

MINUTES OF THE TOWN OF STEDMAN BOARD OF COMMISSIONERS
February 29, 2024-----6:36 PM
Growth Plan Meeting

MEMBERS PRESENT

Mayor Martin L. Jones, Commissioner Billy Horne, Commissioner Louis Wood, and Commissioner Mark Lee

STAFF PRESENT

Connie Veeder, Town Clerk/Finance Officer
Whitney Barlow, Administrative Assistant

CITIZENS PRESENT

There were 11 citizens attending the meeting.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Jones led the invocation and the Pledge of Allegiance.

OPENING REMARKS

Mayor Jones opened the meeting with a summary of the January 25th Growth Plan Meeting. He also referenced a zoning map so the citizens could see the future residential developments that are in the works. A copy of the January 25th meeting minutes was given to each commissioner.

DISCUSSION: Focus on Residential Development

INFRASTRUCTURE STRAIN:

Mayor Jones shared about the three new housing developments that are coming to Stedman. One main focus is infrastructure strain. The developers are responsible for installing a lift station in the developments. Jeremiah Williams with the fire department brought concerns of the water flow down Front Street and over into Forte Road. Both the Whetstone and Hancock subdivisions will be linked to our Forte Road lift station. For insurance purposes the fire department has to conduct flow tests on the hydrants. The water flow is very low around these two areas according to their tests. There is a section of 2” pipe that is connected to 6” pipe along Front Street and crossing the road to Forte Road. The vast change in pipe size is causing the low flows of water and pressure. The PSI is 20 in this area where the average in Stedman are about 50 PSI. This needs to be addressed before the developments are completed.

Jesse Hall brought up the question of should the new water tower be positioned to the North West of Stedman. He thinks that the tower may need to be to opposite side of the town due to low water pressures and the 329 new houses. He brought up the fact that the town may need two new water tanks. Mayor Jones stated that the town needs to hire an engineer to review the area and the dynamic of the towns water and sewer system to find the best answer to this issue.

Annexation was another topic that came up in the discussion due to the City of Fayetteville getting so close to our Municipal Influence Area (MIA). To protect our MIA and our town, the town would like to begin annexations along Hwy 24 towards I95 and down Old Clinton Rd. up to Food Lion. This process needs to begin sooner than later. Commissioner Lee stated we should

try to annex the Food Lion shopping center if possible. This will be difficult due to the fact that our sewer line stops just past our city limits to the west. The water line runs the length of Hwy 24 to Old Clinton Rd where it stops at our meters. Significant funding would be needed to extend this infrastructure. The project should start now.

HOUSING AFFORDABILITY:

This will be driven by the developers. The developments will be nice size houses at an affordable price.

TRANSIT CONGESTION:

Commissioner Wood brought up the information that was shared in a meeting with the county and the developers of the future Whetstone development located behind the existing Long Branch subdivision. The town shared comments in this meeting about the roads in this new section needed to be up to NCDOT standards. Justin Noble, fire chief of the Stedman Volunteer Fire Department spoke on the fact that the houses in these developments are getting larger in height. As the housing developments get larger and houses get bigger, the fire department will in the near future need/add a new longer ladder truck to fight fires. These types of vehicles will need the roads to be developed to certain specifications in order for the new fire trucks to enter and maneuver through the developments especially the cul-de-sacs. Nobles stated he would get the exact turning radius and specifications of the width of the roads that are needed for the trucks. The town of Stedman will have to approve all plans before they are passed.

Another concern that was brought up in the meeting was the extra traffic that the new developments are bringing to our streets. The Hancock developers are inquiring about land off Forte Rd to have a second entrance/exit out of the new subdivision. A discussion was also brought up about extending Front Street and possibly connecting it to Forte Rd. This property would need to be annexed into the town. With all the added traffic from these new subdivisions, the town will need to look at upkeep of all the town owned streets to be sure the roads will stay in good working condition. Mayor Jones stated that the DOT was already doing some studies on Carl Freeman Road and Fred Hall Road looking at the width and surface. Both roads may need improvements to the width with the new traffic coming.

The speedbumps that were added into 3 existing neighborhoods were brought up. It was asked if the fire department's response time was hindered by the new speedbumps. The fire department did agree that it slowed their response time down about a minute or two. The speedbumps are like a drop off bump not an easy over bump. The big trucks have to slow down due to wear and tear on the vehicles. The fire chief stated that it was a double edged sword. The traffic has slowed down due to the speedbumps but the response vehicles have been slowed to get to their emergency. Suggested that having a police presence may could help. Some citizens asked about rumble strips and 4 way stops. Most of the streets are not directly across from each other to install the 4 way stops. Also suggested that the speedbumps be separated further. The main reason that the town chose to install the speedbumps was to protect the children in neighborhoods from so much speeding traffic. Tickets from the police are not working. Make sure we look at new neighborhoods placement of roads and stop signs. Make sure the roads are not built like a race track and probably a must to install stop signs to help.

ENVIRONMENTAL IMPACT:

One of the impacts to look at is the traffic flow with the new schools that will be built. Make sure it is built so the school traffic will not impede and block the streets so traffic going to work, emergency vehicles, etc. will have a clear path of travel.

Flooding has been a concern in the past and still is in some areas of the town. The county is aware of the flooding issues and has approved the plans for the new construction. The Hancock development has Greenway plans for their flood area in their subdivision plans.

EMERGENCY PREPAREDNESS:

Laura from the fire department shared that there is no true facility for a shelter east of the Cape Fear River. In the past MacWilliams Middle School has been used but it is not equipped with enough generators for lighting, showers, etc. In the planning for the new schools, rec centers, etc. their needs to be discussion that include installation of generators to equip the entire school or rec centers so the new facilities can be used as a shelter in emergencies that arise. The county needs an emergency management building on the east side of the Cape Fear River. The building needs to be able to separate people and pets possibly. Hwy 24 is a major corridor that leads evacuations from the beach.

Commissioner Wood commented that all the new drawings he has seen of the new schools are showing generators that are included.

CLOSING:

Mayor Jones commented that this meeting had a lot of great discussion. Jones also asked if there was anything else from anyone that needed discussion. Commissioner Horne moved that the meeting be adjourned. Commissioner Wood seconded the motion and the February 29th meeting was adjourned at 7:40 pm.