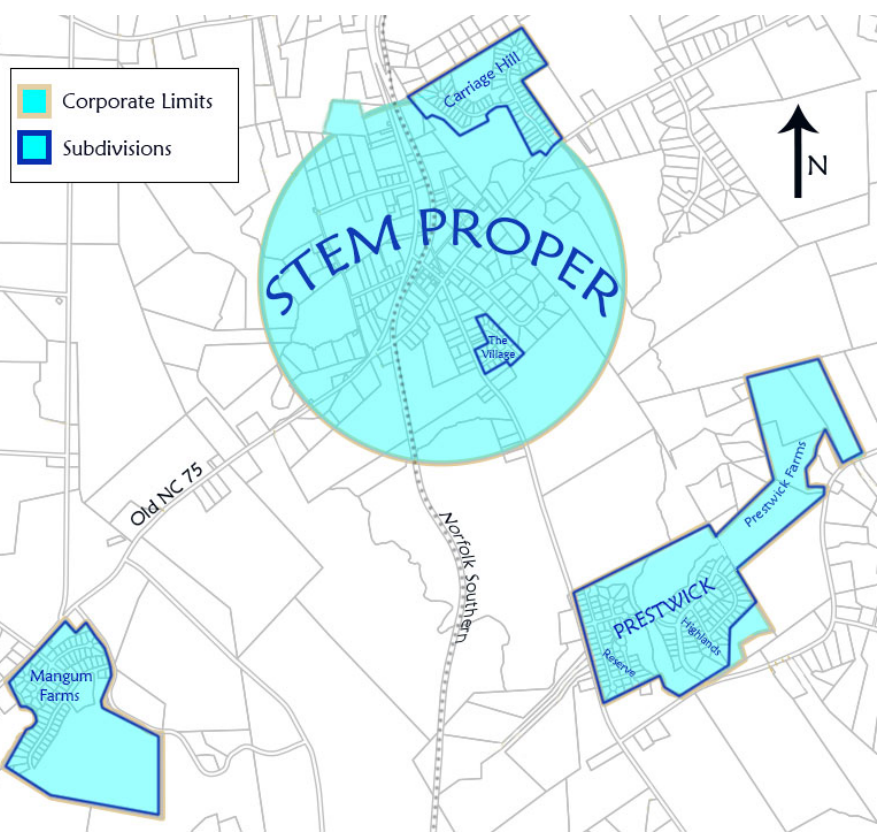


Town Plan 2040

Land Use & Comprehensive Master Plan
Town of Stem, NC



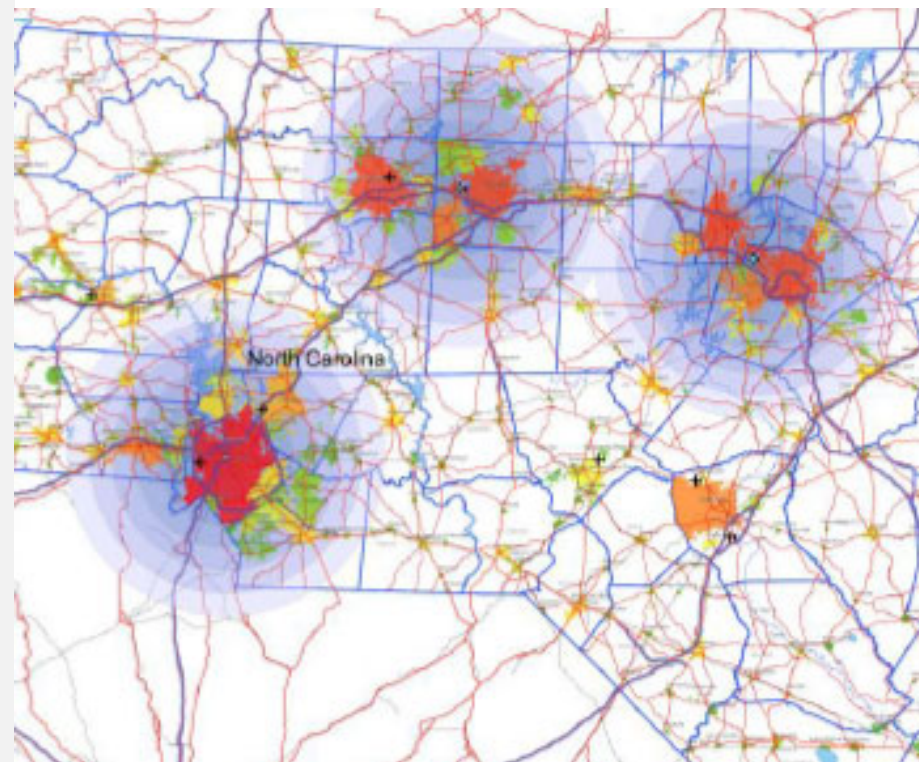


Where are we now?

A growing town in southern Granville County

Stem in 2020

How we fit in North Carolina



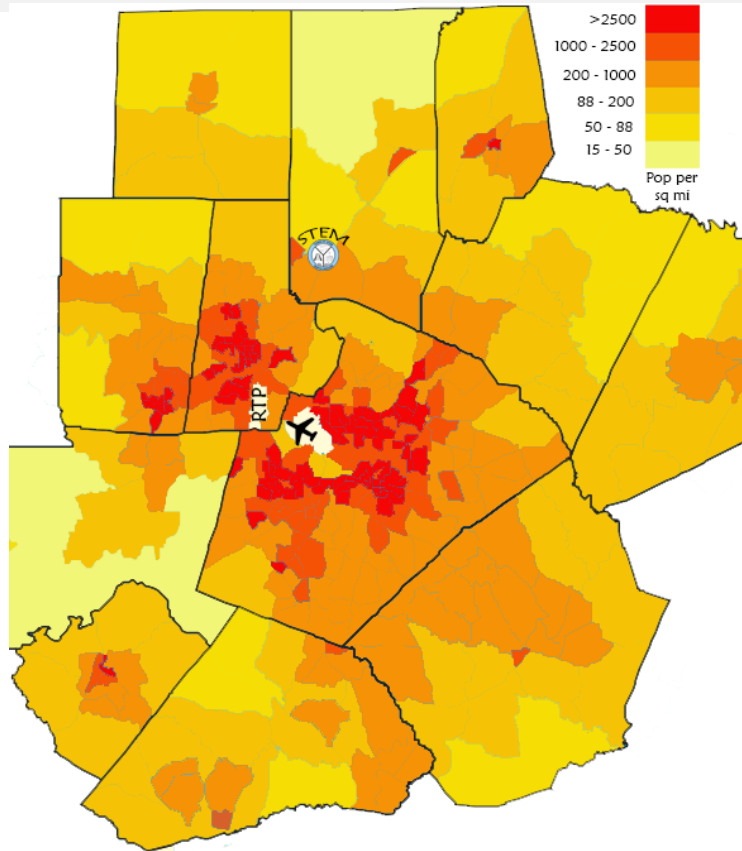
Where are we now?

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Lying within the rings of the state's job engines

Stem in 2020

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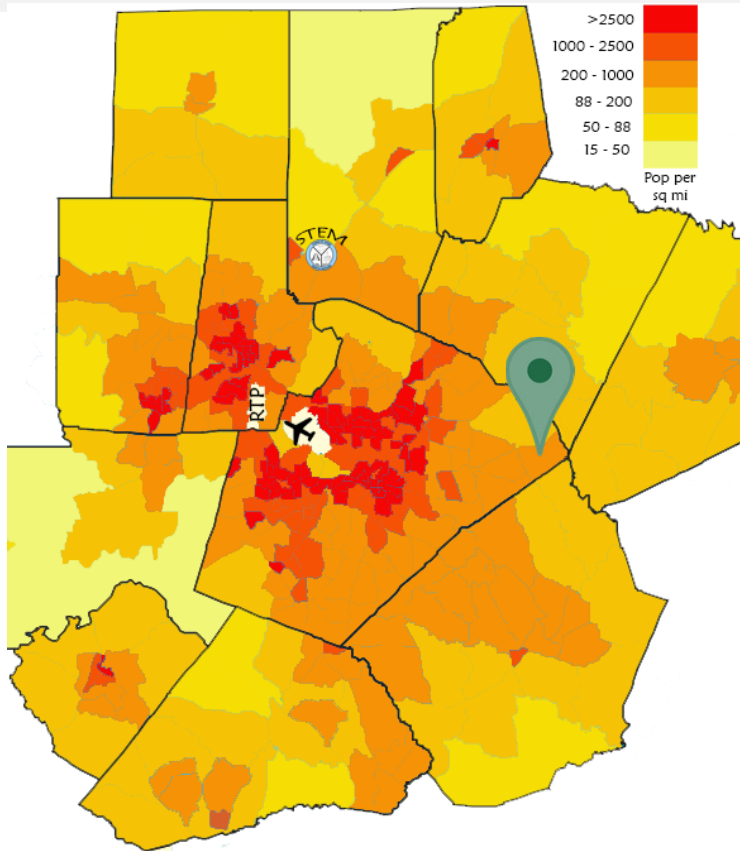
Lying within the rings of the state's job engines

Situated in the Raleigh-Durham-Chapel Hill statistical area

-Population 2.1 million

Stem in 2020

How we fit in North Carolina



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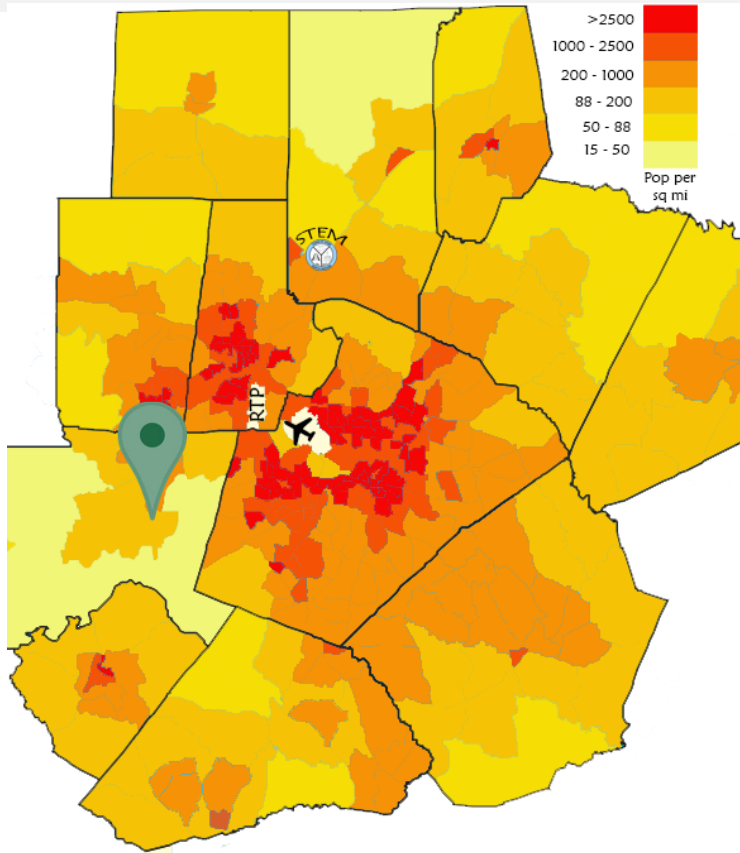
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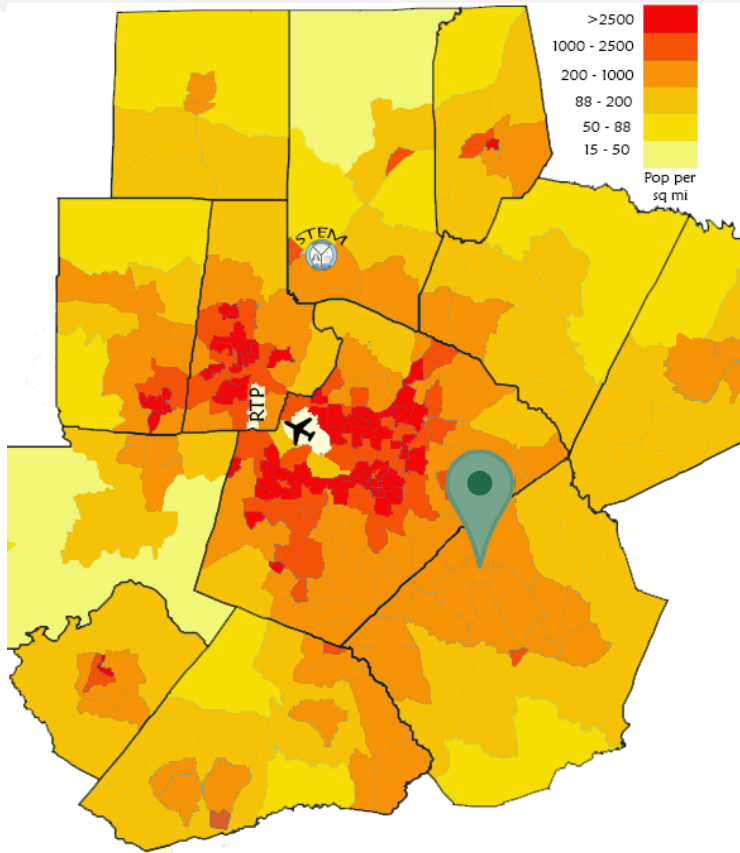
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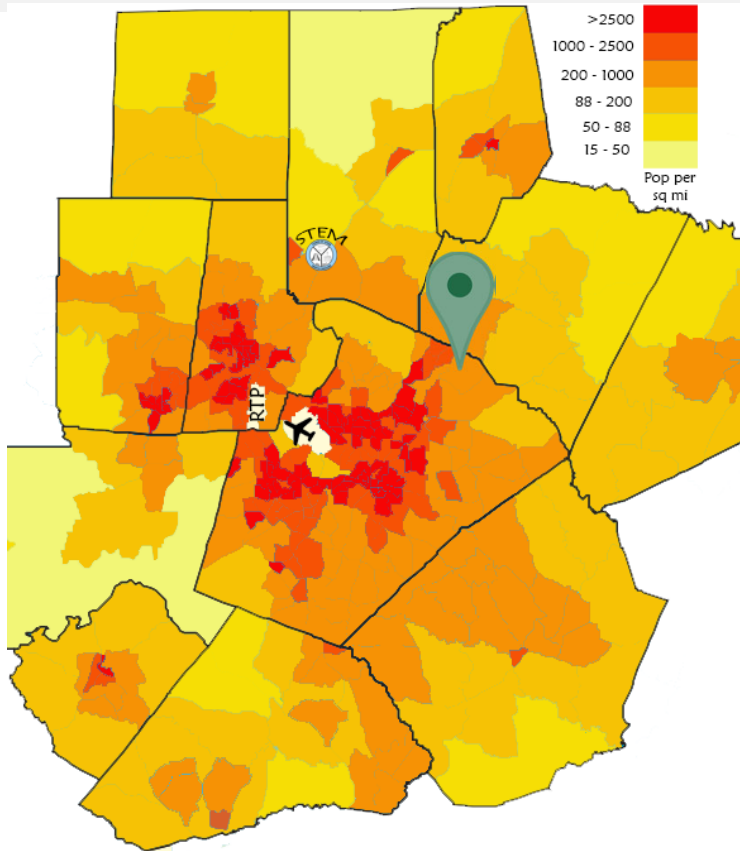
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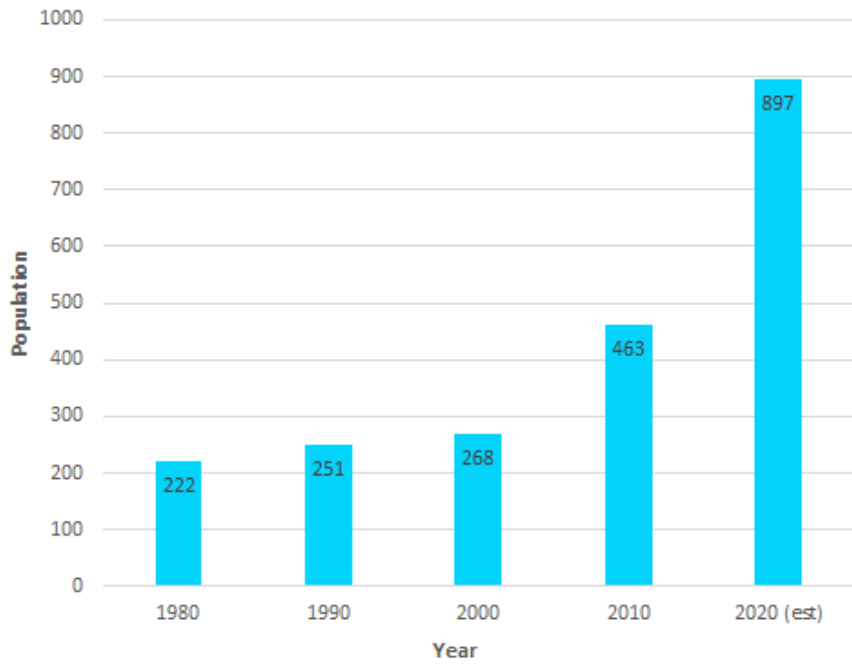
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How we fit in North Carolina

Town of Stem Population Growth

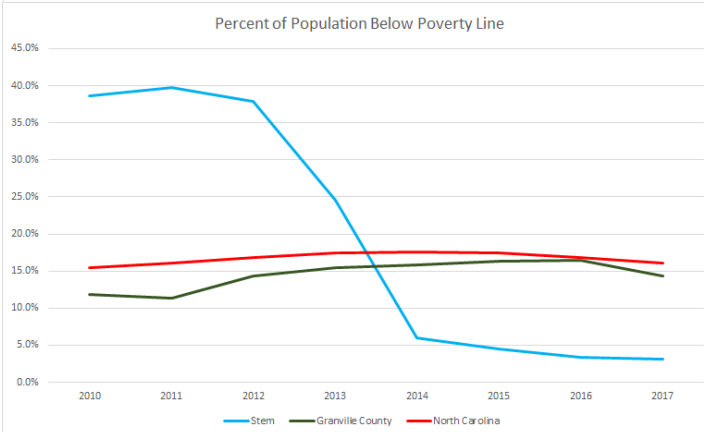
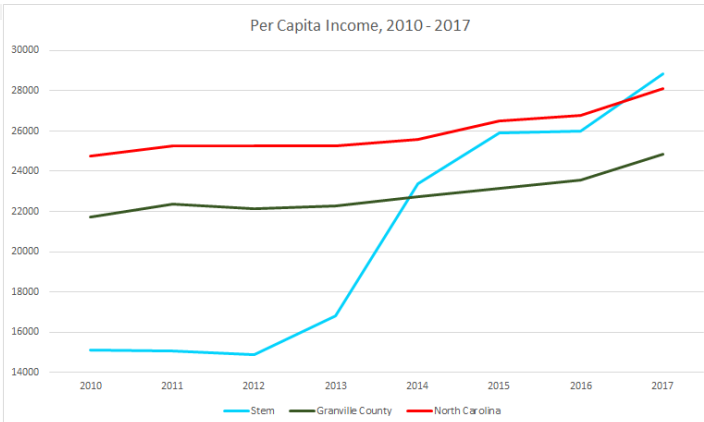


20 years of growth

The town's population has tripled from 2000-2020

Stem in 2020

A growing town in southern
Granville County



20 years of growth

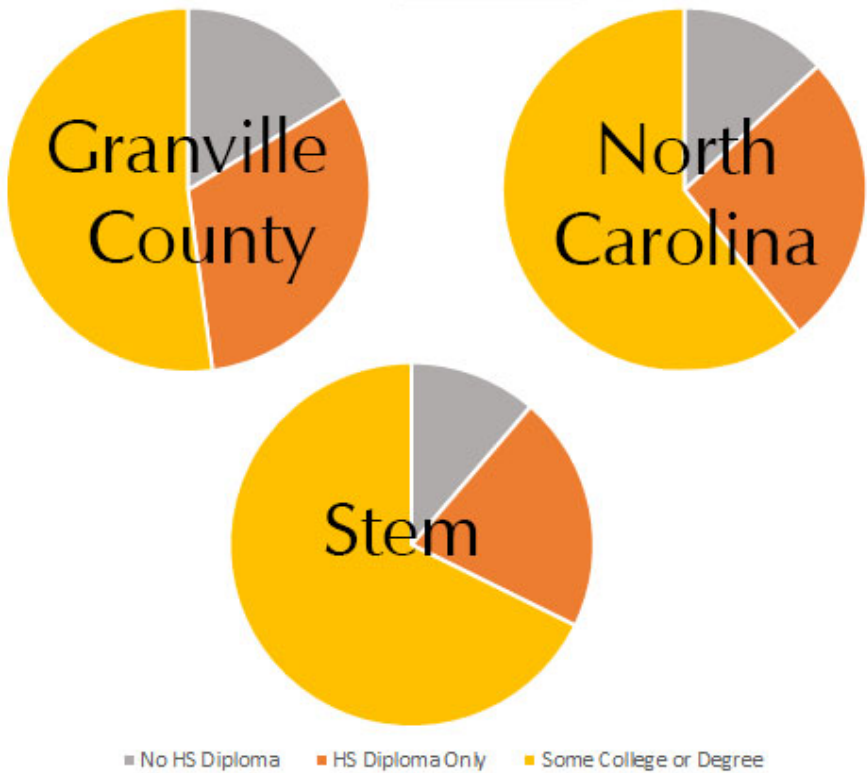
The town's population has tripled from 2000-2020

Rapid income growth with all the new homeowners

-From lowest incomes to highest incomes in the county

Stem in 2020

A growing town in southern Granville County



20 years of growth

The town's population has tripled from 2000-2020

Rapid income growth with all the new homeowners

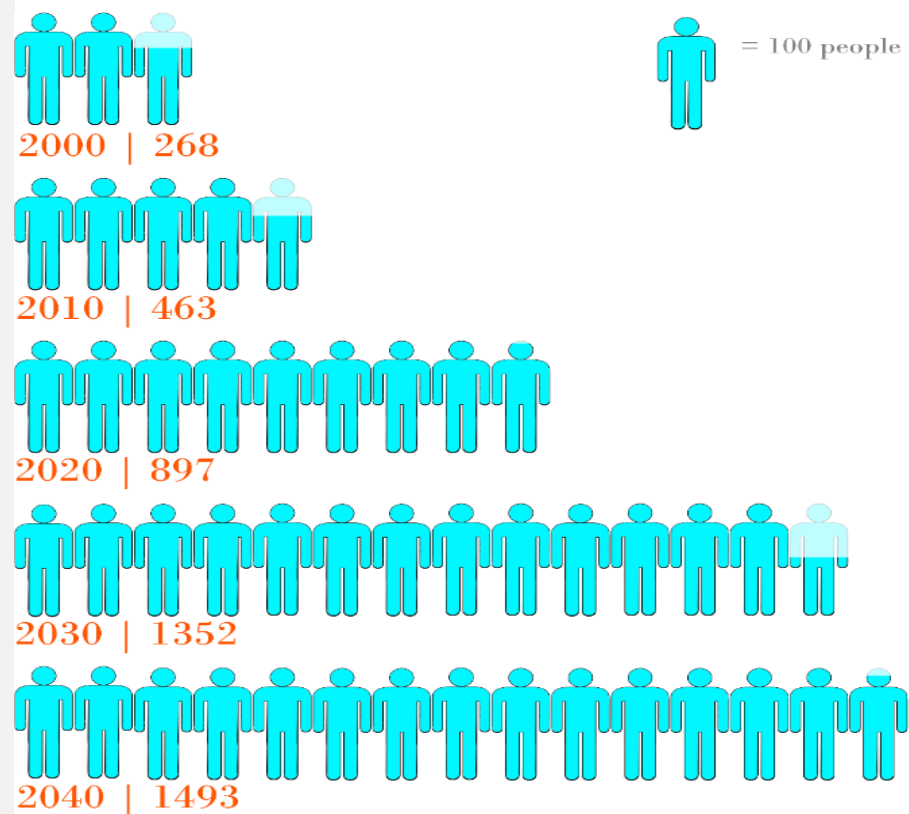
- From lowest incomes to highest incomes in the county

A well educated population

- 67.7% of residents have some postsecondary schooling

Stem in 2020

A growing town in southern
Granville County



Stem in 2020

A growing town in southern
Granville County

20 years of growth

The town's population has tripled from 2000-2020

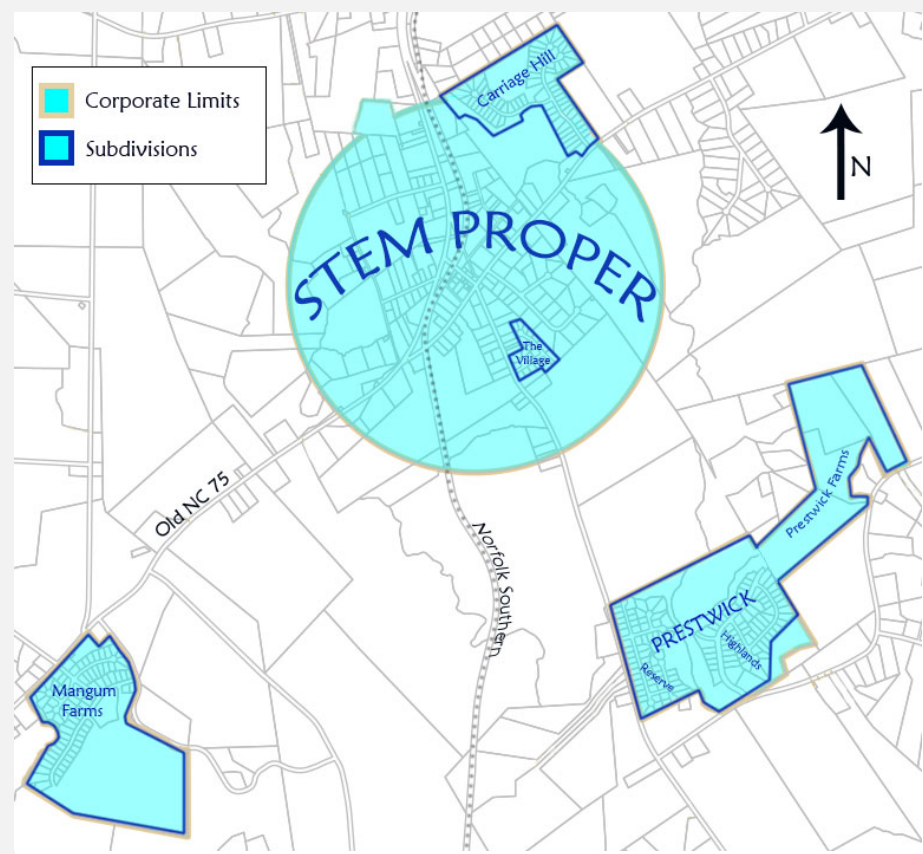
Rapid income growth with all the new homeowners

- From lowest incomes to highest incomes in the county

A well educated population

- 67.7% of residents have some postsecondary schooling

More growth is expected in the next 20 years



The Plan

The town wants to work proactively to prepare for the next 20 years of growth rather than trying to react to problems after they occur

Stem in 2020

Planning for our future

The 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.

The Goals



The Goals



**Protect Natural
Spaces**

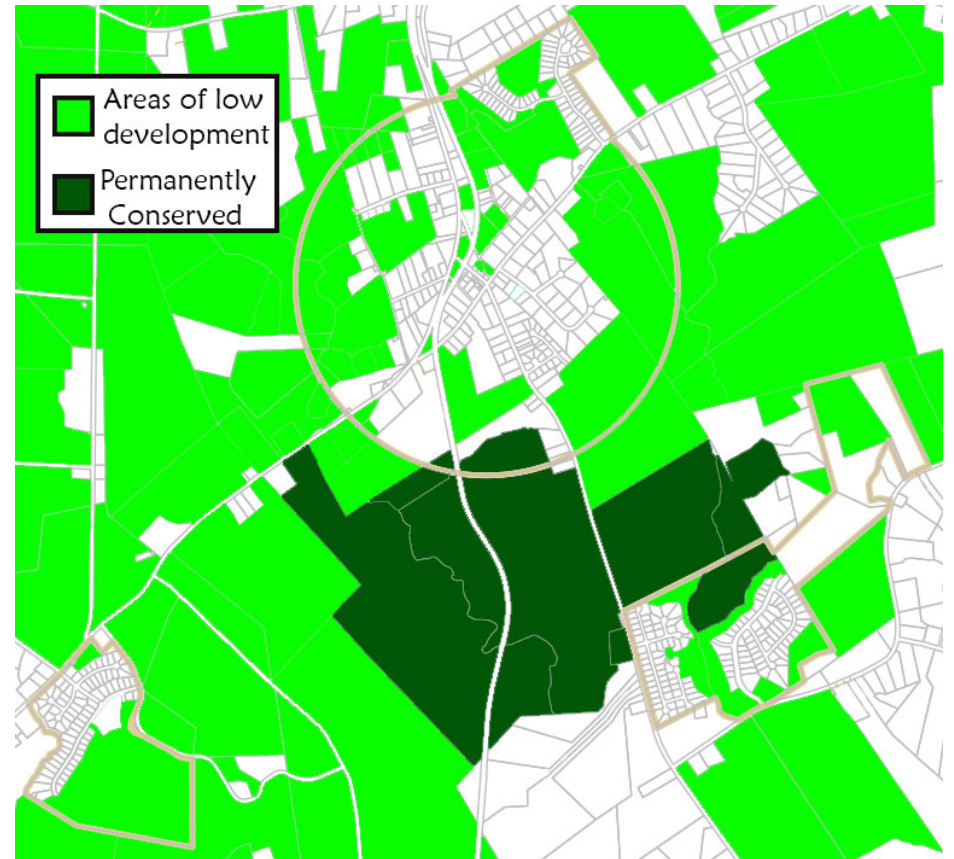




Protect Natural Spaces

Action Item

- The town should seek to amend the zoning ordinances 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.





Protect Natural Spaces

Action Item

- 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.





Protect Natural Spaces

Action Item

- The town should seek to work with Tar River Land Conservancy and other local partners to maximize the impact of existing and future preserved spaces.





Protect Natural Spaces

Ultimate Goal

- An interconnected trail system to provide an alternative transportation option for Stem residents to move throughout the town.



The Goals



**Protect Natural
Spaces**



**Manage
Residential
Growth**





Manage Residential Growth

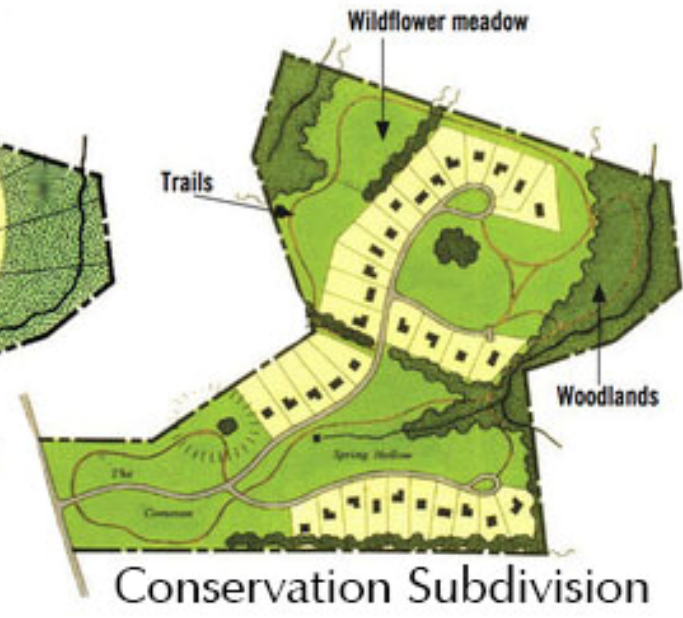
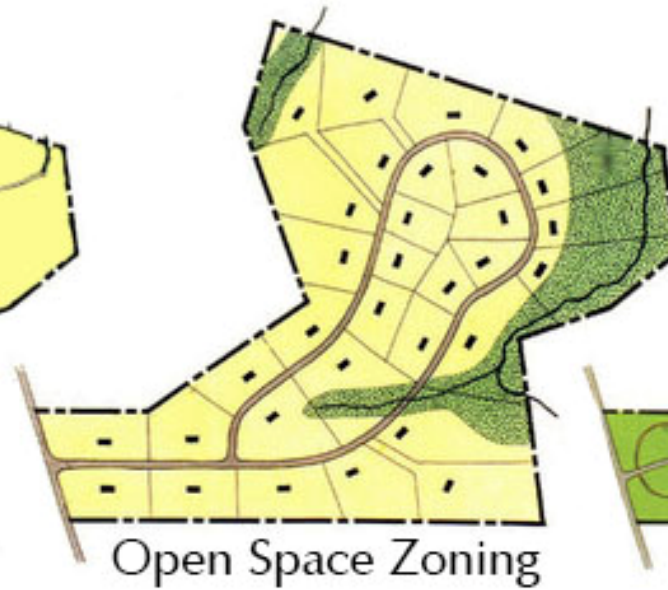
Action Item

- The town should amend the zoning ordinance to require future single family home development adhere to a defined Conservation Design style.





Manage Residential Growth

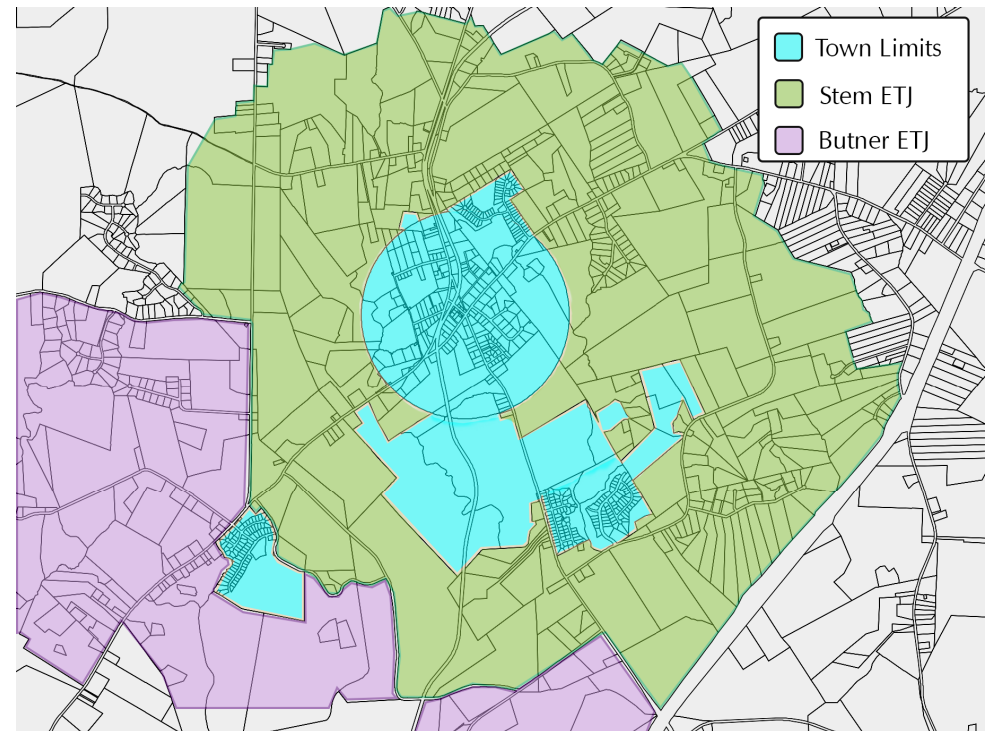




Manage Residential Growth

Action Item

- When the town has brought the zoning ordinance into alignment with the Granville County Land Use Plan, the town should work with the county to establish Extraterritorial Jurisdiction over the area immediately surrounding the municipal boundaries.





Manage Residential Growth

Action Item

- The town should make residential development closer to the downtown core open to mixed use development.





Manage Residential Growth

Action Item

- The town ordinances should be prepared for multi-family housing accommodations as soon as possible.





Manage Residential Growth

Action Item

- The town should take the opportunity afforded by these upcoming ordinance changes to adopt a Subdivision Ordinance or a Unified Development Ordinance.



The Goals



**Protect Natural
Spaces**



**Manage
Residential
Growth**



**Expand Access to
Local Commerce**

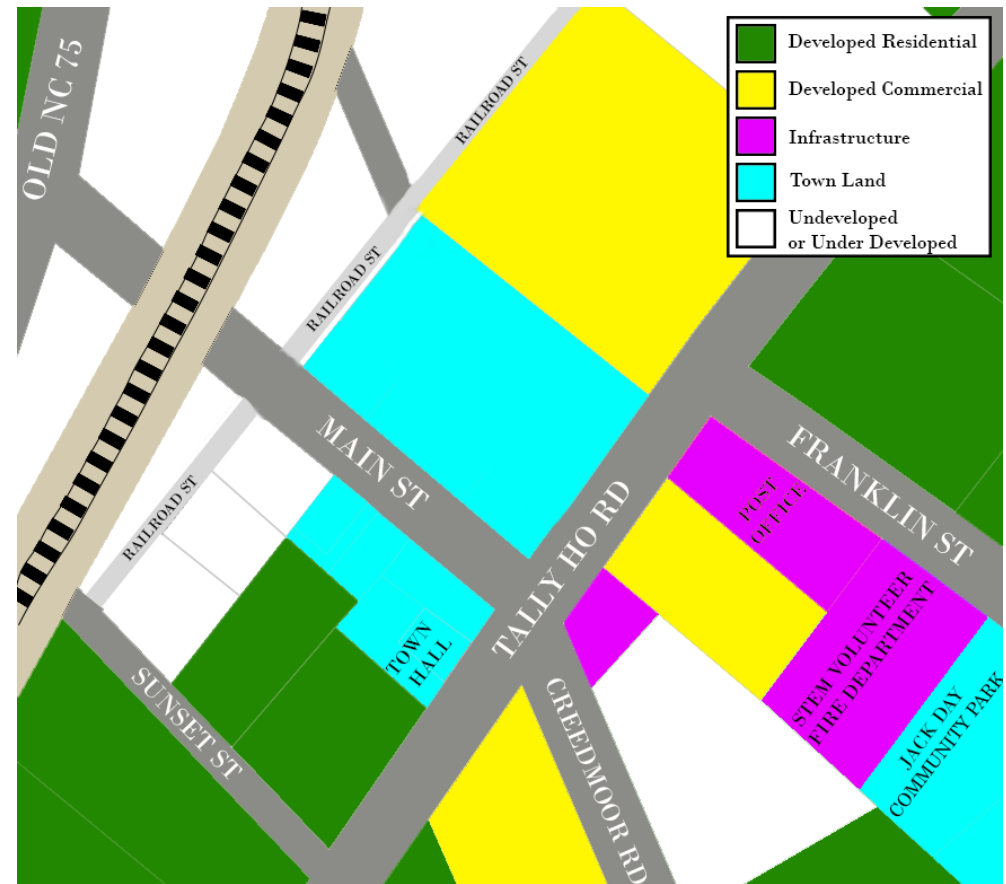




Expand Access to Local Commerce

Action Item

- 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.





Expand Access to Local Commerce

Action Item

- The town should hold community meetings and establish a development task force that includes interested members of the community.





Expand Access to Local Commerce

Action Item

- 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.





Expand Access to Local Commerce

Action Item

- If jointly recommended by the Planning Board and the Development Task Force, and to the extent allowable under state law, the town should offer a level of assistance to potential development that is commensurate with the perceived benefit to the town.

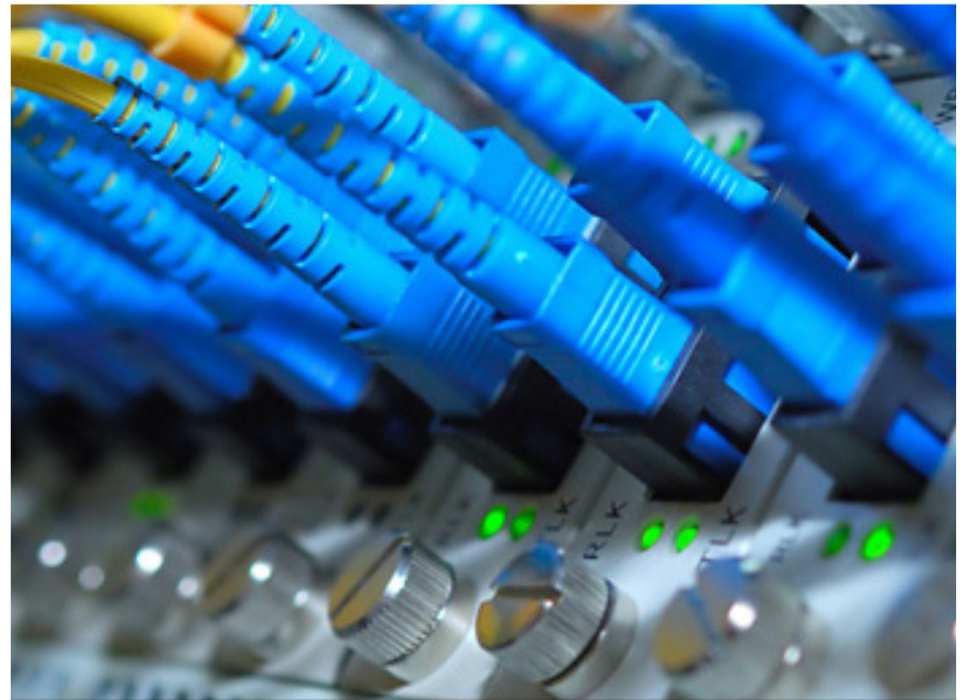




Expand Access to Local Commerce

Action Item

- 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.



The Goals



**Protect Natural
Spaces**



**Manage
Residential
Growth**



**Expand Access to
Local Commerce**



**Maintain Small
Town Sense of
Community**

Maintain Small Town Sense of Community

Action Item

- 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, possibly with a shuttle.



Maintain Small Town Sense of Community

Action Item

- The town should encourage community interaction spaces in residential areas and in the downtown core.



Maintain Small Town Sense of Community

Action Item

- The town should ensure that community interaction spaces are kept safe, comfortable, clean, and welcoming.



Maintain Small Town Sense of Community

Action Item

- The town should devote resources to reaching the citizenry across as many platforms as possible.



Maintain Small Town Sense of Community

Action Item

- 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.



Maintain Small Town Sense of Community

Action Item

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



Maintain Small Town Sense of Community

Action Item

- The town should implement a strategy to digitize and host online all meeting records as well as host video recordings of proceeds of all public meetings.



The Goals



**Protect Natural
Spaces**



**Manage
Residential
Growth**



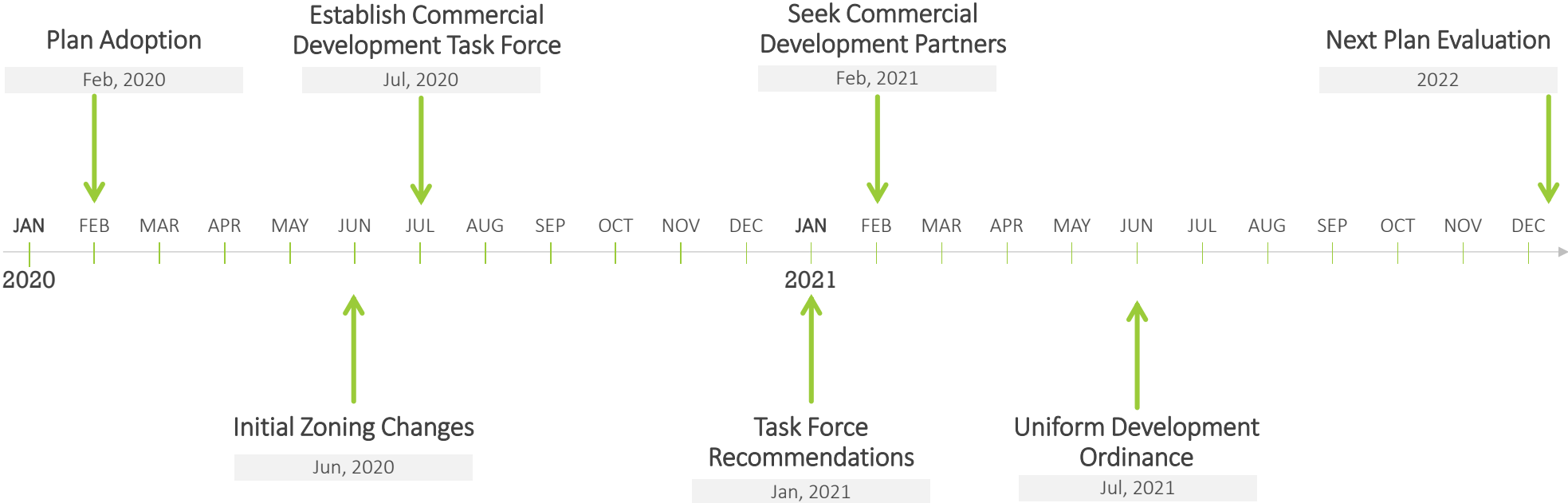
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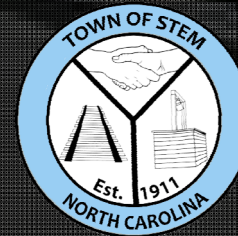
**Maintain Small
Town Sense of
Community**

Timeline

Our two-year action plan



Thank You



Town of Stem Planning Board 

Mike Conti, Zoning Administrator

mike.conti@stemnc.org 

stemnc.org 