



## ***NOTICE OF PUBLIC HEARING***

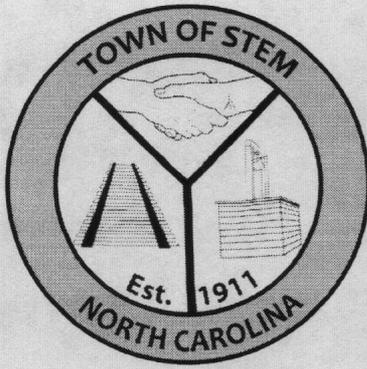
The Town of Stem Board of Commissioners at a scheduled meeting on Monday, June 19, 2023 will hold a public hearing at 7:00 PM at the Stem Town Hall located at 102 W Tally Ho Rd, Stem, NC 27581. The purpose of the hearing is to:

Consider the application to amend the Stem Zoning Map to change the zoning designation of MAPN 088917211580 (105 Brogden/Creedmoor Rd) from CC (Community Commercial) to R1 (Single-family Residential).

This property contains one existing single-family home. No further development of the property has been requested as part of the rezoning process.

Further details are available at [stemnc.org/hearings](http://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](mailto:mike.conti@stemnc.org)



# 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:	Steven & Melissa Kornegay	
Property Address:	105 Creedmoor Rd Stem, NC 27581	
GIS PIN:	088917211580	Can be found at <a href="http://www.granvillegis.org">http://www.granvillegis.org</a> Click the Online Maps tab and search by owner last name

Total Area of Property Subject to SUP: 1.45 acres Fee: \$500.00

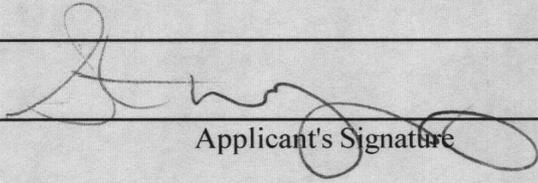
In the space provided below, enter your requested map amendment for the property.

From Stem Community Commercial (CC) to Stem Single-Family Residential (R1).

This change will be consistent with the character of the area; adjacent properties to the north and east are zoned R1.

All submitted plans must conform to G.S. 47-30 MAPPING REQUIREMENTS and the Stem UDO

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. The undersigned hereby certifies that he/she is either the owner or the authorized agent of the owner and hereby makes application for this zoning map amendment.



Applicant's Signature

5/21/23  
Date

## EXHIBIT A

### LEGAL DESCRIPTION OF PARCEL

Being that property described herein below in the Town of Stem, North Carolina and has Granville County Tax Map Number 088917211580.

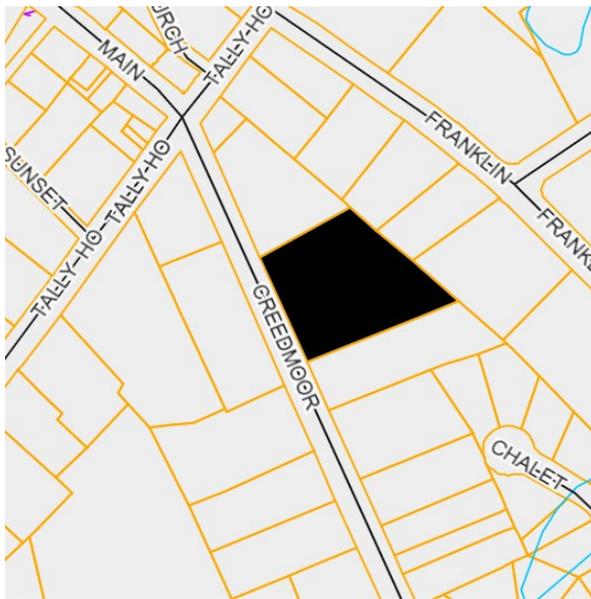
BEGINNING at an iron pin set in the eastern margin of the 40 foot right of way of NCSR 1127, said iron pin being 314.0 feet, more or less, from the intersection of NCSR 1127 with NCSR 1132, thence along the former Belle Acres property as recorded in Plat Book 8, page 3, Granville County Registry S. 49° 36' 21" E. 98.86 feet to an existing iron pin; thence continuing S. 49° 19' 57" E. 122.08 feet to an existing iron pin (Control Corner); thence along the former Methodist Church Parsonage Lot S. 67° 28' 35" W. 329.90 feet to an iron pin set in the margin of the right of way of NCSR 1127; thence along the margin of the right of way of NCSR 1127 N. 24° 30' 01" W. 232.70 feet to the point and place of BEGINNING, and containing 1.5231 acres according to a survey and plat prepared by James R. Wilson, RLS, for Donnie R. Godwin, dated August 30, 1990.

Additional Information  
Zoning Map Amendment Hearing  
June 19, 2023

**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 CC (Community Commercial) to R1 (Single-Family Residential).

**What uses are allowable in this type of district?**

R1 permits single-family detached dwelling units. Duplexes may be allowable by Special Use Permit. Townhomes and other multi-family dwelling units are not allowable in R1. For the full Table of Uses, see the Stem Unified Development Ordinance page 51. Available electronically at stemnc.org under the Government tab, Planning, Zoning, and Watershed.

**What specifically will this property be used for?**

The property has an existing single-family home. There is no expected change in use associated with this rezoning.

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

Yes, the public hearing on June 19, 2023 at 7:00PM 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