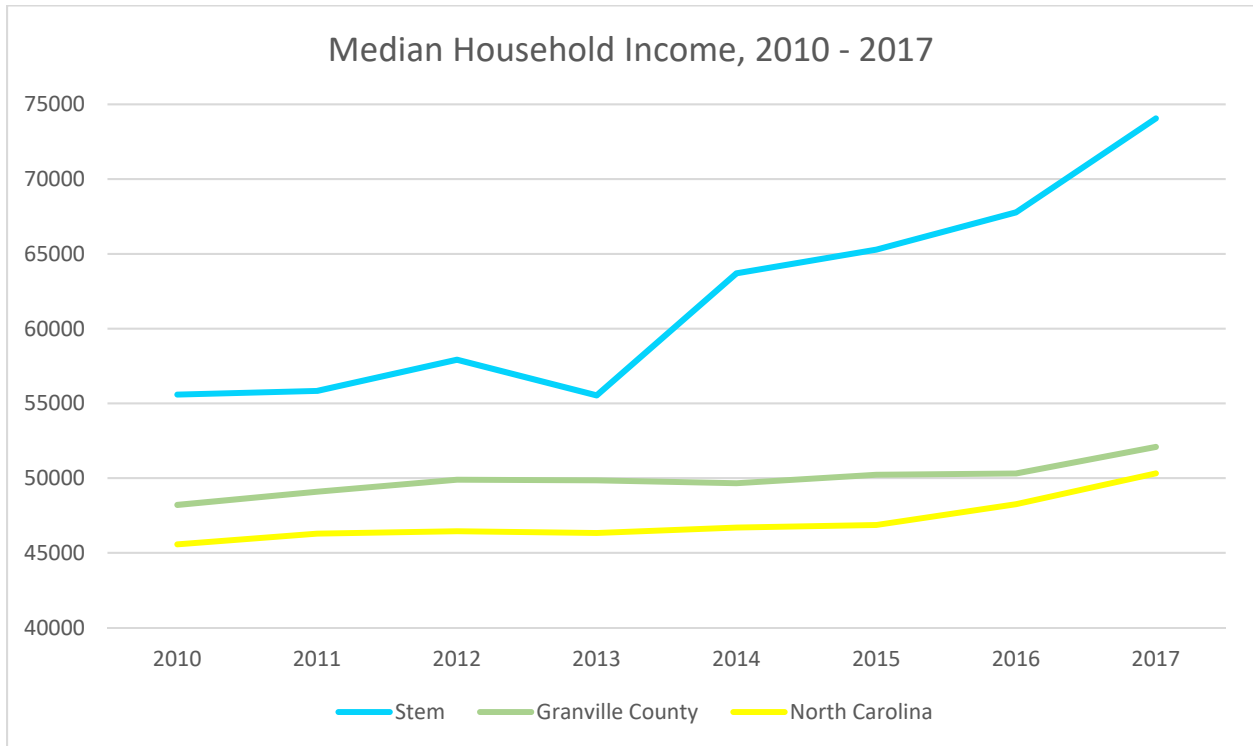
Figure 2.3: Household Income Distribution in Stem



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The median household income in the town of Stem increased by 33.2% between 2010 and 2017. By comparison, the median household income in Granville County increased by 8.0% in that period, and the median household income in the state of North Carolina increased by 10.4% in that period.

Figure 2.4: Median Household Income Growth, County & State Comparison



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

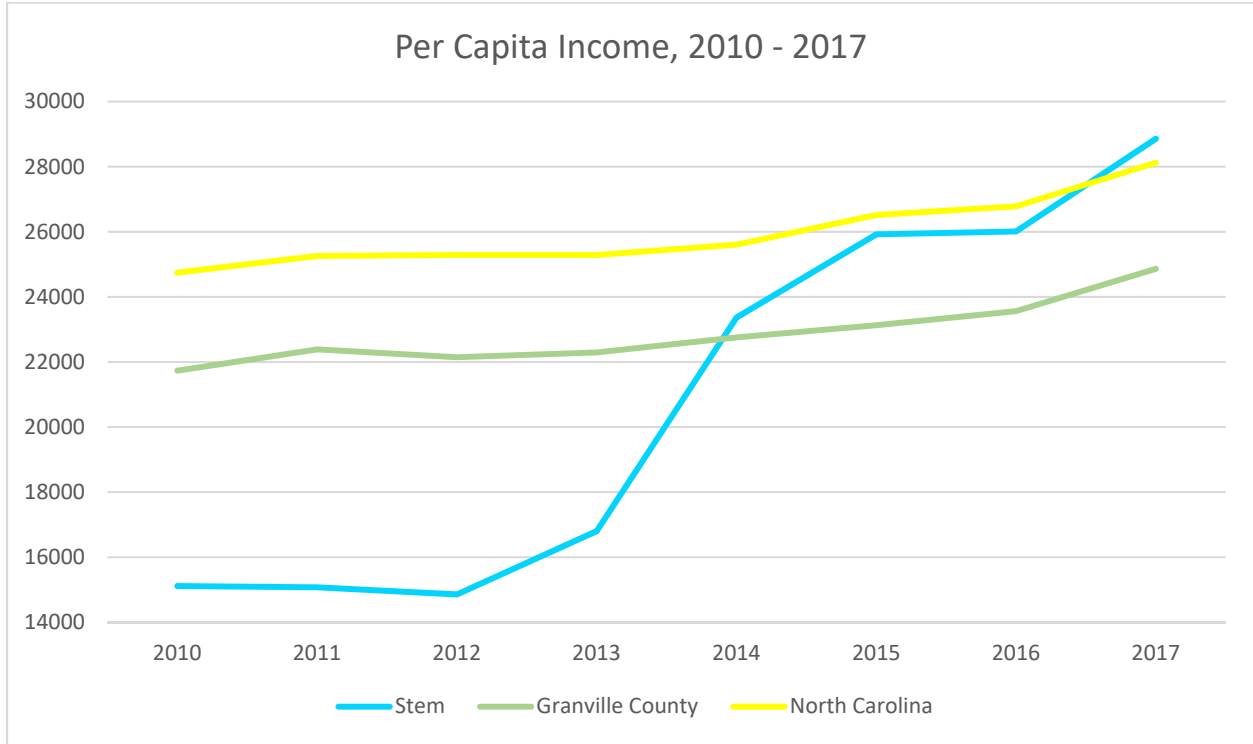
## 2. Per Capita Income

Per capita income is the average amount of income for each person living in the town. It is calculated by taking the total income of all residents combined and dividing by the total number of residents.

As of 2017, the town's per capita income was \$28,857. This was slightly more than the state per capita income of \$28,123 and more than the county per capita income of \$24,859.

Most significantly, Stem's per capita income has increased by 90.9% between 2010 and 2017. By comparison, Granville County per capita income has increased by 14.4% in that period and the state of North Carolina per capita income has increased by 13.7%.

Figure 2.5: Per Capita Income, County & State Comparison



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

## B. Poverty

Individual and Family poverty rates in Stem are much lower than the rates for Granville County and for the state of North Carolina.

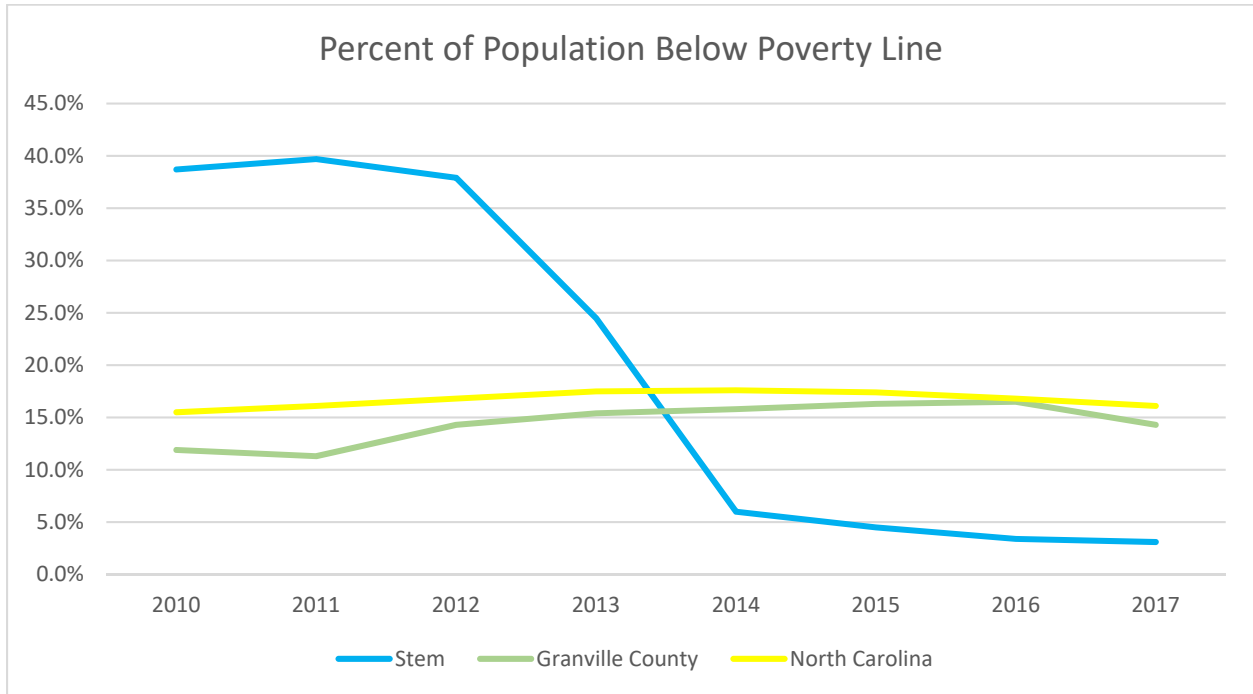
Table 2.9: Persons below Poverty Level, Comparison

Jurisdiction	Percent of People	Percent of Families
Stem	3.1%	2.2%
Granville County	14.3%	10.4%
North Carolina	16.1%	11.8%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

This was not the case until quite recently. At the 2010 Census, poverty rates in Stem (38.7%) were more than double the rate for North Carolina as a whole (15.5%).

Figure 2.6: Percent of Population below Poverty Line, County & State Comparison



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Most of this drastic decline in the rate can be explained by the fact that almost all new residents since 2010 have household incomes that are at least sufficient to support a mortgage on a single family home – as new single family homes comprise almost all new development in that time. It is important to remember that while the percentage of people living below the poverty line in Stem has been greatly reduced, the actual number of total persons living below the poverty line is likely very similar to what it was in 2010.

C. Education

The percentage of Stem residents over 25 with at least a high school diploma (88.7%) is higher than the North Carolina rate (86.9%) and the rate for Granville County (83.6%).

Table 2.10: Highest Education Attained, Persons Aged 25 and over, Comparison

Jurisdiction	No High School Diploma	High School Diploma Only	Some College, No Degree	Associates or Bachelors Degree or Graduate Degree
Stem	11.3%	21.0%	38.5%	29.2%
Granville County	16.4%	31.5%	21.7%	30.5%
North Carolina	13.1%	26.1%	21.7%	39.1%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

More than two-thirds (67.7%) of Stem residents over the age of 25 have at least some college or have attained a higher degree. This is a marked change from the 2010 Census, when just over one-third (34.1%) had attended some college or attained a degree. Only 3% of residents in 2010 had attained a Bachelor's degree or higher, while over 15% of residents in 2016 had done so.

IV. Workforce

A. Employment

Table 2.11: Stem Employment by Sector

<b>Occupation</b>	<b>Percent of Population</b>
Management, business, science, and arts occupations	24.5%
Service occupations	25.6%
Sales and office occupations	28.6%
Natural resources, construction, and maintenance occupations	9.4%
Production, transportation, and material moving occupations	11.9%

*Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates*

Table 2.12: Stem Employment by Industry

<b>Industry</b>	<b>Percent of Population</b>
Agriculture, forestry, fishing and hunting, and mining	0.0%
Construction	8.8%
Manufacturing	6.1%
Wholesale trade	4.9%
Retail trade	11.0%
Transportation and warehousing, and utilities	2.0%
Information	2.2%
Finance and insurance, and real estate and rental and leasing	5.3%
Professional, scientific, management, and administrative services	10.6%
Educational services, and health care and social assistance	15.7%
Arts, entertainment, and recreation, and accommodation and food services	6.1%
Public administration	19.6%
Other services	7.4%

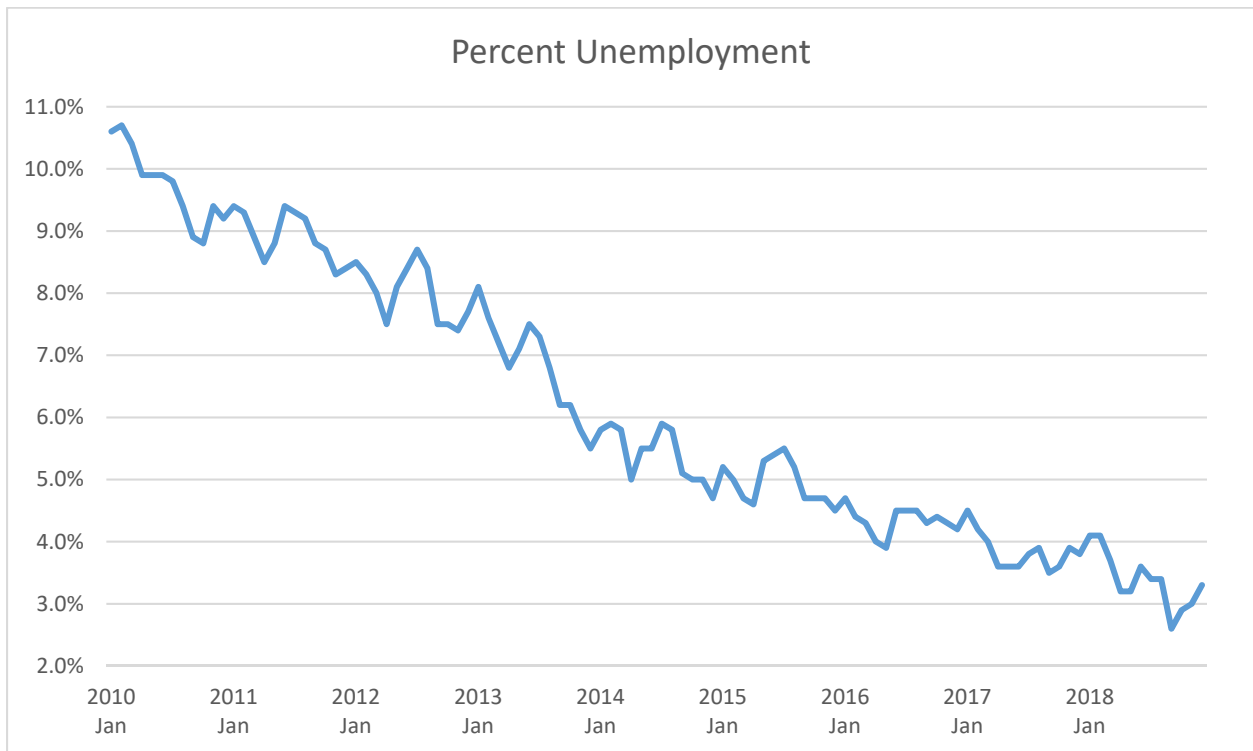
*Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates*

## B. Unemployment

The American Community Survey estimated an unemployment rate of 1% for the town of Stem in 2017. The official keeper of unemployment numbers is the Bureau of Labor Statistics, but that entity does not track the unemployment rate for a town of Stem's size.

It is possible to infer the town's unemployment rate from the Granville County rate, which has been steadily declining since the beginning of 2010.

Figure 2.7: Granville County Unemployment, 2010 - 2018



Source: U.S. Bureau of Labor Statistics

## C. Commuting Patterns

Of the survey respondents, 65.4% leave Stem for work five or more days per week. An additional 18.7% of respondents leave Stem for work 1-4 days per week. Only 15.9% of respondents don't leave Stem for work. This number would include retirees.

V. Land Use Patterns

Stem has a town center around Tally Ho Road, Creedmoor Road, Main Street, and Franklin Street. The center is made up of Town Hall, two gas station and convenience store sites, the United States Post Office, a general retail store, the volunteer fire department, and a town park. There are several undeveloped or under developed lots remaining in the town center.

Figure 2.8: Stem Town Center, 2019



Granville County GIS & Stem Planning Board



There is a small additional area south of the town center that is zoned Community Commercial (CC) to meet the retail and service needs of the community and promote economic opportunities for locally-owned businesses. Other areas near the town center are zoned Mixed Residential (R2) to allow a compatible mix of attractive housing types and neighborhoods with convenient access to amenities that enhance the quality of life of residents. Furthest from the town center, and out in the satellite subdivisions, the area is zoned Single-family Residential (R1) to accommodate low density single-family residential development and complimentary uses compatible with the rural character of Stem.

Figure 2.9: Stem Zoning Districts, 2019



Granville County GIS & Stem Planning Board

## VI. Infrastructure

### A. Public Utilities

The Town of Stem does not operate its own utilities. Water and sewer service is provided by South Granville Water and Sewer Authority (SGWASA). The municipal government of Stem controls one seat (of seven) on the SGWASA Board of Directors.

### B. Broadband Internet

Similar to the situation elsewhere in Granville County, lack of consistent access to broadband and high speed internet has been an issue for the past decade. Most residents can only be serviced by one of the two cable broadband providers in the area, or choose a satellite internet option.

### C. Transportation

Roadways – The Town of Stem is served almost exclusively by two-lane roads and streets. The two primary roads are Old NC 75 (SR 1004) and Creedmoor Rd (SR 1127). Both of these roads are maintained by the North Carolina Department of Transportation. All other roads in the town are maintained by the municipal government.

There are several unpaved roads that are marked with street signs.

Rail – The Town of Stem sits upon the Danville District - Oxford to East Durham rail line operated by Norfolk Southern Railway. The Danville District line runs from Lynchburg, VA to Salisbury, NC. This line is primarily a freight line.

The nearest passenger rail line can be accessed in Durham, approximately 20 miles to the south.

### D. Public Safety

Police – The Town of Stem operates a police force of four part-time officers. If no officer is available at the time of an emergency, service is picked up by the Granville County Sheriff's Department.

Fire & EMS – The Town is served by the Stem Community Volunteer Fire Department. The department provides Fire, EMS, and Rescue services. Membership consists of approximately 7 Fire Ground Officers and 25 firefighters. The department services an area of roughly 30 square miles from its base of operations in the Stem town center, at 100 Franklin Street.

## E. Health Care

There are no medical facilities within the Stem town limits. There are several primary care options in nearby Butner and Creedmoor. The nearest full-service hospitals are Granville Medical Center in Oxford (11 miles northeast) and Duke University Medical Center in Durham (18 miles southwest).

## F. School System

The Town of Stem is served by the Granville County Public Schools district. Children from Pre-Kindergarten through 12th grade are served by several schools in the area. These schools offer "choice" curriculum which enables the student to receive core instruction that includes specialized education such as S.T.E.M., the Arts, Leadership, Career & Technical Education among other opportunities. One of the district's three high schools, Granville Central High, is located just outside the city limits of Stem on Sanders Road. Students also have access to Granville Early College High School, in partnership with Vance Granville Community College, allowing students to graduate not only with High School diploma but also an Associates degree.

In addition to the Granville County Public Schools, students have the choice of Falls Lake Academy, Oxford Preparatory, Voyager Academy and other charter schools for educational services. Vance Granville Community College offers higher education across four counties, the college's south Campus is located just a few miles from the center of Stem. Within thirty minutes of Stem, several major universities such as Duke, NC Central, NC State, and UNC Chapel Hill are located within the Triangle area.

## VII. Other Resources

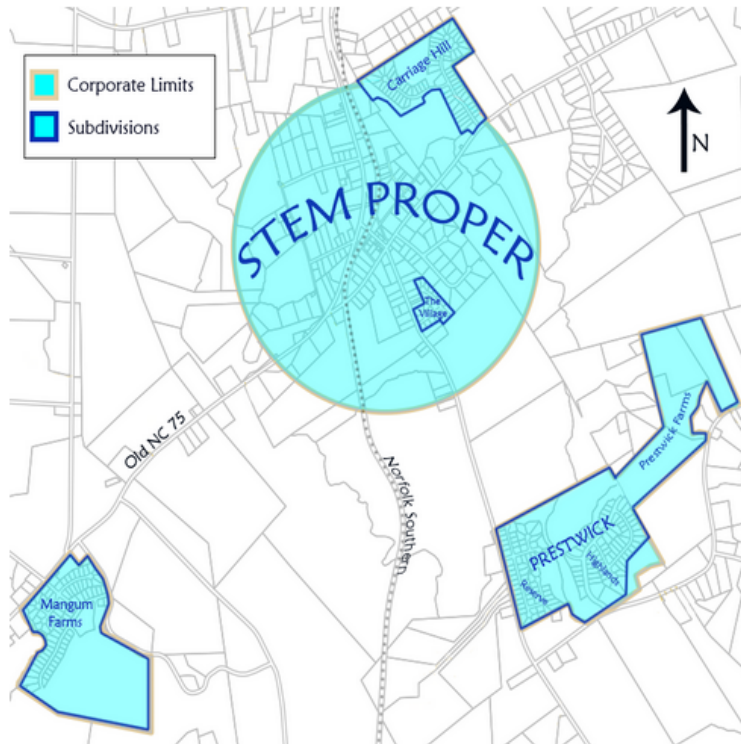
Parks – Within the Town of Stem there is a 1/2 acre children's park (Jack Day Kiddie Park) on the edge of the town center. It has undergone improvement in four consecutive years (2015 – 2018) with the assistance of grants from the Granville County Parks & Recreation Department. The most recent improvements expanded the park and added two picnic shelters and grilling areas along with off-street parking.

The area between Stem Proper and the Prestwick subdivision is the Ledge Creek Forest Conservation Area. This 381 acre nature preserve is owned by the Tar River Land Conservancy and features 3 miles of trails through wildflower meadows, pine forests, and the eponymous Ledge Creek.

SUPPLEMENTAL MATERIALS: Town of Stem Community Survey – 2018

Please complete and return by mail to  
Town of Stem  
c/o Planning Board  
PO Box 88  
Stem, NC 27581

1. Where, in Stem, do you live?



- Carriage Hill
- Mangum Farm
- Stem Proper
- Highlands At Prestwick
- Reserves at Prestwick
- The Village
- Other

**2. How long have you lived in Stem?**

- 0 - 1 Years
- 2 - 5 Years
- 6 - 10 Years
- 11+ Years

**3. How old are you?**

- 18 - 34
- 35 - 50
- 51 - 60
- 61- 64
- 65+

**4. I am \_\_\_\_\_ with the number of services provided by the Town of Stem.**

- Satisfied
- Unsatisfied

**5. I am \_\_\_\_\_ with the quality of services provided by the Town of Stem.**

- Satisfied
- Unsatisfied

**6. Which of the following services are you most interested in the town exploring?**

- Garbage Service
- Recycling Service
- Park & Recreation Expansion
- Wireless Internet for All
- Other

If Other, please list: \_\_\_\_\_

7. I am \_\_\_\_\_ with the number of recreational parks and facilities in Stem.

- Satisfied
- Unsatisfied

8. I am \_\_\_\_\_ with the quality of recreational parks and facilities in Stem.

- Satisfied
- Unsatisfied

9. In the past year, how often have you visited the [Jack Day Kiddie Park](#)?

- I have not visited the Park
- 1 - 2 Visits
- 3 - 5 Visits
- 6+ Visits

10. In the past year, how often have you visited the [Ledge Creek Forest Conservation Area \(Walking Trails\)](#)?

- I have not visited the Ledge Creek Forest Conservation Area (Walking Trails)
- 1 - 2 Visits
- 3 - 5 Visits
- 6+ Visits

11. I am \_\_\_\_\_ with the number of events held in Stem.

- Satisfied
- Unsatisfied

12. I am \_\_\_\_\_ with the quality of events held in Stem?

- Satisfied
- Unsatisfied

13. In the past year, how many community events have you attended in our local area?

- I have not attended any local community events
- Stem Easter Egg Hunt
- Stem Memorial Day Service
- Stem Christmas Parade
- Butner Chicken Pickin'
- Hot Sauce Festival
- Hawg In The Holler

14. Would you support mixed-use zoning that would allow, for example, a first floor coffee shop with a second floor residential apartment to be built on main street?



- Yes
- No

15. Would you support Green Space development in Stem?

- Yes
- No



16. Would you support Conservation development in Stem?



- Yes
- No

17. Would you support Conventional, Single Family, Medium Density development in Stem?



- Yes
- No



**18. Would you support Multi-Family Medium Density development in Stem?**



- Yes
- No

**19. How many days a week do you leave Stem for work?**

- None
- 1
- 2
- 3
- 4
- 5
- 6
- 7

**20. Should the town of Stem explore incentives that might attract commercial developers and businesses to Stem?**

- Yes
- No

21. Which of the following enterprises should the Town of Stem pursue for economic development? (Select Three)

- Gym/Fitness Studio
- Grocery/Market Store
- Daycare/Childcare Center
- Bank/ATM
- Resturant/Food Service
- Mechanic/Service Center
- Pet Grooming/Wellness Center
- Salon/Barber
- Construction/Restoration
- Other

If Other, please list \_\_\_\_\_

22. I am \_\_\_\_\_ with the quality of broadband service in the Town of Stem.

- Satisfied
- Unsatisfied

23. I am \_\_\_\_\_ with the number of broadband service providers available in the Town of Stem.

- Satisfied
- Unsatisfied

24. What information would you like to recieve from the Town? (Please Select All That Apply)

- Event's Calander
- Town Budget
- Meeting Minutes
- News & Updates
- Other

If Other, please list \_\_\_\_\_

**25. How would you prefer to receive Town Communications (Select all that apply)**

- Newspaper
- Stem Town Website
- Facebook
- Twitter
- Instagram
- Email List Serve
- Other

If Other, please list \_\_\_\_\_

SUPPLEMENTAL MATERIALS:

Survey Responses

1) Where, in Stem, do you live?		
Choice	Count	%
Carriage Hill	19	18.3%
Mangum Farms	12	11.5%
Stem Proper	28	26.9%
Highlands at Prestwick	14	13.5%
Reserves at Prestwick	5	4.8%
The Village	4	3.8%
Other*	22	21.2%
*Mostly Saddle Ridge		

2) How long have you lived in Stem?		
Choice	Count	%
0 - 1 Years	15	13.3%
2 - 5 Years	50	44.2%
6 - 10 Years	17	15.0%
11+ Years	31	27.4%

3) How old are you?		
Choice	Count	%
18 - 34	18	16.8%
35 - 50	46	43.0%
51 - 60	30	28.0%
61+	13	12.1%

4) I am _____ with the number of services		
Choice	Count	%
Satisfied	60	55.0%
Unsatisfied	49	45.0%

5) I am _____ with the quality of services provided		
Choice	Count	%
Satisfied	70	66.0%
Unsatisfied	36	34.0%

6) Which of the following services are you most interested in the town exploring?		
Choice	Count	%
Garbage Service	27	24.8%
Recycling Service	7	6.4%
Park & Rec Expansion	38	34.9%
Wireless Internet for All	18	16.5%
Other*	19	17.4%
*11 responses of Cell Towers		

7) I am _____ with the number of recreational parks and facilities in Stem.		
Choice	Count	%
Satisfied	52	46.8%
Unsatisfied	59	53.2%

8) I am _____ with the quality of recreational parks and facilities in Stem.		
Choice	Count	%
Satisfied	63	57.8%
Unsatisfied	46	41.4%

9) In the past year, how often have you visited the Jack Day Kiddie Park?		
Choice	Count	%
I have not visited the Park	68	62.4%
1 - 2 Visits	14	12.8%
3 - 5 Visits	13	11.9%
6+ Visits	14	12.8%

10) In the past year, how often have you visited the Ledge Creek Forest Conservation Area (Walking Trails)?		
Choice	Count	%
I have not visited	52	47.3%
1 - 2 Visits	23	20.9%
3 - 5 Visits	9	8.2%
6+ Visits	26	23.6%

11) I am _____ with the number of events held in in Stem.		
Choice	Count	%
Satisfied	82	75.2%
Unsatisfied	27	24.8%

12) I am _____ with the quality of events held in in Stem.		
Choice	Count	%
Satisfied	86	78.9%
Unsatisfied	23	21.1%

13) In the last year, which community events have you attended in our local area?

Choice	Count	%
I have not attended any	23	21.3%
Stem Easeter Egg Hunt	32	29.6%
Stem Memorial Day Service	20	18.5%
Stem Christmas Parade	58	53.7%
Butner Chicken Pickin'	47	43.5%
Hot Sauce Festival	34	31.5%
Hawg in the Holler	5	4.6%

(Select all that apply; 108 responses)

14) Would you support mixed-use zoning that would allow, for example, a first floor coffee shop with a second floor residential apartment to be built on main street?

Choice	Count	%
Yes	80	73.4%
No	29	26.6%

15) Would you support Green Space development in Stem?

Choice	Count	%
Yes	83	79.8%
No	21	20.2%

(question was accompanied by explanatory picture)

16) Would you support Conservation development in Stem?

Choice	Count	%
Yes	77	72.0%
No	30	28.8%

(question was accompanied by explanatory picture)

17) Would you support Conventional, Single Family, Medium Density development in Stem?

Choice	Count	%
Yes	57	55.3%
No	46	44.7%

(question was accompanied by explanatory picture)

18) Would you support Multi-Family Medium Density development in Stem?

Choice	Count	%
Yes	38	36.2%
No	67	63.8%

(question was accompanied by explanatory picture)

19) How many days a week do you leave Stem for work?

Choice	Count	%
None	17	15.9%
1 - 4 days per week	20	18.7%
5 days per week	49	45.8%
6 or 7 days per week	21	19.6%

20) Should the Town of Stem explore incentives that might attract commercial developers and businesses to Stem?

Choice	Count	%
Yes	76	69.7%
No	33	30.3%

21) Which of the following enterprises should the Town of Stem pursue for economic development?

Choice	Count	%
Gym Fitness Studio	44	41.5%
Grocery/Market Store	69	65.1%
Daycare/Childcare Center	15	14.2%
Bank/ATM	40	37.7%
Restaurant/Food Service	83	78.3%
Mechanic/Service Center	14	13.2%
Pet Groom/Wellness Center	13	12.3%
Salon/Barber	34	32.1%
Construction/Restoration	3	2.8%
Other	19	17.9%

(Select three; 106 responses)

22) I am \_\_\_\_\_ with the quality of broadband service in the Town of Stem.

Choice	Count	%
Satisfied	46	42.6%
Unsatisfied	62	57.4%

23) I am _____ with the number of broadband service providers available in the Town of Stem.		
Choice	Count	%
Satisfied	28	26.4%
Unsatisfied	78	73.6%

24) What information would you like to receive from the Town?		
Choice	Count	%
Events Calendar	76	71.7%
Town Budget	53	50.0%
Meeting Minutes	53	50.0%
News & Updates	83	78.3%
Other	6	5.7%
(select all that apply; 106 responses)		

25) How would you prefer to receive Town Communications?		
Choice	Count	%
Newspaper	25	23.4%
Stem Town Website	76	71.0%
Facebook	34	31.8%
Twitter	6	5.6%
Instagram	3	2.8%
Email List Serve	51	47.7%
Other	4	3.7%
(select all that apply; 107 responses)		



**SUPPLEMENTAL MATERIALS:  
Likes, Dislikes, Wishes, and Fears of Stem Residents  
2015 Community Meeting with N-Focus**

Likes	Dislikes
<ul style="list-style-type: none"> <li>• Railroad</li> <li>• Small (&lt;500)</li> <li>• Leadership in planning</li> <li>• Safety for kids and better patrols are great</li> <li>• Opportunity</li> <li>• “Small town feel”</li> <li>• Great location and proximity to highway</li> </ul>	<ul style="list-style-type: none"> <li>• No Parks</li> <li>• Park is beside cemetery</li> <li>• Railroad –school’s divide</li> <li>• Lack of fellowship and community</li> <li>• No information available</li> <li>• New folks are not part of the community</li> <li>• No community building</li> <li>• No restaurants</li> <li>• Nothing to do</li> <li>• Not enough human involvement in community</li> </ul>
Wishes	Fears
<ul style="list-style-type: none"> <li>• Larger park and activities</li> <li>• Community center</li> <li>• Newspaper</li> <li>• Website enhanced to share more information</li> <li>• Town hall</li> <li>• Sidewalks</li> </ul>	<ul style="list-style-type: none"> <li>• Over-growth (like Wake Forest too fast)</li> <li>• Not connecting satellite annexations to core</li> <li>• More crime</li> <li>• Over-extending ourselves</li> <li>• State land restricting growth</li> </ul>