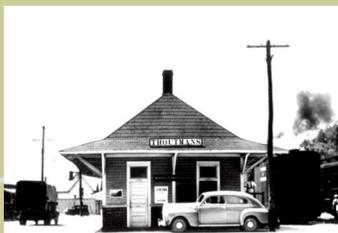


Town of Troutman

2035 Comprehensive Land Use Plan



Unique



History



Charming



Lake Norman



Greenway



Rural



Family



Friendly



Small Town



All American



Recreation



Downtown



ADOPTED MAY 14, 2015

A person is seen from behind, sitting in a kayak on a body of water. The sky is filled with soft, colorful clouds from a sunset or sunrise, with the sun low on the horizon. The water reflects the light from the sky. The person is wearing a dark shirt and shorts, and is holding a paddle.

Town of Troutman 2035 Comprehensive Land Use Plan

The Little Town that Could!

Troutman, North Carolina

Land Use Plan Committee

Georgia Beams

Bill Booker

Steve Cash

Charles Delnero

Randy Farmer

Layton Getsinger

Mike Heinen

Judy Jablonski

Jeff James

John Koppelmeyer

Jason Major

Steve Merkle

Tom Onsrud

Ken Reid

David Sharp

Mike Todd

James Troutman

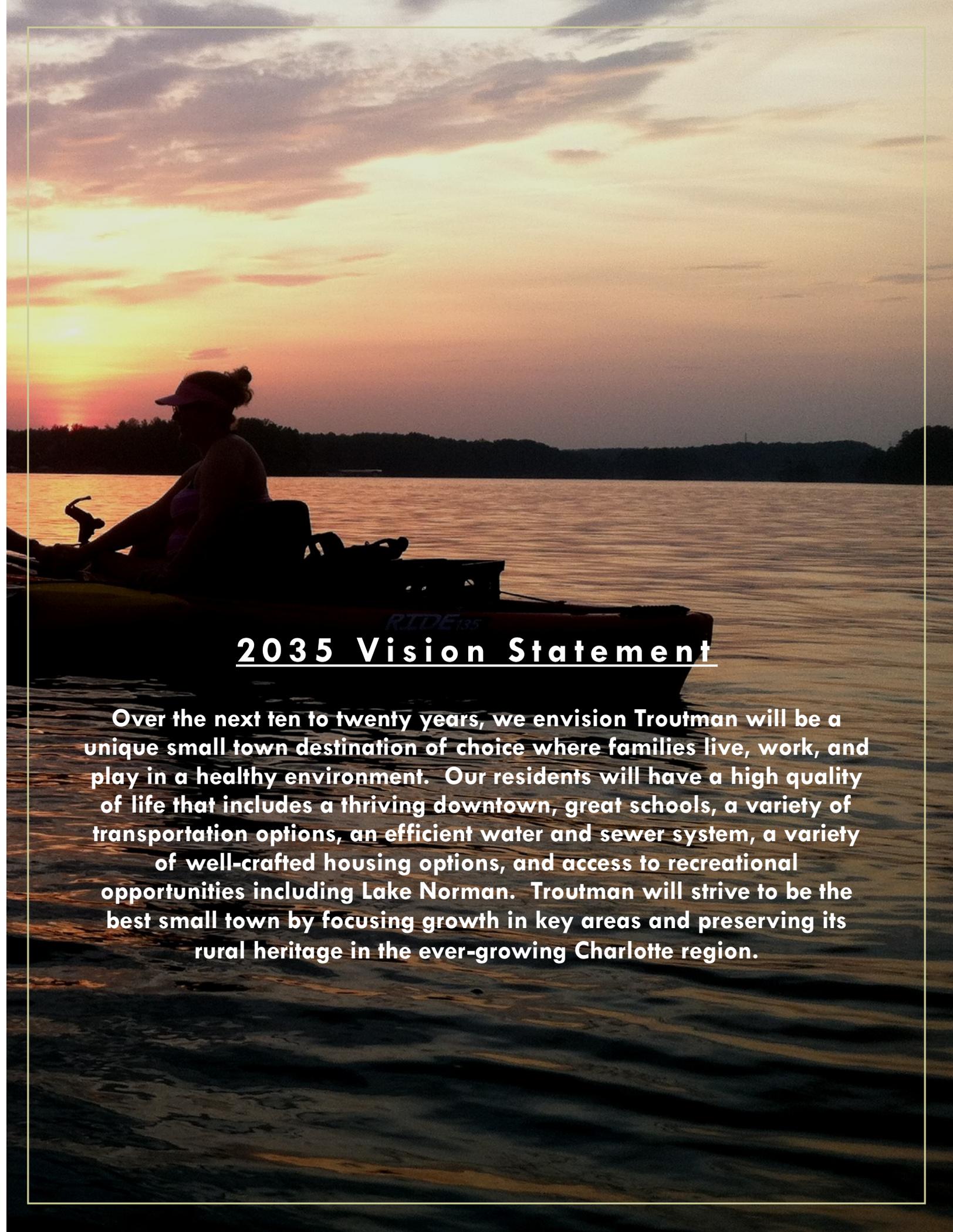
Frank Whiting

Staff:

John Hanes, NC Commerce - Division of Community Assistance

Erika Martin, Town of Troutman

Adopted by the Troutman Town Council, May 14, 2015

A person is seen from the side, sitting in a boat on a large body of water. The sun is setting in the background, creating a warm, golden glow across the sky and reflecting on the water. The person is wearing a light-colored top and a visor. The boat has the word "RIDE" visible on its side. The overall scene is peaceful and scenic.

2035 Vision Statement

Over the next ten to twenty years, we envision Troutman will be a unique small town destination of choice where families live, work, and play in a healthy environment. Our residents will have a high quality of life that includes a thriving downtown, great schools, a variety of transportation options, an efficient water and sewer system, a variety of well-crafted housing options, and access to recreational opportunities including Lake Norman. Troutman will strive to be the best small town by focusing growth in key areas and preserving its rural heritage in the ever-growing Charlotte region.

SECTION	PAGE
1. INTRODUCTION	6
2. PURPOSE OF PLAN	9
3. LAND USE PLANNING PROCESS	11
4. TOWN OF TROUTMAN HISTORY	13
5. BACKGROUND INFORMATION	16
Population	18
Size and Historical Growth of Population	19
Population Comparison	20
Population Projections	20
Troutman Population Composition	21
Comparison of Population, Land Area, Population Density and Growth Rate	22
Town of Troutman Population by Age Groups, 2000 & 2010	22
Comparison of Age by Range – Troutman and Comparison Jurisdictions	23
Comparison of Median Age – Troutman and Comparison Jurisdictions	23
Housing	24
Average Household Size	25
Occupancy Rates	25
Owner-occupied/Renter-occupied Median Year Built Comparison	25
Age of Structure by Year Built Comparison	26
Income	27
Median Household, Median Family, and Per Capita Income Comparison	28
Household Income	29
Poverty Comparison – Troutman and Comparison Jurisdictions	29
Education	30
Educational Attainment	31
Educational Attainment Comparison	31

Employment	32
Employment by Industry Sector	33
Transportation and Infrastructure	34
Commute Times for Those Who Work Outside the Home	35
Method of Travel to Work	35
Community Resources, Parks and Recreation, and Public Safety	36
EXISTING LAND COVERAGE AND CURRENT LAND DEVELOPMENT POLICIES	40
Existing Land Coverage	41
Troutman Town and Country Plan (2002)	42
Unified Development Ordinance	42
Comprehensive Transportation Plan (2009)	44
NCDOT Traffic Counts	44
Public Water System	45
Public Sewer System	45
Environment and Land Suitability	48
Slopes	49
Soils	49
Floodplains	52
Water Quality	52
TOWN OF TROUTMAN PHOTO TOUR 2014	55
LAND USE CATEGORIES	67
GROWTH STRATEGIES	72

TABLES

Table 5.1 – Historic Population Growth for Troutman (1910 – 2010)	19
Table 5.2 – Population Comparison – Troutman to Iredell County (1910 – 2010)	20
Table 5.3 – Troutman Population Projections (2010 - 2030)	21
Table 5.4 – Comparison of Population, Land Area, Population Density, and Growth Rate	22
Table 5.5 – Troutman Population by Age Groups (2000 and 2010)	22
Table 5.6 – Age Group Comparison	23
Table 5.7 – Average Household Size	25
Table 5.8 – Occupancy Rate Comparison	25
Table 5.9 – Median Year Built Comparison	25
Table 5.10 – Age of Structure by Year Built Comparison	26
Table 5.11 – Troutman Household Income by Range (2010)	29
Table 5.12 – Household Income Comparison	29
Table 5.13 – Educational Attainment Comparison	31
Table 5.14 – Employment by Industry Sector Comparison	33
Table 5.15 – Commute Times for Those Who Work Outside the Home (2010)	35
Table 5.16 – Water Supply Watershed Protection Rules Summary	41
Table 5.17 – Land Coverage	43
Table 5.18 – General Zoning Districts	54

FIGURES

Figure 5.1 – Troutman Population 1910 – 2010	19
Figure 5.2 – Population Composition	21
Figure 5.3 – Median Age Comparison	23
Figure 5.4 – Income Comparison (Median Household, Median Family, and Per Capita)	28
Figure 5.5 - Troutman Educational Attainment (2010)	31
Figure 5.6 – Method of Travel to Work (2010)	35





Introduction



Town Hall

Section One Introduction

Businesses and individuals make plans every day. Local governments often do the same – making plans for future town services, events and overall growth. Making plans say a couple of things about a place; 1) There is belief in and hope in a tomorrow, and 2) a belief that a positive difference can be made for the future. By planning, a municipality has determined change is occurring and a course of action must be calculated to develop the way it desires to grow. Planning is like going on a trip – you need to know where you are going, and a road map (or plan) to get there.

A few good reasons to plan:

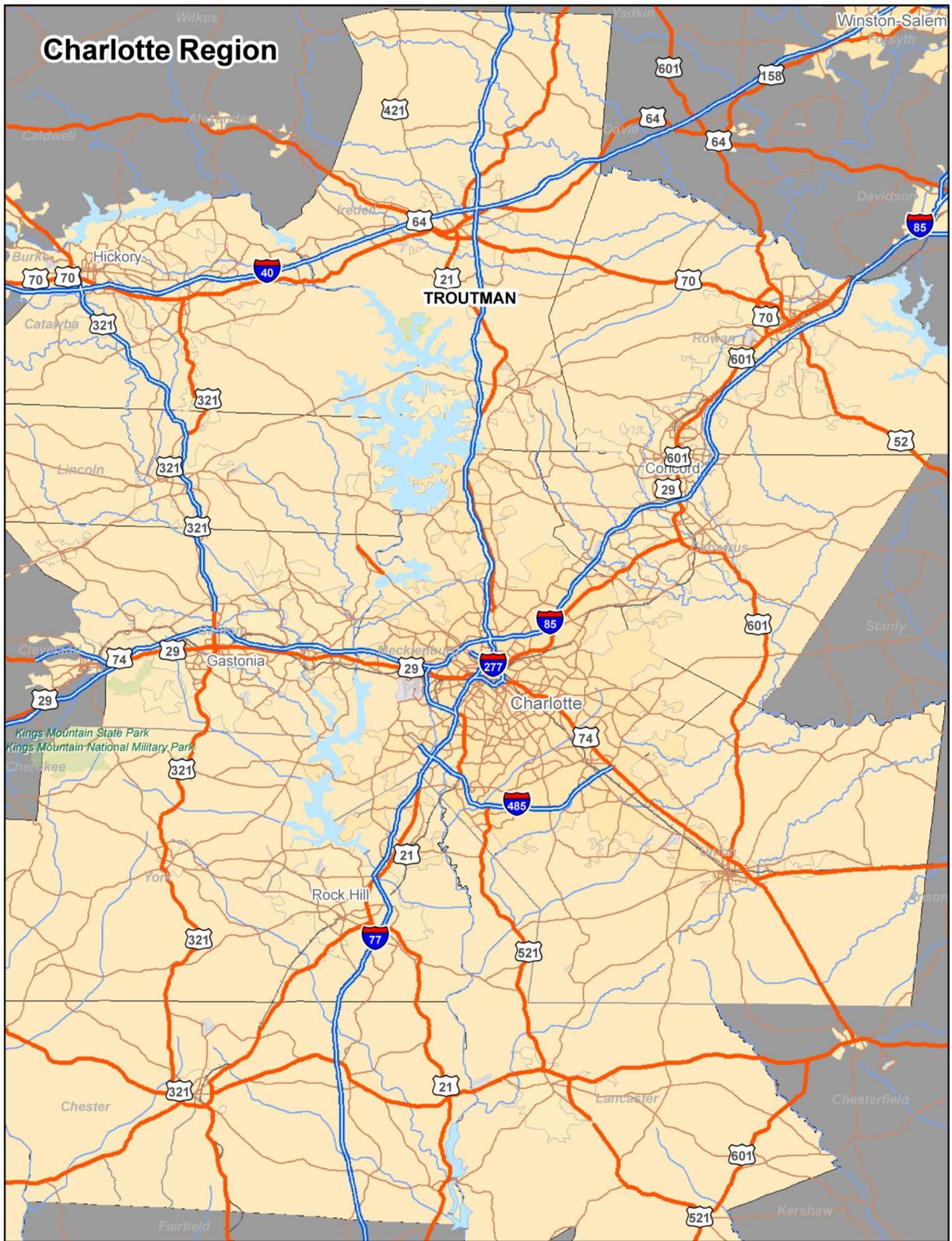
- A good, clearly articulated plan forms the basis of a community's vision of its future. Without it, regulatory controls can be legally challenged as arbitrary.
- A good plan ensures that a community can provide services like police, fire, and refuse collection efficiently while maintaining a relatively low tax rate for its citizens.
- A good planning process involves a wide variety of citizens and interests. Once a community reaches consensus, the vision created in the plan can make future decision-making easier and less politically charged.
- Resources provided by state and federal governments are increasingly tied to good plans and planning processes. Highway funds, water and sewer grants, and environmental clean-up funding is easier to bring to your community if you have a well-crafted plan that shows extensive community involvement.

Source: NCAPA Citizen Planner Training Materials

It is important for local governments to be visionary and attempt to forecast future conditions and plan accordingly. This land use plan does exactly that. It looks at past and current development trends, analyzes demographic and economic data, captures a vision of what the community desires to be, and presents a plan of action to accomplish community desires in 2035 – a 20 year vision of what the future may hold for the Town of Troutman.

What does the future hold for the Town of Troutman? No one knows for sure. No one can predict how the Town will function and what it will look like in 20 years. As you read this plan, how do you think the Town should develop over the next two decades? Take a look at the following pages in this plan. Does it describe a future for Troutman that you desire? Hopefully, this plan will inspire you and Town leaders to build a stronger and more prosperous Town. It is just a plan. It is just a vision. Without action to implement, it will be just that – a plan on a shelf. With committed leadership it can help guide the future growth of the Town of Troutman.







Purpose of Plan



Troutman ESC Park Trail



Section Two

Purpose of Plan

The Land Use Plan is designed to provide Troutman with a proactive guide for managing future physical growth and development over the next 15 to 20 years. The plan can also serve as the beginning of a program to preserve the Town's quality of life, natural attributes, and historic areas. Also, the Land Use Plan attempts to lay out guidelines on the type of development the Town seeks to promote along with areas of the Town that are suitable for continued development of services and infrastructure to support such development. This plan shall officially be known and cited as the "Town of Troutman Comprehensive Land Use Plan," except as referred herein as "Land Use Plan" or "Plan".

The main area of focus of the Plan pertains to land use because uses of land (e.g. residential, commercial, industrial, and open space) create tangible impacts upon surrounding communities that can be both positive and negative. These impacts can affect a community's visual environment, population density, traffic patterns, quality of life, tax base, and public services. Planning and managing for Troutman's future land use will both help to facilitate desired land use goals and to mitigate undesired outcomes.

In order to be an effective guide for managing future growth, it is vital that this Plan maintains a policy orientation. This means that an overall vision for growth is articulated and goals and policies are formulated in order to achieve the vision. As part of this policy orientation, this Plan attempts a proactive planning approach that recognizes the current need to implement key policies to successfully accomplish desired future outcomes. Ultimately, this approach minimizes the need for reactive planning and gives Troutman some control over its future. It is crucial, therefore, that this Plan is reviewed and updated on a regular interval of approximately five (5) years in order to remain proactive and relevant toward managing future growth and land use.

Finally, this Plan provides a foundation for further detailed studies and land use ordinance revisions. The Plan does provide a solid groundwork from which to conduct future detailed studies that would address specific growth management issues of Troutman, such as Exit 42 along the I-77 corridor. The Land Use Plan serves as a policy guide that provides justification for making informed land use and zoning decisions. The primary method for implementing and enforcing policies contained within the Land Use Plan is through text amendments to Troutman's land use ordinances. However, this Plan may also be used to assist in implementing policy in conjunction with other plans including economic development plans, strategic plans, water and sewer plans, emergency management and hazard mitigation plans, and budgetary plans.



Potential Sherrill's Path Remnant





Land Use Planning Process



Land Use Plan Drop In Meeting

Section Three

Land Use Planning Process

The land use planning process began with the formation of the Land Use Planning Committee comprised of a steering committee (appointed by the Town Board) and Planning Board members. The Land Use Planning Committee was charged with developing a land use plan for the Town. To achieve this purpose, the Committee held several meetings in which the members discussed the most important growth and development issues facing the Town over the next 20 years. During their meetings, the Committee developed consensus around recommendations to help guide future land use decisions in Troutman.

A detailed timeline highlighting the steps in the process are listed below:

Land Use Plan Timeline

September 2012	First Land Use Plan Committee Meeting
November 2012	Land Use Plan Committee develops vision for Land Use Plan
February 2013	Community Meeting to seek public input
April 2013	Student Workshop with students at Troutman Middle School
September 2013	Land Use Plan committee develops Growth Strategies and Future Land Use Plan Map
November 2013	Community Drop-in session to review
February 2014	Land Use Plan Committee reviews Community Drop-in session results



Public Input

During the Land Use Planning process, the Town of Troutman held two community visioning meetings to obtain input from the residents of the Town into the Land Use Plan. The first meeting was held in February 2013 to ask residents what they think are the biggest issues Troutman faces in the next 20 years. The five primary issues that they felt are the key issues over the next two decades were:

1. Preserve / enhance small-town atmosphere,
2. Preserve and enhance downtown,
3. Overbuilding of residential development,
4. Preserving farmland/rural community, and
5. Projects/policies for managing growth.

From these five primary issues the Land Use Plan's growth strategies were developed. During the summer and fall of 2013 the Land Use Planning committee developed specific objectives and strategies that addressed these concerns. In November 2013 the public had an opportunity to review and comment on the growth strategy section along the Future Land Use Map. At this meeting the residents of Troutman noted that the Town should continue to maintain a small-town feel, promote the Town's historical assets, limit big box development in the downtown area, enhance the Town's transportation network for all modes of transportation, and preserve rural farm land, especially along Troutman Farm Road. Results from the community meetings can be found in the appendix of this document.





Town of Troutman History



Troutman Chair Truck

Section Four

Town of Troutman History



Troutman Cemetery

History of Troutman

The Town of Troutman's roots go back to the 1750s, when immigrants from Pennsylvania, New Jersey and Maryland first arrived to take advantage of the abundant free land in North Carolina's Piedmont region.

They cleared farms, built cabins and barns, raised livestock, planted crops and traded furs. They made lives for themselves. One of the newcomers was eleven year old John Jacob Trautman (original spelling). In 1778, he and his mother moved from Rockwell (in Rowan County) after his father's death.

Trautman instantly became a landowner; local historical records show that a deed for the purchase of 200 acres of land at the head of "Norrids Creek" (Norwoods Creek), just west of the present town of Troutman, was issued in the name of Jacob Trautman on April 1, 1778.

More land was purchased in following years, sometimes hundreds of acres at a time. All totaled, Jacob Trautman is said to have held title to around two thousand acres, as he bought and sold land quite freely in the midst of his other duties. His tombstone epitaph describes him as "... a carpenter, hat maker, cooper, stockman, school teacher and Realtor."

Trautman married in 1795, to Margaret Fesperman, and they had eight children together. Their second child, John Jacob, Jr., like his father, was also called Jacob. The younger Jacob married a Statesville woman named Anne Wolford, and they had seven children together. It is actually Anne and the couple's surviving five children (two died in early childhood) who cemented the family name in local Piedmont history.



In 1853, 22 years after Jacob Jr. had died, Anne Troutman, along with her two grown sons, Sidney and Jacob, and her three younger daughters, built a home and wagon workshop close by a fork in the old Charlotte Road, where Perth Church Road branched off westward to the Catawba River (today, this area is downtown Troutman).

These were the main wagon roads for the area at the time and saw regular traffic throughout the year. Sidney Troutman was a skilled wagonsmith and iron worker, and it was the perfect spot to ply the trade. So, the Troutman brothers began repairing and building wagons at their new homestead. They shipped their iron in from Richmond, Virginia, and procured their oak, pecan and hickory wood locally. There was a steady flow of freight wagons going past their new homestead, and the craftsmanship of the Troutman men was well-received.

Over the following years, as the family's reputation and holdings flourished, people began referring to the crossroads simply as Troutman's, and the name stuck.

In 1855, the Troutman family's wagon works once again proved very beneficial for the increased wagon traffic that newly started railroad construction brought. Railroad construction required that materials and workers be brought in, and, as the tracks progressed, a big camp for railroad workers was built near Troutman.

Three years later on October 1, 1858, Statesville held a day long celebration when the railroad was officially opened. Statesville now had both east-west and north-south rail connections that put the city on the map. It was also a turning point for the budding village of Troutman, which now had about 60 permanent residents. Although not formally incorporated as a town, it was now a regular passenger and freight stop on the AT&O line.

By 1862, nine Confederate dollars bought passengers a seat on a train pulled by a wood-fired steam locomotive all the way from Columbia, South Carolina to Statesville. Trains departed Columbia every morning at 7:30 AM, reached Troutman at 6:55 PM, and Statesville at 7:30 PM.

Unfortunately, the Troutman railroad stop was short lived, as military necessity required that the rails from Charlotte to Statesville be ripped up and shipped to Virginia to replace track in and around the Shenandoah Valley that had been ruined by Union raiders during the Civil War.

The rails were not rebuilt until 1870, and Troutman Depot was once again listed on the railroad schedule. That little depot building can be found today, relocated to a site adjacent to the Troutman family cemetery just a mile west of Town.

In the decades after the Civil War, the Troutman vicinity was home to saw mills and furniture makers. As the prime timber was cut and worked, the furniture industry gradually moved westward to Hickory and High Point. Cotton farming and textile mills became a mainstay of the local economy after that.

In 1905, Troutman residents petitioned the State Legislature to grant them an official Town Charter. Over 100 years later, Troutman is now home to over 2,300 people and continues to grow.





Background Information



Daveste Vineyard

Section Five Background Information

The development of a land use plan first requires that analysis of certain key growth factors be performed. The intent of the analysis is to insure that policies contained in the plan address current problems, trends, and issues facing the planning area.

When combined with information provided by the Troutman Land Use Plan Committee and the citizenry, a solid foundation for planning is established. The key growth factors included for analysis are discussed in the following subject areas within the Troutman Land Use Plan.

- Population
- Housing
- Income
- Education
- Employment
- Transportation and Infrastructure
- Environment and Land Suitability
- Parks and Recreation
- Public Safety
- Existing Land Coverage and Current Land Development Policies

Collectively, these key growth factors summarize past and present conditions, while providing the essential yardsticks for estimating future conditions in the planning area.

POPULATION

To better understand the characteristics of population, a thorough identification of the current and future conditions of the population needed to be completed. This data has been compiled into tables and analyzed in the tables and paragraphs that follow.

Size and Historical Growth of Population

The Town of Troutman has had slow but steady growth over the last 100 years. The largest percentage increase in the Town's population occurred between the 1970 and 1980 decennial censuses when the Town's population increased 70.6% from 797 in 1970 to 1360 in 1980. Substantial increases in the Town's population also occurred between 1910 and 1920 (48.7%), and most recently between and 2000 and 2010 (49.7%).



Population



Troutman Middle School Student Input

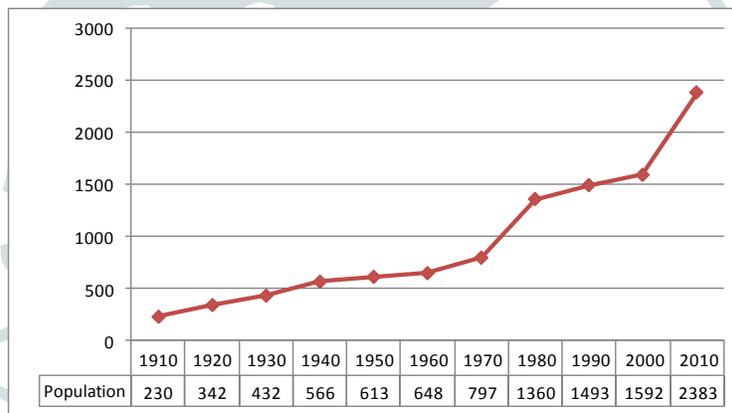
POPULATION

To better understand the characteristics of population, a thorough identification of the current and future conditions of the population needed to be completed. This data has been compiled into tables and analyzed in the tables and paragraphs that follow.

Size and Historical Growth of Population

The Town of Troutman has had slow but steady growth over the last 100 years. The largest percentage increase in the Town's population occurred between the 1970 and 1980 decennial censuses when the Town's population increased 70.6% from 797 in 1970 to 1360 in 1980. Substantial increases in the Town's population also occurred between 1910 and 1920 (48.7%), and most recently between and 2000 and 2010 (49.7%).

Figure 5.1 – Troutman Population 1910 - 2010



Source: United States Census Bureau

Table 5.1 – Historic Population Growth for Troutman (1910 – 2010)

Year	Population	Numerical Change	Percentage Change
1910	230	---	---
1920	342	112	48.7%
1930	432	90	26.3%
1940	566	134	31.0%
1950	613	47	8.3%
1960	648	35	5.7%
1970	797	149	23.0%
1980	1360	563	70.6%
1990	1493	133	9.8%
2000	1592	99	6.6%
2010	2383	791	49.7%

Source: United States Census Bureau

Population Comparison

In order to provide an estimate of the future population of the Troutman area, it is necessary to compare the population of the Town of Troutman to the total population of Iredell County throughout the last century and determine the approximate percentage of the total population the Town comprises. The average percentage of Iredell County's population comprising of Troutman averaged 1.16% which ranged from a high of 1.6% in 1980 and 1990 to a low of 0.7% in 1910. In 2010, Troutman made up 1.5% of Iredell County's population.

Table 5.2 – Population Comparison – Troutman to Iredell County (1910 – 2010)

Year	Troutman Population	Iredell County Population	% of Population
1910	230	34,315	0.7%
1920	342	37,956	0.9%
1930	432	46,693	0.9%
1940	566	50,424	1.1%
1950	613	56,303	1.1%
1960	648	62,526	1.0%
1970	797	72,197	1.1%
1980	1,360	82,538	1.6%
1990	1,493	93,205	1.6%
2000	1,592	122,660	1.3%
2010	2,383	159,437	1.5%

Source: United States Census Bureau

Population Projections

It is very difficult to predict the population of any municipality due to the unpredictability of potential annexations and the local, regional and national economy. Population projections indicate that the Town of Troutman's population may be between 2,913 and 3,065 in 2030. This projection is based on the assumption that Troutman will continue to grow at the rate it is growing as compared to the County's 2030 growth projections.

The main projection method used is the constant-share projection. Constant-share projections assume that the entity being studied accounts for a portion of the reference region's growth. The constant-share formula reads as follows for the 2010-2030 Town population projections:

$$\text{Troutman pop. (2030)} = \frac{\text{Troutman pop. (2010)}}{\text{Iredell County pop. (2010)}} \times \text{Iredell County pop. (2030)}$$

The 2010 Census data was used for the base year comparisons. The 2010 total population for the Town was 2,383 while the county population was 159,437. The Town population was divided by the county population to find the constant-share ratio. Next, the ratio figure is multiplied by the projected county population to arrive at the projected population of the Town. Using the Constant Share method the 2030 project population is 2,913 – an increase of 530 persons from the 2010 population.



For comparison purposes, the Troutman total population was also projected using a linear projection method. The growth rate observed from 2000 to 2010 was used to calculate the growth rate through 2030 as well. The total projected population, using the linear growth rate for 2030 is 3,065 – an increase of 682 persons over the 2010 population. Neither of these methods takes into consideration actions that the Town of Troutman could undertake that would substantially alter these numbers such as pursuing the annexation of several neighborhoods and communities adjacent to the current Town limits (however, involuntarily annexations are becoming increasingly more difficult for municipalities to successfully administer due to recent legislative changes).

Table 5.3 – Troutman Population Projections (2010 - 2030)

Year	Troutman Population Projection (Linear Method)	Troutman Population Projection (Constant Share Method)	Iredell County Population Projection
2010	2,383	2,383	159,437
2020	2,724	2,650	177,334
2030	3,065	2,913	194,901

Source: North Carolina State Data Center

Troutman Population Composition

Figures from the 2010 Census show that the majority of citizens of Troutman (73.27%) reported to be Caucasian (White), an increase of 2.54% since 2000. The next largest group was Black or African Americans with 21.61% of the population in 2010. This was a decline of 6.41% from 2000. All other groups represented less than 2% of Troutman’s total population.

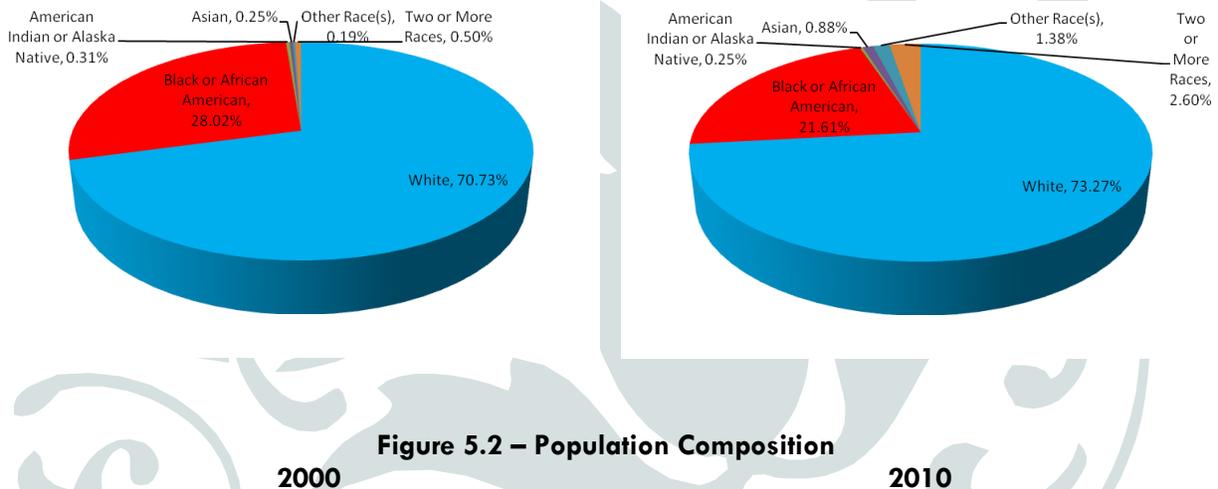


Figure 5.2 – Population Composition

Source: United States Census Bureau

Comparison of Population, Land Area, Population Density and Growth Rate

Table 5.4 – Comparison of Population, Land Area, Population Density, and Growth Rate

Jurisdiction	Population (2010)	Land Area (sq. miles)	Population Density (2010) (sq. miles)	Growth Rate (2000 - 2010)
Troutman	2,383	2.1	1,134.76	49.7%
Iredell County	159,437	573.83	277.84	30.0%
North Carolina	9,535,483	48,617.91	196.131076	18.5%

Source: United States Census Bureau

In 2010 Troutman had a population density of 1,134.76 people per square mile. By comparison, Iredell County had a population density of 277.84 people per square mile and North Carolina had a population density of 196.13 persons per square mile, both less than the Town of Troutman.

Town of Troutman Population by Age Groups

Troutman's largest age group in 2010 was the group Under 18 which represent over one quarter (26.8%) of the town's population. The next largest groups are 45-54 (14.2%), 25-34 (14.1%), and 35-44 (14.1%). In terms of greatest percentage increase in age groups since 2000 was 55-64 (47.0%) and 25-34 (44.9%).

Table 5.5 – Troutman Population by Age Groups (2000 and 2010)

Age in Years	2000 Population	% of 2000 Population	2010 Population	% of 2010 Population	% Change of Residents in Age Group 2000 - 2010
Under 18	424	26.6%	639	26.8%	33.6%
19-24	92	5.8%	152	6.4%	39.5%
25-34	185	11.6%	336	14.1%	44.9%
35-44	260	16.3%	336	14.1%	22.6%
45-54	253	15.9%	338	14.2%	25.1%
55-64	143	9.0%	270	11.3%	47.0%
65-74	125	7.9%	173	7.3%	27.7%
75-84	80	5.0%	106	4.4%	24.5%
85 and over	30	1.9%	33	1.4%	9.1%
Total	1,592	100.0%	2,383	100.0%	30.4% (average)

Source: United States Census Bureau



Comparison of Age by Range – Troutman and Comparison Jurisdictions

Comparing five age groups (18 and under, 18-24, 25-44, 45-64, and 65+) for Troutman to Iredell County and North Carolina found that Troutman has a greater percentage of people 18 and under than the County or State. Troutman also has slightly higher percentage of the entire population in the 25-44 and 65+ age group.

Table 5.6 – Age Group Comparison

Jurisdiction	18 and Under	18-24	25-44	45-64	65+
Troutman	26.8%	6.4%	28.2%	25.5%	13.1%
Iredell County	25.5%	7.8%	26.4%	27.6%	12.8%
North Carolina	23.9%	9.8%	27.0%	26.3%	12.9%

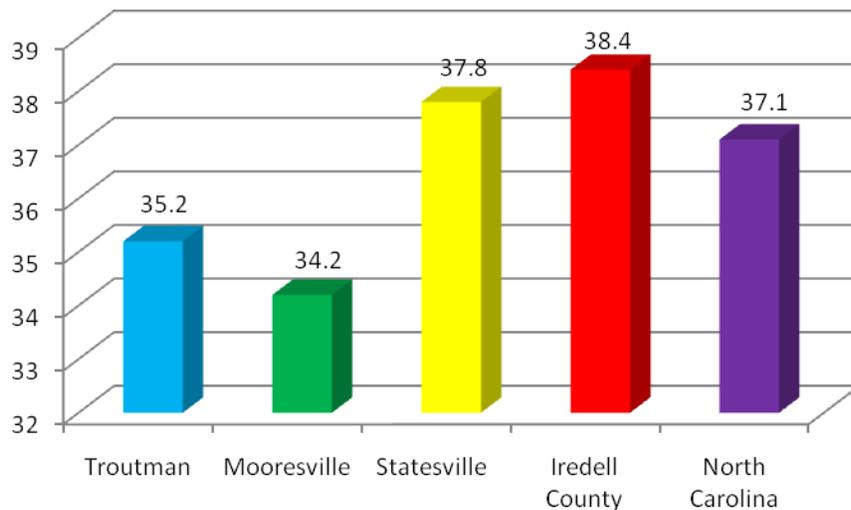
Source: United States Census Bureau

Comparison of Median Age – Troutman and Comparison Jurisdictions

Median Age is defined by the Census Bureau as the measure that divides the age distribution into two equal parts: one-half the cases falling below the median value and one-half above.

As of the 2010 Census, Troutman’s median age was 35.2, 3.2 years lower than Iredell County (38.4) and 1.9 years lower than North Carolina’s median age of 37.1. Among the comparison municipalities, Troutman had a lower median age by 2.6 years than Statesville (37.8) and slightly higher median age by 0.8 years than Mooresville (34.2).

Figure 5.3 – Median Age Comparison



Source: United States Census Bureau



Housing



Residential Property in Troutman



HOUSING

Average Household Size

The 2010 Census indicated that the average household size in Troutman was 2.63 persons per household. This was slightly greater than the average household size for Iredell County (2.58) and North Carolina (2.48).

Table 5.7 – Average Household Size

Jurisdiction	Houses	Occupied	% Occupied
Troutman	1,033	889	86.1%
Iredell County	66,862	58,006	86.8%
North Carolina	4,229,552	3,626,179	85.7%

Source: United States Census Bureau

Occupancy Rates

In terms of housing occupancy, 86.1% of houses in Troutman were occupied in 2010. This was nearly identical to the statewide housing occupancy rate of 86.8% and Iredell County's housing occupancy rate of 86.7%.

Table 5.8 – Occupancy Rate Comparison

Jurisdiction	Average Household Size
Troutman	2.63
Iredell County	2.58
North Carolina	2.48

Source: United States Census Bureau

Owner-occupied/Renter-occupied Median Year Built Comparison

The median year of both owner-occupied and renter-occupied housing units in Troutman is older than that of Iredell County and North Carolina. The median age of an owner-occupied home in Troutman is 1977 which is eight (8) years older than the median age of an owner-occupied housing unit in North Carolina (1985) and 13 years older than median age of an Iredell County owner-occupied housing unit. The median age of a renter-occupied housing unit in Troutman is 1959 which is over 20 years older than renter-occupied housing units in North Carolina (1982) and Iredell County (1984).

Table 5.9 – Median Year Built Comparison

Jurisdiction	Owner-occupied Housing Units	Renter-occupied Housing Units
Troutman	1977	1959
Iredell County	1990	1984
North Carolina	1985	1982

Source: United States Census Bureau



Age of Structure by Year Built Comparison

A detailed look into the housing units in Troutman revealed that over half, (53.8%), of all owner occupied homes in Troutman were built after 1970. From 1970 through 2010 the county saw 72.4% of the housing built and statewide 71.5% of the housing stock was built after 1970.

Table 5.10 – Age of Structure by Year Built Comparison

Year Built	Troutman		Iredell County	North Carolina
	# of Structures	Percentage	Percentage	Percentage
2005 or later	88	8.5%	7.6%	5.7%
2000 to 2004	129	12.5%	16.9%	12.1%
1990 to 1999	67	6.5%	22.2%	21.2%
1980 to 1989	97	9.4%	12.9%	17.2%
1970 to 1979	175	16.9%	12.8%	15.3%
1960 to 1969	115	11.1%	9.6%	10.1%
1950 to 1959	111	10.7%	7.6%	8.0%
1940 to 1949	104	10.1%	4.5%	4.2%
1939 or earlier	147	14.2%	6.0%	6.1%

Source: United States Census Bureau



Mills Ave Residence





Income



West Ave

INCOME

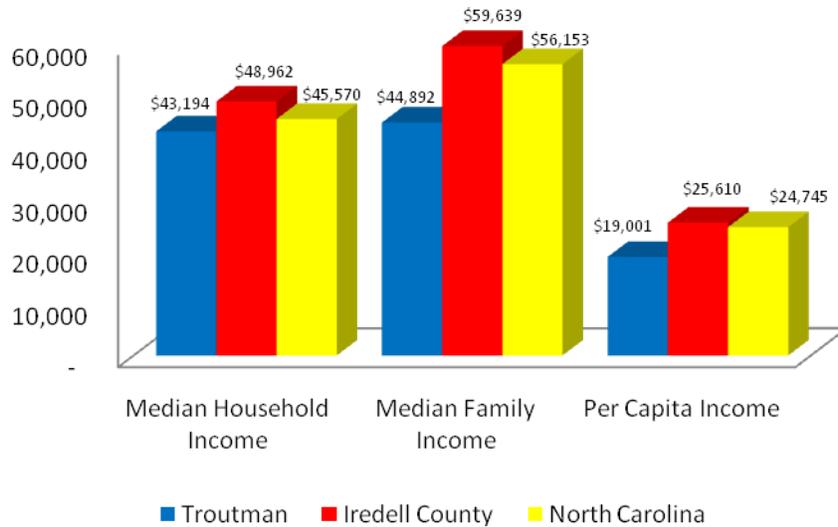
Median Household, Median Family, and Per Capita Income Comparison

Median household income divides the income distribution into two parts: one-half of the cases falling below the median and one-half of the case falling above the median. For households, the median income is based on the distribution of the total number of households, including those with no income. The 2010 median household income was \$43,194 per year in Troutman was just below the median household income of Iredell County (\$48,962) and North Carolina (\$45,570).

Comparing median family income which takes into account households with two or more persons related through blood, marriage or adoption Troutman’s median family income was \$44,892 which was less than the county (\$59,639) or state median family income (\$56,153).

In terms of per capita income, which is the average income for each person in a particular geographic area, Troutman’s was \$19,001. This was below the per capita income for Iredell County, (\$25,610), and North Carolina, (\$24,745).

Figure 5.4 – Income Comparison (Median Household, Median Family, and Per Capita)



Source: United States Census Bureau

Household Income

Household income calculations include the income of the main householder and all other individuals aged 15 years and older in the household. Because many households consist of only one (1) person, average household income is usually less than average family income. When analyzing the distribution of household income in Troutman, almost one-half, (45.8%), of households in the Town earned between \$35,000 and \$74,999 per year according to 2010 Census information.

Table 5.11 – Troutman Household Income by Range (2010)

Income	Households	% of Households
Less than \$10,000	44	4.9%
\$10,000 to \$14,999	50	5.6%
\$15,000 to \$24,999	119	13.4%
\$25,000 to \$34,999	131	14.7%
\$35,000 to \$49,999	218	24.5%
\$50,000 to \$74,999	189	21.3%
\$75,000 to \$99,999	79	8.9%
\$100,000 to \$149,999	33	3.7%
\$150,000 to \$199,999	20	2.2%
\$200,000 or more	6	0.7%
Total	889	100%

Source: United States Census Bureau

Poverty Comparison – Troutman and Comparison Jurisdictions

The poverty level is defined as a minimum income level below which a person is officially considered to lack adequate subsistence and considered to be living in poverty. The 2010 Census indicated that 6.3% of individuals in Troutman were living below the poverty level. The percentage of individuals living below the poverty level in Iredell County and North Carolina were higher than that of Troutman. Troutman had a lower poverty rate among children (age 17 and under) and elderly (age 65 and over) than the county and state.

Table 5.12 – Household Income Comparison

Jurisdiction	All Persons	Children (0-17)	Elderly (65+)
Troutman	6.30%	3.10%	7.10%
Iredell County	12.40%	16.10%	10.20%
North Carolina	15.50%	21.60%	10.70%

Source: United States Census Bureau



Education



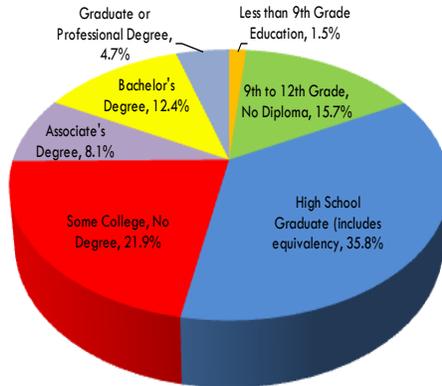
South Iredell High School

EDUCATION

Educational Attainment

The 2010 Census information indicated that the largest single category of educational attainment in Troutman was those people with a High School degree (35.8%) followed by people that had some level of college education (21.9%).

Figure 5.5 - Troutman Educational Attainment (2010)



Source: United States Census Bureau

Educational Attainment Comparison

Troutman's 2010 Census data for educational attainment levels finds that 82.9% of the population had at least a high school degree while 17.1% of the population had a bachelor's degree or higher. Iredell County and North Carolina had slightly higher level of residents with a high school degree, 84.4% and 83.5% respectively. In terms of bachelor's degree or higher education, the county (21.5%) and state (26.1%) had a greater percentage of residents with a degree than Troutman.

Table 5.13 – Educational Attainment Comparison

Persons 25 Years Old or Over	Troutman	Iredell	North Carolina
Less than 9th Grade Education	1.5%	4.8%	6.1%
9th to 12th Grade, No Diploma	15.7%	10.7%	10.3%
High School Graduate (includes equivalency)	35.8%	31.7%	28.2%
Some College, No Degree	21.9%	22.7%	20.9%
Associate's Degree	8.1%	8.5%	8.3%
Bachelor's Degree	12.4%	15.4%	17.4%
Graduate or Professional Degree	4.7%	6.1%	8.7%
High School Graduate of higher	82.9%	84.4%	83.5%
Bachelor's degree or higher	17.1%	21.5%	26.1%

Source: United States Census Bureau



Employment



Former Shirt Mill

EMPLOYMENT

Employment by Industry Sector

In 2010, Troutman had a total of 787 people that were employed within the town limits. The industry segment that had the highest employment in terms of percentage was the manufacturing category at 36.3%. The manufacturing category also had the highest employment in terms of percentage in Iredell County (28.1%) and North Carolina (19.7%). In Troutman, educational, health, and social services had the second highest employment percentage at 14.5% with retail trade third at 12.1%.

Table 5.14 – Employment by Industry Sector Comparison

Industry	# of Employees	% of Total Employees		
		Troutman	Iredell County	North Carolina
Agriculture, forestry, fishing and hunting, and mining	2	0.3%	1.8%	1.6%
Construction	59	7.5%	7.7%	8.2%
Manufacturing	286	36.3%	28.1%	19.7%
Wholesale trade	22	2.8%	4.7%	3.4%
Retail trade	95	12.1%	11.8%	11.5%
Transportation and warehousing, and utilities	40	5.1%	5.1%	4.6%
Information	12	1.5%	1.3%	2.3%
Finance, insurance, real estate, and rental and leasing	7	0.9%	4.8%	6.0%
Professional, scientific, management, administrative, and waste management services	43	5.5%	5.6%	7.7%
Educational, health and social services	114	14.5%	15.9%	19.2%
Arts, entertainment, recreation, accommodation and food services	50	6.4%	6.1%	6.9%
Other services (except public administration)	42	5.3%	4.4%	4.6%
Public administration	15	1.9%	2.4%	4.1%

Source: United States Census Bureau



Transportation and Infrastructure



View of I-77 from Houston Rd Bridge



TRANSPORTATION AND INFRASTRUCTURE

Infrastructure refers to the transportation and utility assets of a community that are deemed necessary for urban development. A community's infrastructure plays a large role in determining where development will occur and not occur. Property with convenient access to a transportation thoroughfare, adequate potable water and public sewer is much more valuable and has many more potential uses than a property without infrastructure. Troutman, by operating a water and sewer system and influencing where roads and highways are built plays a huge role in determining where development will and will not occur.

Commute Times for Those Who Work Outside the Home

The mean travel time to work for persons living in Troutman was 22.6 minutes in 2010. Almost half (48.2%) of residents had a commute time of less than 20 minutes to their workplace. Just over a quarter, 28.5%, of Troutman residents had a commute time of over 30 minutes.

Table 5.15 – Commute Times for Those Who Work Outside the Home (2010)

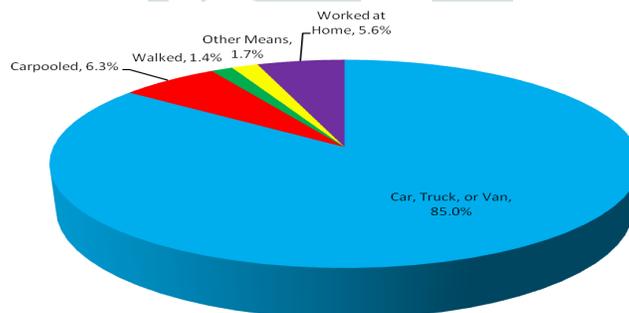
Travel Time To Work	
Less than 10 minutes	16.0%
10 to 14 minutes	9.5%
15 to 19 minutes	22.7%
20 to 24 minutes	20.8%
25 to 29 minutes	2.4%
30 to 34 minutes	12.3%
35 to 44 minutes	4.5%
45 to 59 minutes	4.9%
60 to 89 minutes	6.8%
Mean travel time to work (minutes)	22.6

Source: United States Census Bureau

Method of Travel to Work

Over three-quarters, (85.0), of the workforce of Troutman drove work alone via car, truck, or van. Carpooling had the second highest percentage at 6.3% and residents that worked from home was third at 5.6%. No other category receiving over two percent.

Figure 5.6 – Method of Travel to Work (2010)



Source: United States Census Bureau



Community Resources, Parks and Recreation, and Public Safety



COMMUNITY RESOURCES

Community resources are those things that significantly add to an area's quality of life. These range from safety to cultural and recreational opportunities. Listed below are some of the Troutman area's important community resources.

Health Care

- **Davis Regional Medical Center (Statesville)** is a 143-bed acute care hospital located off I-40.
- **Iredell Memorial Hospital (Statesville)** is a 247-bed, fully accredited hospital by the Joint Commission on the Accreditation of Healthcare Organizations.
- **Lake Norman Regional Medical Center (Mooresville)** is a 123-bed hospital that encompasses an orthopedic specialty center, an outpatient surgery center, comprehensive women's center, a surgical center for weight loss, and four medical office buildings.

Library

The **J. Hoyt Hayes Memorial Troutman Branch Library** is a cooperative effort between the Town of Troutman and the Iredell County Public Library. Citizens for the Troutman Library, an all-volunteer, non-profit organization, was incorporated in the fall of 2004 to raise funds for a library building in Troutman. The group raised over \$700,000 for the library. Construction of the library began in 2009 and the library opened to the public in May 2010.

Education

- **Troutman Elementary School (K-5)** is part of the Iredell-Statesville Schools system has an enrollment of 775 students.
- **Troutman Middle School (6-8)** is part of the Iredell-Statesville Schools system with an enrollment of 394 students.
- **South Iredell High School (9-12)** is part of the Iredell-Statesville School system with an enrollment of 1,020 students.
- **Career Academy and Technical School** is part of the Iredell-Statesville School system with an enrollment of 325 students.
- **Mitchell Community College** is a public community college located in Statesville and offers a range of higher educational programs. Current enrollment is 4,188.

PARKS AND RECREATION

2020 Comprehensive Parks and Recreation Master Plan

The Town of Troutman completed a 2020 Comprehensive Parks and Recreation Master Plan in 2011 that identified parks and recreational areas throughout the Troutman area. The current parks and recreational facilities include the Richardson Greenway, Lake Norman State Park, facilities at schools, Troutman ESC Park, and the Barium YMCA. The 2020 Comprehensive Parks and Recreation Master Plan includes the following goals;

(1) Make safety a top priority for parks, trails, and recreational areas; (2) Reinforce the sidewalk network throughout the Town; (3) Widen existing thoroughfares to accommodate bicycle use; (4) Preserve waters, open space, and natural areas; (5) Insure that parks, trails, and recreational facilities are accessible to all members of the community; (6) Provide opportunities that create access to Lake Norman and other bodies of water; (7) Provide broad community based recreational programs to meet the needs of all age groups and abilities; (8) Create a greenway (trail) network; (9) Develop interesting and innovative park sites, trails, and programs; (10) Operate efficiently and effectively; financial stability; and (11) Provide a means for social interaction and gathering.

Troutman ESC Park

The plan also included a master plan for the future Troutman ESC Park located of North Eastway Drive. The Troutman ESC Park Master Plan includes a site analysis for the 30.1 acre park as well as stakeholder and community input for the site. The first phase in developing the park includes a natural surface trail, paved trail, playground, soccer trail, parking lot, and sidewalks. A dog park and picnic pavilion with restrooms are also planned for phase one, but at the time of this document had not been constructed.



Troutman ESC Park Under Construction



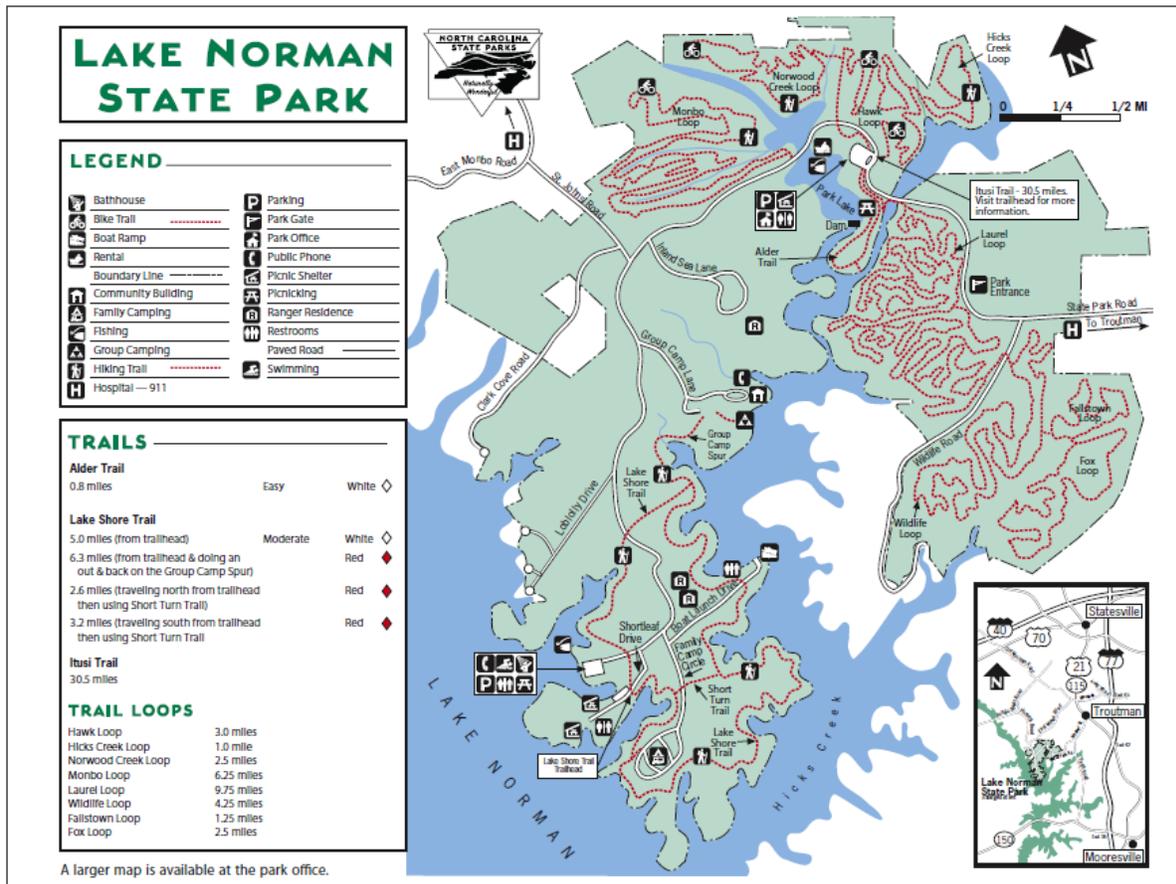
PARKS AND RECREATION

Carolina Thread Trail (Richardson Greenway)

The Richardson Greenway which runs parallel to Main Street and Eastway Drive is part of the Carolina Thread Trail which is a regional network of greenways and trails that includes 98 miles of trails over 15 counties. The greenway is a rail-to-trail conversion. Old Murdock Road and Rumble Street mark the boundaries of this greenway. The Richardson Greenway runs through the heart of Troutman, connecting Downtown Troutman, which includes Town Hall, Troutman Elementary and Middle schools, and a mix of offices, residences and commercial properties, to the Troutman Village Shopping Center.

Lake Norman State Park

Lake Norman State Park was created in 1962 when Duke Power Company donated 1,328 acres of land on the northeastern shore of Lake Norman. The park features easy to moderate hiking trails, mountain bicycling trails, fishing, swimming, camping, picnicking, and a boat launch.



PUBLIC SAFETY



Troutman Volunteer Fire Department

The fire department operates out of three fire stations, Main Street Station (in town), Pineville Station (located outside the town limits), and Perth Rd Station (located outside the town limits).

Established in 1926, the **Troutman Volunteer Fire Department** is a full-spectrum Fire and Rescue agency. Most of the volunteers are qualified first responders; many are EMT & Fire Fighter II certified. The fire department also includes well-trained specialists in Vehicle Extrication, Hazardous Material Response, Water Rescue, Confined Space Rescue, Advanced Life Support EMS, Trench Rescue, Vehicle Extrication and High Level Rescue. There are nearly 50 volunteers serving Troutman Volunteer Fire Department.



Patrol Vehicle

The **Troutman Police Department** was first established in 1977, and became a 24-hour operation in 1993. They are now a full service police department with 14 full time officers, including a Chief of Police, two (2) Patrol Lieutenants, Patrol Sergeant K-9 Officer, Detective Sergeant, Corporal K-9 Officer, two (2) Traffic Safety Officers, four (4) patrol officers, and (2) two School Resource Officers. Currently, the Troutman Police Department has a team of 20 police officers (14 fulltime and 6 part-time officers).



Iredell Emergency Medical Services

The **Iredell County Emergency Medical Services** has five basis located in Iredell County, including one located on Murdock Rd next to the fairgrounds. The Troutman base does standbys for Statesville or Mooresville when both of their units are busy, to ensure continuous coverage. The Troutman base includes one EMS, advanced life support crew 24 hours a day, 7 days a week.





Existing Plans and Policies



Lytton Street Vision

EXISTING PLANS AND POLICIES

Development pressures rise as an area looks for economic growth. The challenge is to sustain economic growth that is also environmentally sustainable - a balance between economy and ecology. Much of land use planning is concerned with maintaining the natural environment to ensure its existence for future generations to enjoy and utilize. The information below presents some important considerations when balancing the environment with land use.

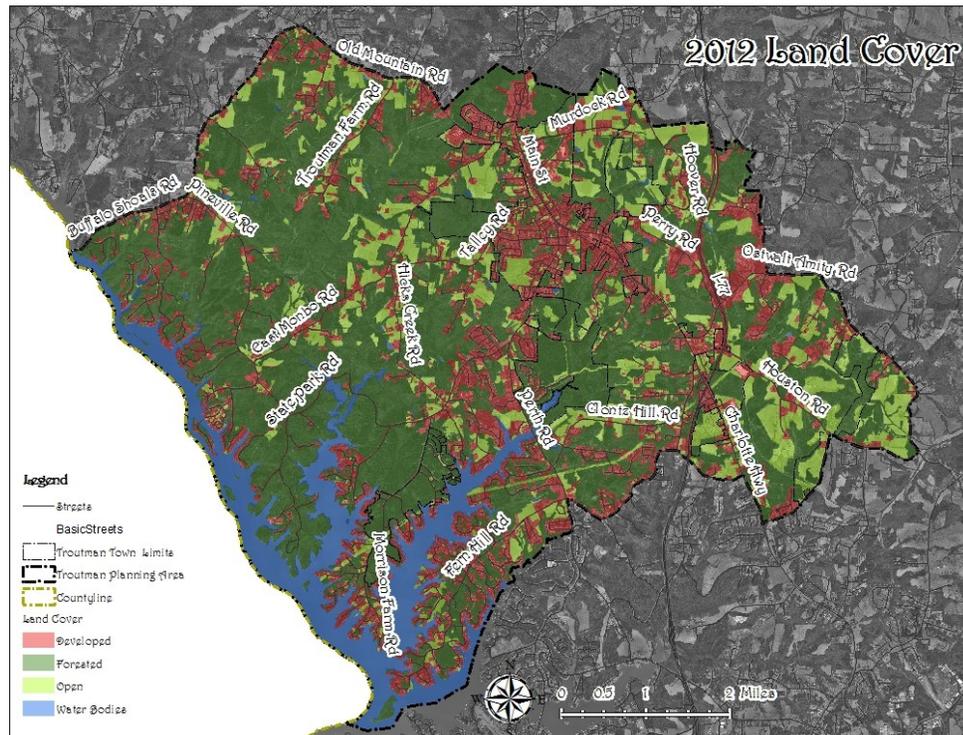
Existing Land Coverage

The land cover for over half of the Town of Troutman and ETJ area is forested land. Forested land comprises 53% of all the land coverage. Land that has been developed is the second highest percentage of existing land coverage at 23%. This includes land which a house or other structure has been built upon. Less than a quarter of the total of existing land coverage is open land (15%) and water bodies (10%). The Land Cover (Map X.X) is a graphic representation of current land coverage.

Table 5.16 Land Coverage

Land Coverage	Acres	% of Total Land Cover
Developed	6474.89	23%
Forested	14909.84	53%
Open Land	4225.25	15%
Water Bodies	2723.60	10%
TOTAL	28333.59	100%

Source: Town of Troutman Planning Department



Troutman Town and Country Plan (2002)



The Troutman Town and Country Plan completed by the Lawrence Group in 2002. The plan includes demographics of the town as well as future development projections and patterns. Designs for neighborhoods and downtown were also developed for the Town.

This plan also includes many general development provisions including;

(1) limiting Highway Commercial Zoning, (2) redesigning the water and sewer specifications to permit them to be placed under the pavement, (3) creating zoning districts based on net density rather than minimum lot size, (4) considering the use of a high impervious cover option in the downtown and for certain developments, and (5) adopting codes to improve the public realm.

Unified Development Ordinance

The Town of Troutman adopted a Unified Development Ordinance (UDO) in 2006. The UDO consists of the zoning and subdivision regulations that control development in the town. This includes the use of land, dimensional requirements, density, and physical design. It is also the legal tool used to promote the public health, safety and welfare of a community. Prior to being approved, any development proposal must meet all standards included in the UDO.

The most recent major amendment to the UDO was in 2014. The zoning regulations included in the UDO include eleven general zoning districts. Currently Troutman has four residential districts, two mixed use districts, two commercial districts, and two districts for industrial uses, as well as one manufactured home district.

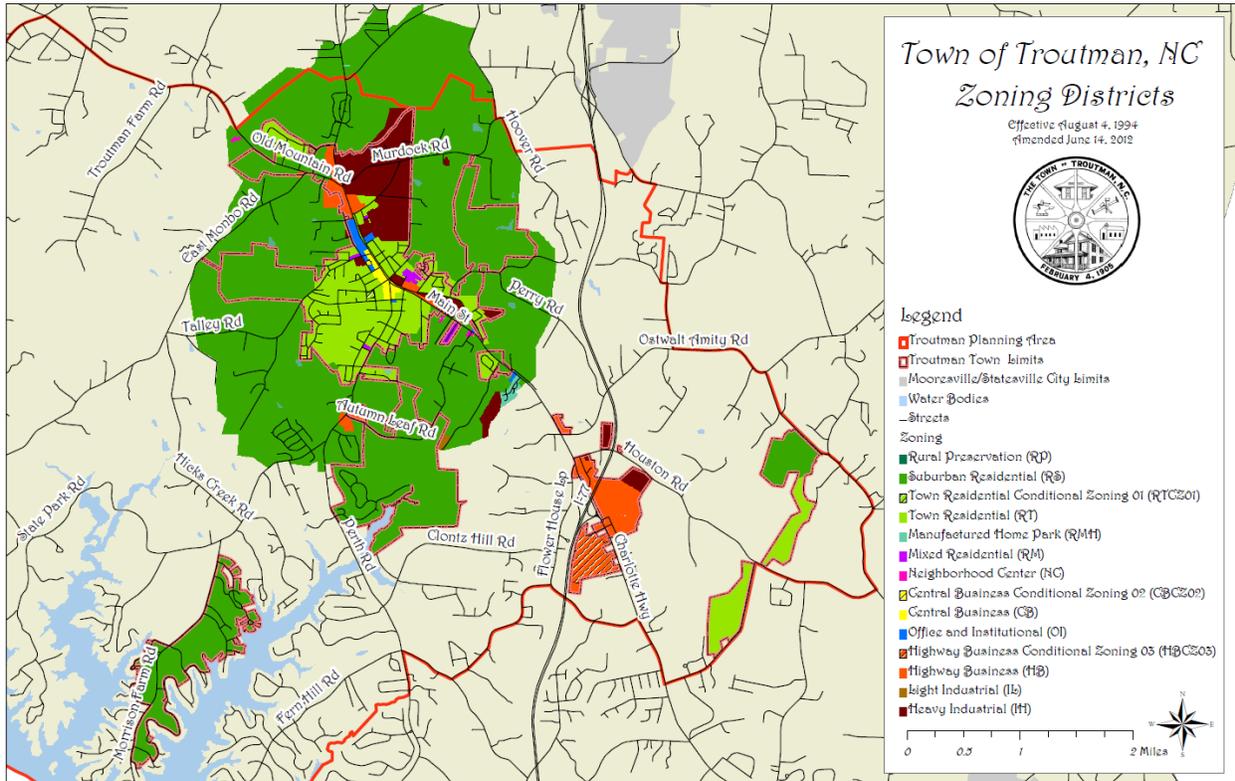
Town of Troutman
North Carolina

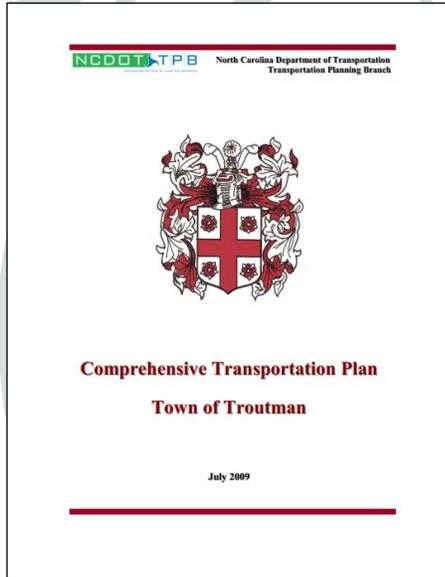
UNIFIED DEVELOPMENT ORDINANCE

Adopted August 10, 2006
Amended through January 13, 2011

Table 5.17 General Zoning Districts

Zoning District	Classification	Acreage	% of Zoned Land
Rural Preservation (RP)	Residential	95.56	1.3%
Suburban Residential (RS)	Residential	5,660.80	74.8%
Town Residential (RT)	Residential	922.84	12.2%
Mixed Residential (RM)	Residential	25.14	0.3%
Manufactured Home Park (RMH)	Manufactured Home Residential	15.87	0.2%
Office and Institutional (OI)	Mixed Use	27.51	0.4%
Neighborhood Center (NC)	Mixed Use	5.40	0.1%
Central Business (CB)	Commercial	28.87	0.4%
Highway Business (HB)	Commercial	343.26	4.5%
Light Industrial (LI)	Industrial	7.37	0.1%
Heavy Industrial (HI)	Industrial	435.74	5.8%
		7,568.36	100%





Comprehensive Transportation Plan (2009)

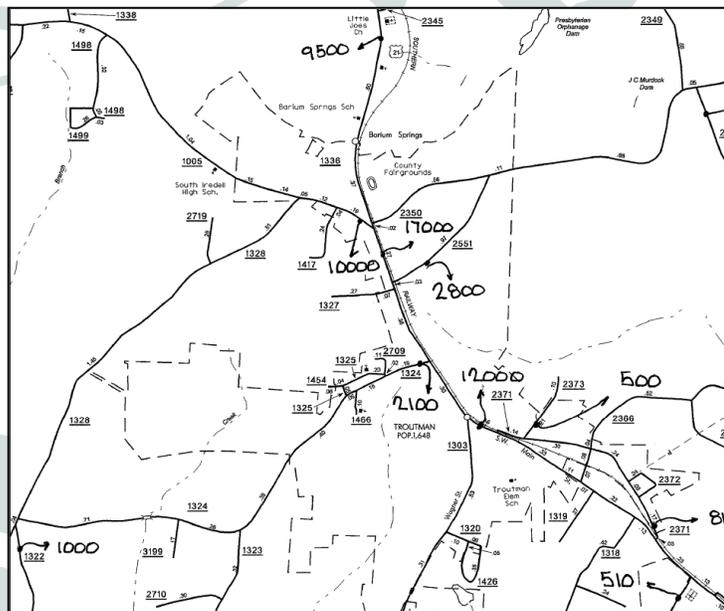
In 2009 the Town adopted the current Comprehensive Transportation Plan prepared by NCDOT. The Plan identifies High volume of through traffic commuters, low connectivity, overloaded Main Street, explosive growth given Troutman's location, street crossings repairs, inadequate sidewalk and trail facilities, and improving lighting throughout the Town as the greatest issues.

To address these issues the CTP recommends that Troutman form a stakeholder-based Pedestrian Needs Committee (PNC), coordinate with NCDOT on the CTP to address Town planning goals, develop and adopt a Comprehensive Land Use Plan, work with Iredell County on areas outside of Troutman's ETJ, Adopt the Lake Norman Bike Route, and enact ordinance changes.

NCDOT Traffic Counts

Troutman is served by several Federal and State highways which carry traffic through the Town and connect Troutman to the region. The road that had the highest level of traffic in 2011 was Interstate 77, with an annual average daily traffic count (AADT) of 56,000.

The highest AADTs of a non-interstate highway were found along Main Street / Highway 21 which carries traffic through the downtown area. The AADTs for Main Street/Highway 21 ranged from 17,000 north of downtown to 12,000 near Wagner Street.



Public Water System

The water system for the Town of Troutman was started in the 1920s. The source for the water system comes from Energy United Water Corporation. Troutman currently has 2 storage tanks, 52 miles of waterlines, and 1,600 connections. Approximately 300,000 gallons of water are consumed each day, with a contract capacity of up to 1,500,000 gallons per day.

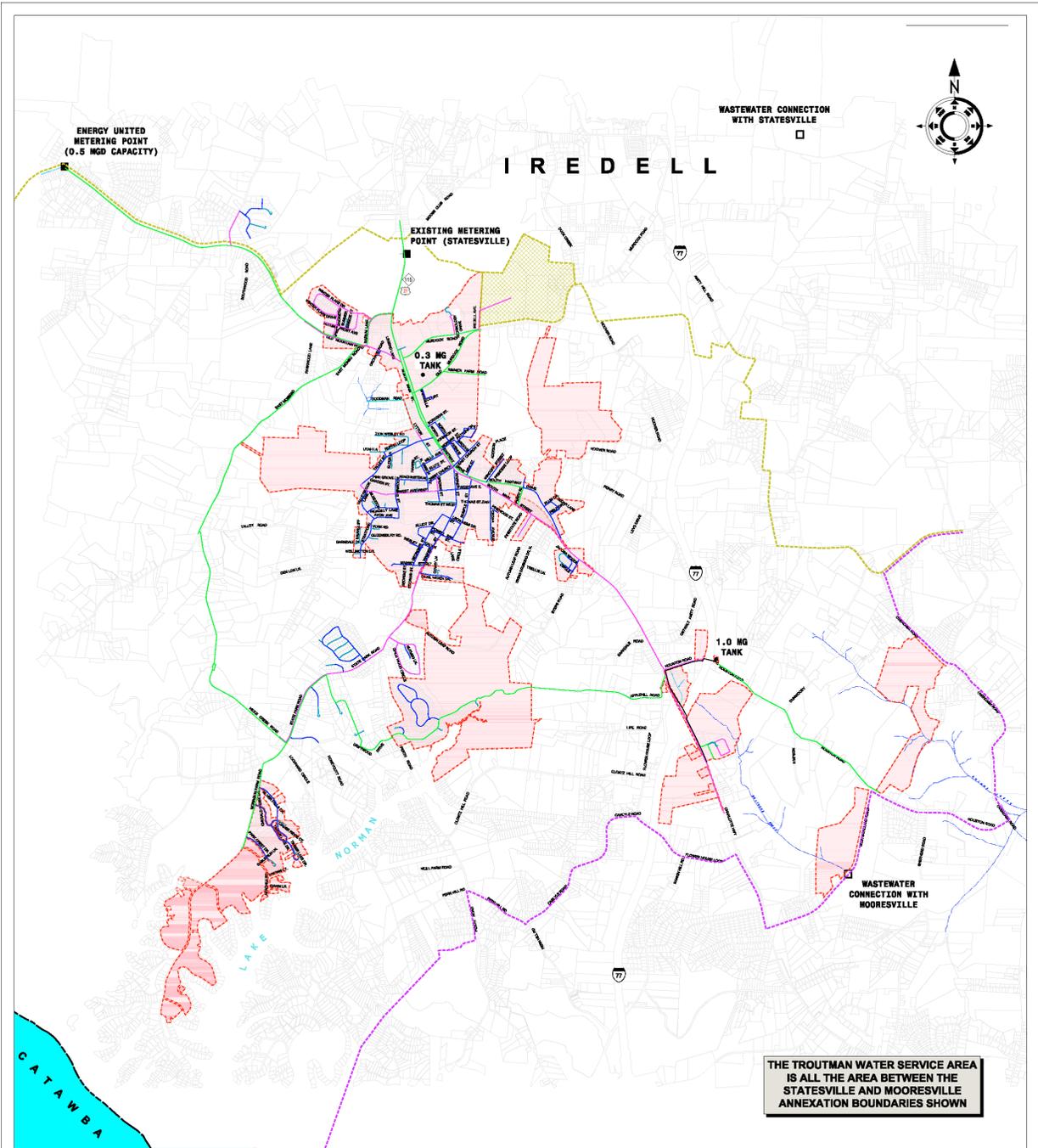


Public Sewer System

The sewer system for the Town of Troutman was also started in the 1920s. The sewage is treated via Statesville, Mooresville, or Energy United's systems. The Town's sewer system consists of 32 miles of gravity sewers, 14 miles of force mains, 15 pump stations, and 1,137 service connections. Currently, 200,000 gallons of sewage is treated each day with a contract capacity up to 500,000 gallons per day.

Based on future land use, the water and service need of the Town at build out will be about 5,000,000 galls per day. Replacement and rehabilitation is needed on both systems regardless of growth (due to deterioration and new regulations).





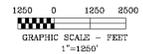
THE TROUTMAN WATER SERVICE AREA IS ALL THE AREA BETWEEN THE STATESVILLE AND MOORESVILLE ANNEXATION BOUNDARIES SHOWN

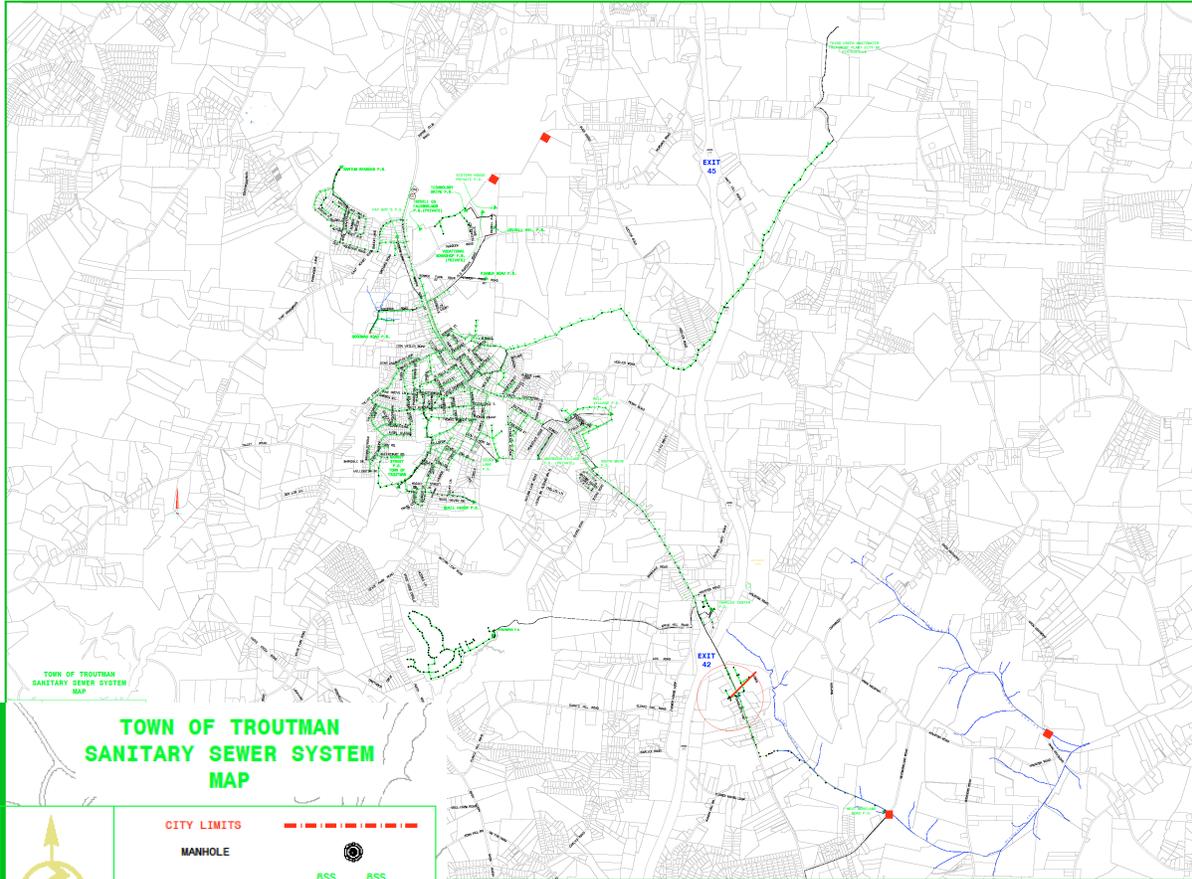
Legend:

- Finished Water Connection
- Wastewater Connection
- Streams
- 2" Waterline
- 4" Waterline
- 6" Waterline
- 8" Waterline
- 12" Waterline
- 16" Waterline
- ▭ Troutman Town Limits
- ▭ Mooresville Annexation
- ▭ Statesville Annexation

**TOWN OF TROUTMAN
2010 LWSP MAP**

DATE: MARCH 2011
DRAWN BY: B. SHEETS

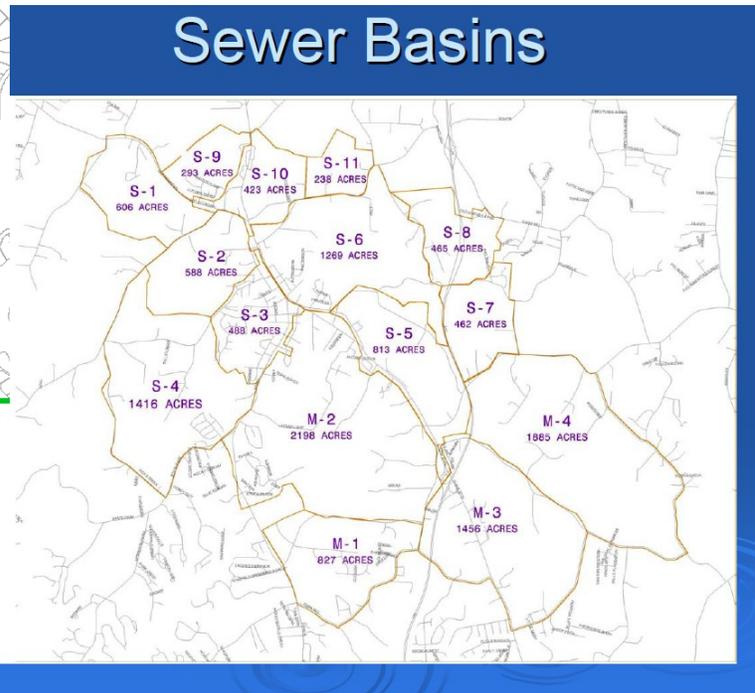




WEST CONSULTANTS, P.L.L.C.
405 South Sterling Street
Morganton, NC 28655
(828) 439-0601

CITY LIMITS	---
MANHOLE	⊙
8" SANITARY SEWERLINE	8SS 8SS
15" SANITARY SEWERLINE	15SS
24" SANITARY SEWERLINE	24SS
FORCE MAIN	--- FM ---
3" FORCE MAIN	--- 3FM ---
4" FORCE MAIN	--- 4FM ---
6" FORCE MAIN	--- 6FM ---
12" FORCE MAIN	--- 12FM ---
PUMPSTATION	▲

1000 0 1000 2000
GRAPHIC SCALE - FEET
1"=1000'





Environment and Land Suitability



Hicks Creek

ENVIRONMENT AND LAND SUITABILITY

Development pressures rise as an area looks for economic growth. The challenge is to sustain economic growth that is also environmentally sustainable - a balance between economy and ecology. Much of land use planning is concerned with maintaining the natural environment to ensure its existence for future generations to enjoy and utilize. The information below presents some important considerations when balancing the environment with land use.

Slopes

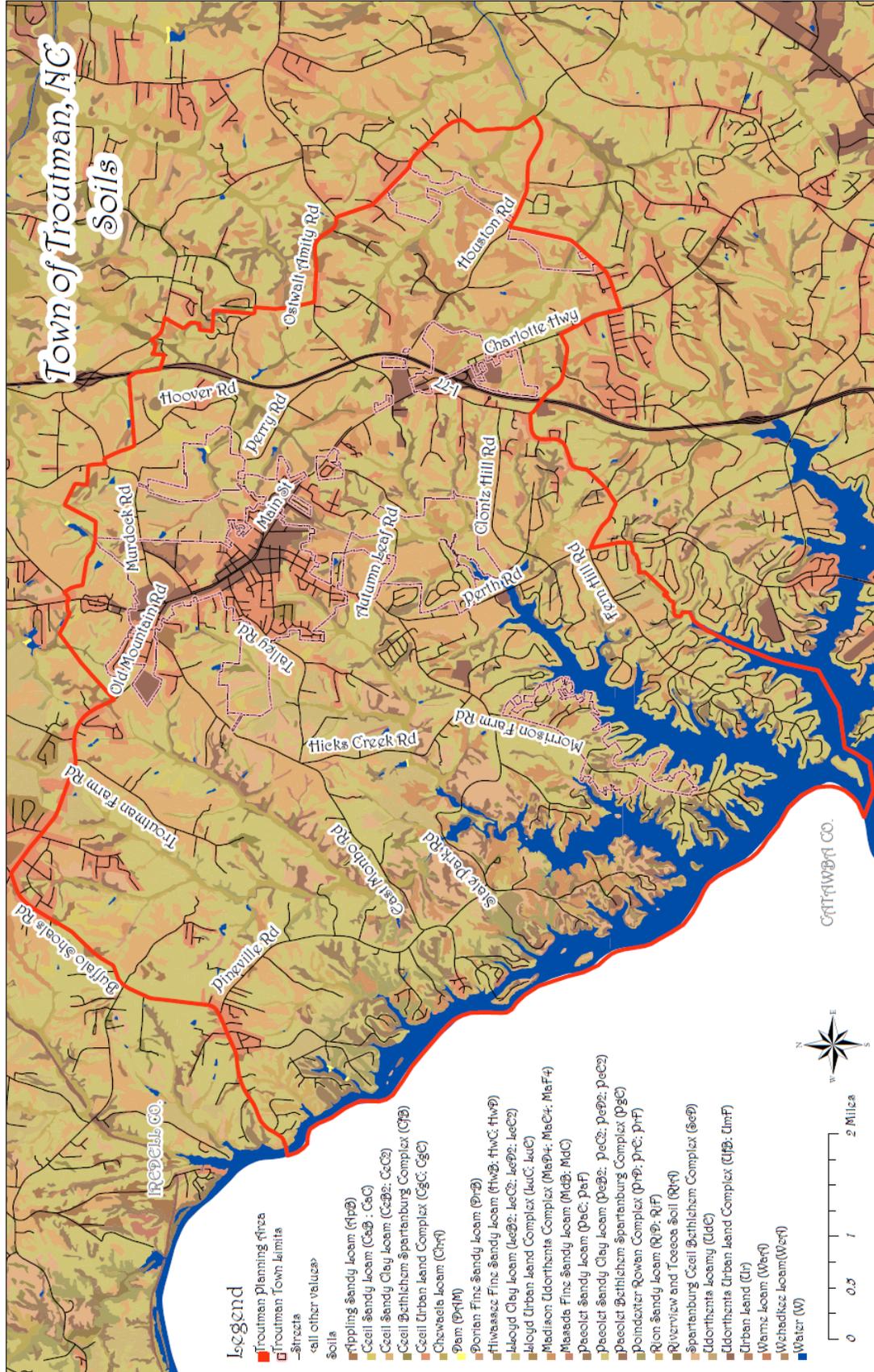
Slopes have a considerable impact on the location of existing and future development. Steep slopes are generally defined as slopes greater than 25 percent. Steep slopes are considered to be deterrents to development because of several factors. They have highly erodible soils and are more likely to be unstable. In areas where slopes exceed 25 percent it is important to minimize land disturbance as much as possible on unstable side slopes; this includes construction of homes as well as roads. Clearing steep slopes for development leads to more sediment in our streams and lakes, which negatively impacts our drinking water quality as well as natural habitats for fish. The best development practices in these areas include clustering development either on ridge tops or at the toe of the slope. Further, in these locations soils are often shallow and rocky which makes them unsuitable for locating septic tanks. Areas with steep slopes require more engineering analysis and design to ensure that roads and structures will be properly located and constructed; it is also more difficult and expensive to construct building foundations and roads even if they have been properly designed. The **Slopes Map (MAP X.X)** shows where steep slopes are located within the planning area.

Soils

A critical factor in planning for future land use is soil characteristics. Soil permeability, its shrink-swell potential, its depth to bedrock and the susceptibility to flooding it represents are directly related to its suitability for certain types of development. Soils within a floodplain drain poorly and are inappropriate for most uses that involve permanent structures. Bedrock near the surface of the soil can present construction problems as well as poor absorption for septic tank uses. Minimizing intense development in an area where the soils are poorly suited can avoid expensive problems at a later date. The **Soils Map (MAP X.X)** shows the location of hydric soils, which are often located in floodplains. Hydric soils are also often the source of prime farmland.







Floodplains

Floodplains are another characteristic of the land that affects its development potential. As can be imagined, structures located in floodplains are at a much higher risk of sustaining flood damage during heavy rain events. Further, as structures appear in floodplains, waters from heavy rains are not allowed to spread out as intended and the flow is instead channeled into a high velocity flow that can cause havoc downstream. The Federal Emergency Management Agency (FEMA) is responsible for publishing information regarding areas that are susceptible to flooding. It is important to note that the information generated by FEMA is based on computer models and represents a “best guess” as opposed to a scientific formula that is one hundred percent accurate, dependable and predictable. Floods are notoriously unpredictable.

Flood maps which are accompanied by a flood study, depict the 100-year floodplain and also give base flood elevation. A brief definition of these terms in unscientific language may be helpful. A **100-year flood** is defined as a flood that has a one percent chance of occurring in any given year. The **floodplain**, or **flood hazard area**, is the land area that is predicted to flood in a 100-year flood; it is made up of the **floodway** and **flood fringe**. The **floodway** represents a computer-generated land area that must be left open to carry floodwaters so that development may take place in the flood fringe. Another way to explain it is that the computer model calculates that if all land in the flood fringe were developed, flood waters in the floodway would not rise more than one foot, so long as the floodway remains completely free of obstructions such as fill and buildings. The **flood fringe** is the area where you are permitted to fill or build, and structures are required to be placed above base flood elevation. **Base flood elevation** or **BFE** is defined as the predicted height of floodwaters in a 100-year flood.

Troutman contains several areas along Lake Norman that are susceptible to flooding due to their proximity to the lake. The **Watersheds and Floodplains Map (Map X.X)** shows areas of town that are located in the 100-year Flood Zone.

Water Quality

As the Town of Troutman experiences greater urbanization, it becomes important to pay greater attention to water quality. The more land that is disturbed, the more sediment finds its way into local streams and rivers, increasing the cost of treating the municipal water supply and harming natural habitats. Additionally, the runoff from our streets, parking lots, and buildings that finds its way into our waters contains any number of pollutants. The Town of Troutman administers a Water Supply Watershed Protection program that is meant to mitigate the effects of increasing urbanization. The program is based on maintaining a certain percentage of project areas as pervious surfaces in order to decrease the amount of land that must be disturbed and, therefore, the amount of runoff. The Town currently has jurisdiction over the following acreages:

- 10,718 acres (including ETJ areas) in WS-IV Critical Area (Lake Norman Watershed)
- 10,381 acres (including ETJ areas) in WS-IV Protected Area (Lake Norman Watershed)

The NC Division of Water Quality’s watershed protection program includes five (5) watershed or WS classifications. **Table 5.16** lists the development requirements of the watershed program.

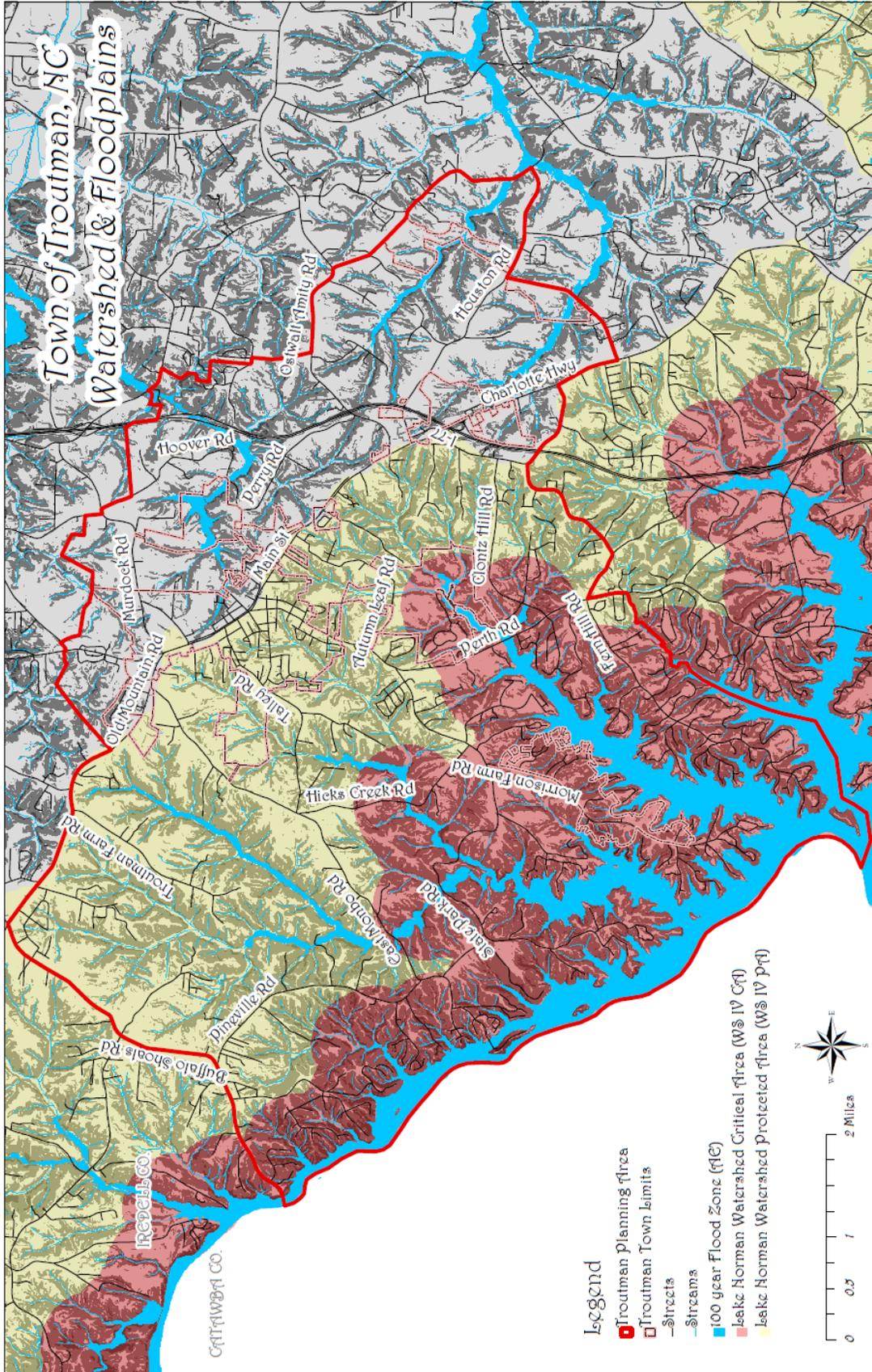


Table 5.18 - Water Supply Watershed Protection Rules Summary

Watershed Classification	Allowable Dischargers	Allowable Development: Low Density	Allowable Development: High Density	Stormwater Controls: Hi Density	10/70 Provision	Residuals Application	Landfills	Agriculture BMPs
WS-I Watershed	None	None	None	NA	None	None	None	Required (5)
WS-II Critical Area	General Permits	1 du/2ac or 6% built upon (2)	6-24% built upon area	Control the 1 st storm	Not allowed	No new sites	No new landfills	Required (5)
WS-II Balance of Watershed	General Permits	1 du/ac or 12% built upon area	12-30% built upon area	Control the 1 st storm	Allowed	Allowed	No new discharging landfills	Not Required (5)
WS-III Critical Area	General Permits	1 du/ac or 12% built upon area	12-30% built upon area	Control the 1 st storm	Not Allowed	No new sites	No new landfills	Required (5)
WS-III Balance of Watershed	Domestic & Non-process Industrial	2 du/ac or 24% built upon area	24-50% built upon area	Control the 1 st storm	Allowed	Allowed	No new discharging landfills	Not Required (5)
WS-IV Critical Area	Domestic & Industrial (1)	2 du/ac or 24% built upon (3)	24-50% built upon area (3)	Control the 1 st storm	Not Allowed	No new sites	No new landfills	Required (5)
WS-IV Protected Area	Domestic & Industrial	2 du/ac or 24% built upon (3,4)	24-70% built upon area (3,4)	Control the 1 st storm	Allowed	Allowed	Allowed	Not Required (5)

Source: North Carolina Division of Water Quality

Notes:

- (1) New industrial process wastewater discharges are allowed but will require additional treatment.
- (2) Residential development may apply dwelling units per acre or use percent built-upon surface area. Non-residential development must use percent built-upon surface area.
- (3) Applies only to projects requiring a Sedimentation/Erosion Control Permit.
- (4) One-third acre lot or 36% built-upon area is allowed for projects without curb and gutter street drainage systems.
- (5) In WS-I watersheds and critical areas of WS-II, WS-III, and WS-IV watersheds, agricultural operations must maintain a ten (10) foot vegetated buffer or equivalent control along all perennial streams. Permitted animal operations are allowed in all water supply watersheds.
- (6) Municipalities with a pretreatment program (2H .0904) is considered industrial discharge.
- (7) Discharges qualifying for a General Permit pursuant to 2H .0127 will also be allowed in all areas of WS-III and WS-IV watersheds along with the allowed discharges noted in the table.
- (8) Groundwater remediation discharges may be allowed when no other practicable alternative exists.
- (9) Local governments will assume ultimate responsibility for operation and maintenance of stormwater controls.



Former Talley Mill Site

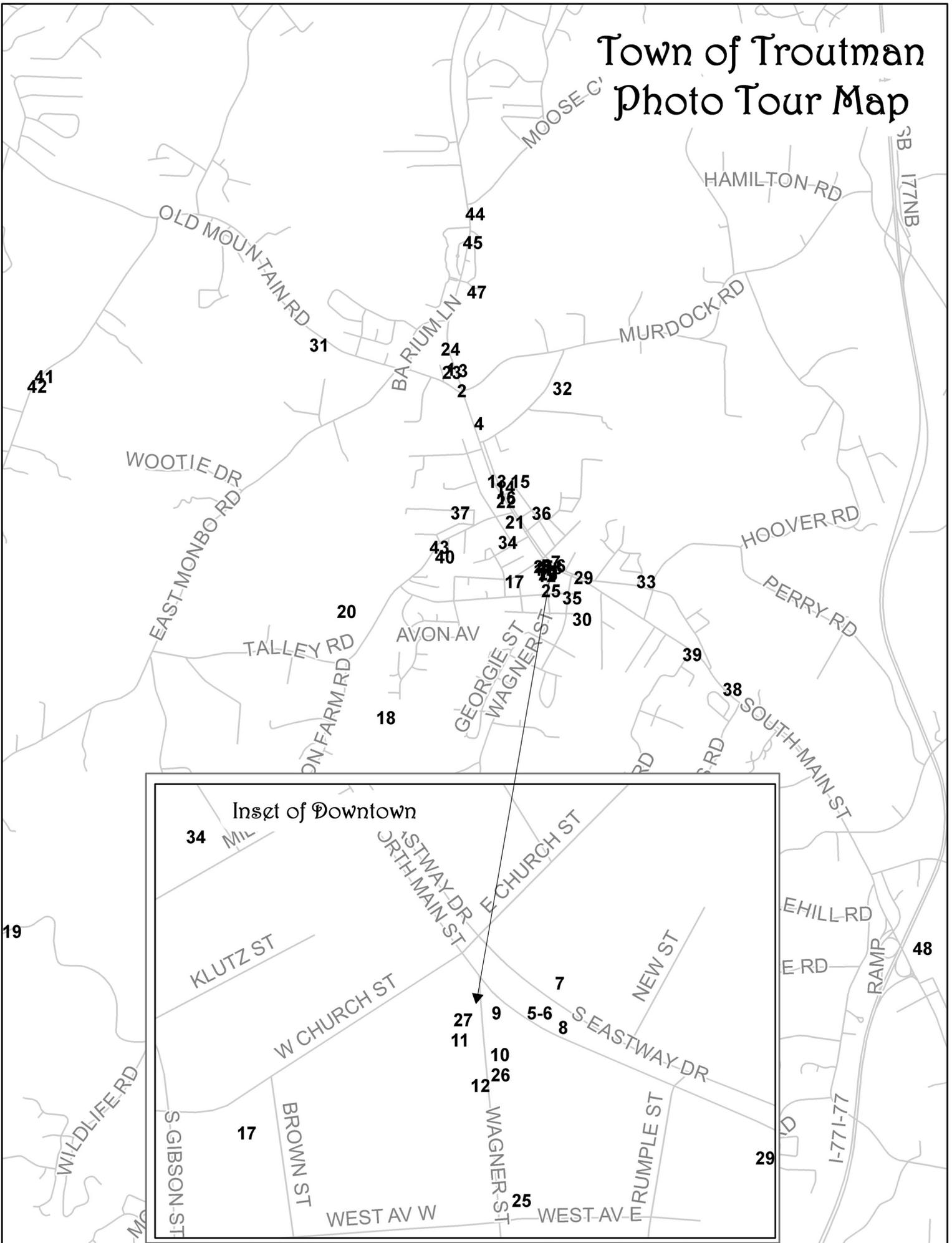


Town of Troutman

Photo Tour

2014

Town of Troutman Photo Tour Map





Fairground Plaza Shopping Center



Main Street / Old Mountain Road Intersection



Iredell County Fairgrounds



Troutman Village Shopping Center



Troutman Depot



Troutman Farmers Market



155 South Eastway Drive



View North along South Main Street



104 South Main Street



Buildings on south side of Wagner Street



Buildings on north side of Wagner Street



View along Wagner Street toward Downtown



Richardson Greenway



Troutman Town Hall and Police Station



Troutman ESC Park



View north along North Eastway Drive



J. Hoyt Hayes Memorial Troutman Branch Library



Daveste' Vineyards



Lake Norman State Park



Rural farmland along Talley Road



Char-Mel Shopping Center



Julia's Talley House



Kat's Patch



View South along North Main Street



Troutman Post Office



100 Block Wagoner Street (south)



100 Block Wagoner Street (north)



Wagner Street — Downtown



Troutman Elementary School



Troutman Middle School



South Iredell High School



Career Academy and Technical School



Troutman Baptist Church



Troutman First United Methodist Church



New Perth ARP Church



Holy Trinity Lutheran Church



Zion Wesley AME Zion Church



New Life Missionary Baptist Church



Troutman Church of God



Refuge Church of Christ



Troutman Family Cemetery



Original Troutmans Depot



Palace Club



Church of the Springs



Barium Springs Home for Children



Barium YMCA



Little Joe's Chapel





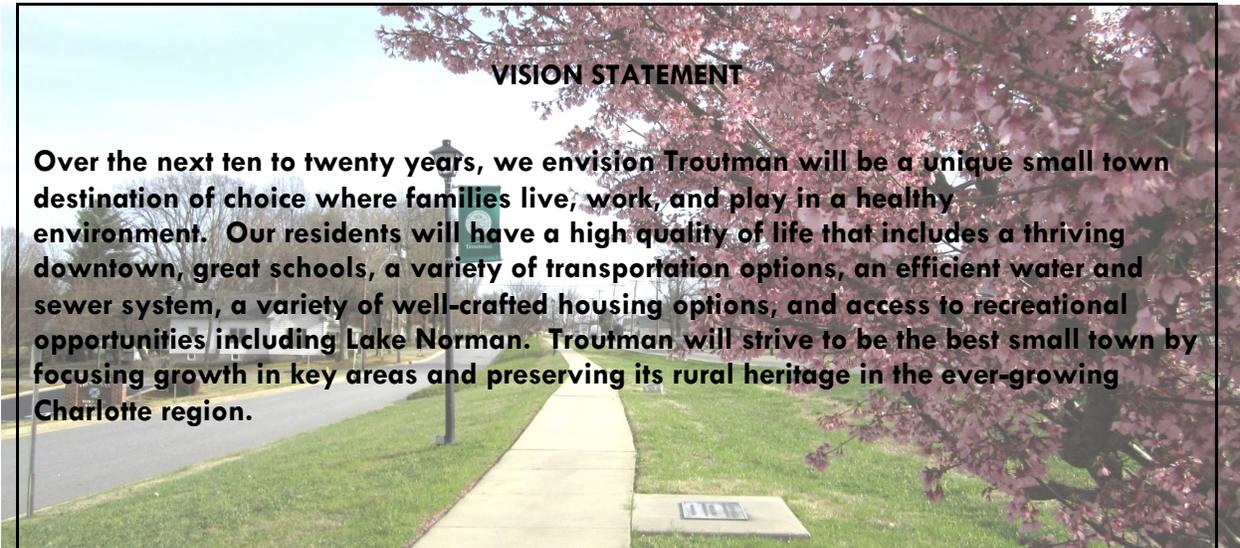
Growth Strategies and Future Land Use



Sutter's Mill Subdivision Under Construction

Land Use Plan Vision Statement and Growth Strategies

The Land Use Plan is designed to guide future development decisions so that the Town of Troutman's character and quality of life are improved as a result new development.



The Growth Strategies and Future Land Use Map set forth in the Plan communicate an overall growth strategy for Troutman. In general terms the Troutman land use plan establishes the following principles...

- Encourages new economic development when such development will enhance the quality of life of existing residents.
- Seeks to maintain Troutman's small town atmosphere through quality development.
- Establishes environmental quality as a priority in public and private development decisions.
- Supports continued improvements to the Town's parks and recreational areas.
- Seeks to ensure a safe and efficient thoroughfare system.
- Supports cost efficient, high quality public services (water/sewer, police/fire, etc.)
- Calls for improved planning coordination among local governments, developers, and the public in making growth and development decisions.
- Calls for increased efforts to encourage a pedestrian friendly community.
- Seeks to promote community appearance as an important economic and quality of life indicator.
- Seeks to establish a pattern of quality development that is attractive, strengthens the tax base, and sets Troutman apart from other communities.

1. Natural Resources and Open Space

GOAL: Preserve and promote the Town's natural resources, landscapes, and agricultural areas.

Objective 1: Promote the protection of sensitive natural resources including wetlands, waterways, slopes, and floodplains.

Strategy 1: Carefully control land development activities along watershed areas, streams, wetland areas, and is areas with steep slope by limiting new development to low intensity uses such as agriculture, recreational areas, and hiking/biking trails.

Strategy 2: Provide educational materials on the importance and value of stream buffers to those property owners and developers with streams on their property.

Objective 2: Encourage the preservation and restoration of creeks, streams, and other drainage features that aid in the control of stormwater runoff.

Strategy 1: Implement recommendations of Town-wide drainage study by installing stormwater Best Management Practices (BMPs) in areas of high concern.

Strategy 2: Pursue the development of a Stormwater Master Plan to identify necessary improvements and potential funding sources.

Objective 3: Conserve important agricultural and rural landscapes within Troutman's planning jurisdiction.

Strategy 1: Work with the Iredell County Voluntary Agricultural District programs to ensure agricultural land is preserved.

Strategy 2: Continue to support the Town's Farmer's Market to provide an outlet for local farmers and demonstrate a financial return on agricultural lands.

Strategy 3: Explore programs that will encourage the preservation of open space in agricultural areas.

Strategy 4: Discourage high-density development in the agricultural/rural areas of the planning jurisdiction.

Objective 4: Promote the preservation of open space and woodlands.

Strategy 1: Evaluate how Town ordinances can most effectively promote the provisions of open space.

Strategy 2: Study the use of density bonuses in new developments to encourage the preservation of open space.

Strategy 3: Study means of preserving trees in new developments.

2. Commercial Development

GOAL: Encourage commercial development that benefits the economy of Troutman, provides job opportunities, and is attractive and convenient.

Objective 1: Encourage commercial and industrial development that utilizes effective landscaping and buffering to aid in improving the overall aesthetics of the community.

Strategy 1: Potential negative impacts of commercial development in Troutman are minimized by high quality design and landscaping and increased buffering.

Strategy 2: Review and revise development and signage standards in the Unified Development Ordinance to ensure attractive commercial developments that reflect Troutman's small town character.

Strategy 3: Review and revise Unified Development Ordinance requirements on screening and buffering of property to better protect property values from incompatible land uses.

Objective 2: Encourage commercial and industrial development to locate in designated areas.

Strategy 1: Encourage greater connectivity among commercial developments.

Strategy 2: Encourage light industrial uses that does not interfere with the residential, commercial, cultural, or leisure development of the community.

Strategy 3: Encourage the use of office and institutional developments as a transitional land use between activities of higher and lower intensity.

Objective 3: Encourage variety in the Town's mixture of commercial, industrial, and institutional development.

Strategy 1: Identify businesses of primary need and promote Troutman as a desirable location to potential service providers.

Strategy 2: Increase the overall retail diversity throughout the Town.

3. Water, Sewer, and Infrastructure

GOAL: Ensure that water and sewer services are delivered in a safe, efficient and effective manner that benefits the residents of Troutman and that future capacity is available for recruitment of new business and industry.

Objective 1: Ensure that water and sewer services are provided in a cost efficient and sustainable manner.

Strategy 1: Pursue the development of a feasibility and cost/benefit study on a water and sewer system provided fully by the Town.

Strategy 2: Maintain existing groundwater wells as a supplemental water supply source.

Strategy 3: Review and revise, as necessary, the Town's Capital Improvement Program on a yearly basis to direct capital resources to priority areas.

Strategy 4: Develop a Water and Wastewater Master Plan to plan for future service extensions and facility upgrades.

Objective 2: Ensure that water and sewer infrastructure is maintained and upgraded, as necessary.

Strategy 1: Establish an inventory, with defined criteria, of aging and substandard water and sewer lines identified through system failures and inspections.

Strategy 2: Ensure that future expansion of Troutman's water and sewer systems are economically feasible.

Objective 3: Continue to recognize that water and sewer line extensions are an important growth management tool for Troutman.

Strategy 1: Review and revise, as necessary, the Town's Water and Sewer Extension Policy.

Strategy 2: Troutman should ensure that future land development decisions are made to protect surface and ground water resources.



4. Business and Industrial Development

GOAL: Provide a healthy environment for a diverse mix of industry, business uses, and other employers that builds upon the area's economy and strengthens the community.

Objective 1: Develop, reuse, and revitalize unused or underutilized structures and properties.

Strategy 1: Develop and maintain a database of available buildings, storefronts and vacant land appropriate for commercial and/or industrial use. Provide this list to the local real estate industry and work with realtors to market these sites.

Strategy 2: Encourage new industry and business to locate in areas already served by adequate infrastructure.

Objective 2: Work with the Greater Statesville Chamber of Commerce and to market Troutman to potential industries/employers.

Strategy 1: Identify appropriate sites for new commercial and industrial development and locate on a map for distribution to prospective developers.

Strategy 2: Develop and distribute promotional materials to attract new business and industry to Troutman.

Objective 3: Encourage small business entrepreneurship and local business development in Troutman.

Strategy 1: Conduct a study on potential incentives to attract and maintain local businesses.

Strategy 2: Monitor and revise Small Town Main Street downtown market analysis as need to identify potential new markets.

Strategy 3: Support the creation of a local business support program, in conjunction with the local Merchants Association, to ensure the longevity of local small businesses.

5. Downtown

GOAL: Provide a healthy environment for a diverse mix of retail, service, office, Institutional, residential, dining, entertainment, and other compatible uses that builds upon downtown Troutman.

Objective 1: Improve the appearance of downtown by directing future streetscaping investments and activities downtown.

Strategy 1: Identify priority areas for downtown improvements and develop a schedule for implementation.

Strategy 2: Review and revise; as necessary, the Town's development regulations regarding downtown aesthetics.

Strategy 3: Continue to invest in downtown by providing or improving public gathering spaces, streetscapes, adequate parking, bicycle-pedestrian accommodations, streets, street trees, street lights, water and sewer lines, adequate parking, and proper drainage.

Strategy 4: Reinforce and improve Main Street/Hwy 21/115 to keep traffic and visitors downtown.

Strategy 5: Support and encourage public art, festivals, and cultural activities downtown.

Strategy 6: Support initiatives of Small Town Main Street and similar downtown groups to renovate buildings, improve landscaping, and create a memorable downtown atmosphere.

Strategy 7: Support the development of additional parking, shared parking, bicycle parking, and other transit facilities that are designed to complement and enhance the aesthetic and functional fabric of downtown.

Objective 2: Discourage the establishment of uses in other locations that would compete with the downtown.

Strategy 1: Review and revise; as necessary, the Town's development regulations regarding uses allowed in downtown and limiting competitive uses in other districts.

Strategy 2: Support land use and zoning decisions that strengthen downtown and the core of Troutman; such as, new mixed use buildings and retail downtown.



6. Parks and Recreation

GOAL: Promote and enhance Troutman's parks and recreational areas as contributors to the area's key quality of life.

Objective 1: Provide carefully planned recreational developments for the equitable distribution of recreational opportunities.

Strategy 1: Direct new recreational resources to areas of the Town in most need (including areas near Exit 42 and South Iredell High School).

Strategy 2: Continue to recognize Lake Norman State Park, Troutman ESC Park, and Richardson Greenway as a recreational asset to Troutman and develop and revise a maintenance plan for Town owned facilities.

Objective 2: Promote Troutman as an active community through abundant walking and biking opportunities.

Strategy 1: Conduct a study on the development of a greenway system that would link the Town's recreational facilities, retail establishments, and neighborhoods.

Strategy 2: Identify primary roads used by bicyclists and determine need for amenities.



7. Planning Coordination

GOAL: **Maintain and enhance communication and project coordination between Troutman, Iredell County, adjacent municipalities, and the region.**

Objective 1: Encourage coordinated intergovernmental planning between Troutman and other municipalities for land use, transportation, water and sewer, tourism, development, scenic preservation, and economic development should be encouraged.

Strategy 1: Continue to further the working relationship between the Town and other governmental units and organizations.

Strategy 2: Continue to monitor for appropriate endeavors to participate in regional initiatives.

Strategy 3: Public involvement is recognized as an important part in the land use planning process and is encouraged in decisions on land use and development by making the public aware of proposed developments.

Strategy 4: Explorer opportunities to partner with Iredell County and other local and regional agencies to promote area tourist attractions and recreational facilities.



8. Transportation

GOAL: Ensure a safe transportation system by maximizing the capacity of existing road ways, planning for efficient connectivity of future corridors, and accommodating alternative modes of transportation; such as, bicyclists, pedestrians, and transit users.

Objective 1: Maximize the functionality of the Town's existing roadway system.

Strategy 1: Identify priority areas for local roadway improvements and develop a schedule for implementation.

Strategy 2: Review and revise; as necessary, the Town's development regulations and policies regarding street classifications and design.

Strategy 3: Protect existing neighborhoods with traffic calming methods as necessary to enhance or maintain livability.

Strategy 4: Plan for key connector streets and additional transportation corridors that support existing or proposed land uses.

Strategy 5: Attend and participate in the Metropolitan Planning Organization (MPO) meetings to ensure the transportation needs and concerns of Troutman residents are being addressed.

Objective 2: Implement improvements related to traffic flow in and out of commercial areas to promote safety and reduce traffic congestion on the main thoroughfares.

Strategy 1: Review and revise; as necessary, the Town's development regulations and policies regarding driveway and street connections onto major thoroughfares.

Strategy 2: Develop a traffic flow study to determine areas of traffic congestion and identify applicable traffic calming measures.

Strategy 3: Examine traffic patterns and parking issues in the downtown as part of a Master Downtown Study/Feasibility Plan.

8. Transportation (continued)

Objective 3: Encourage alternative transportation modes that link Troutman to neighboring municipalities and important community destinations; such as, commercial and employment centers, neighborhoods, schools, and parks.

Strategy 1: Identify priority routes and areas for local bicycle-pedestrian improvements and develop a schedule for implementation.

Strategy 2: Review and revise; as necessary, the Town's development regulations, plans, and policies regarding pedestrian and bicycle facilities (sidewalks, bike lanes, greenways, bicycle racks, benches, etc.).

Strategy 3: Work with the Metropolitan Planning Organization (MPO), North Carolina Department of Transportation (NCDOT), Federal Highway Administration (FHA), neighboring jurisdictions, and similar agencies to improve public transit (buses and/or rail) and bicycle-pedestrian connections for Troutman residents.

Objective 4: Enhance the Town's street appearance and functionality; especially along major thoroughfares.

Strategy 1: Identify priority areas for roadway improvements and develop a schedule for implementation.

Strategy 2: Review and revise; as necessary, the Town's development regulations and policies regarding streetscapes (street widths, street trees, landscaping, sidewalks, medians, signage, building placement, architecture, underground utilities, lighting, parking locations, speed limits, stormwater runoff, etc.).

Strategy 3: Consider Master Streetscape Plans and Special Thoroughfare Studies when detailed and/or long term feedback is needed.



9. Residential Development

GOAL: Preserve, enhance, and create satisfying living environments that generate and maintain strong neighborhoods.

Objective 1: Encourage the continued viability of traditional large lot single-family homes as a major housing source, while allowing alternative forms of housing; such as, multi-family, mixed use development, retirement communities, and single family clusters.

Strategy 1: Review and revise; as necessary, the Town's development regulations regarding residential development to allow flexibility for a variety of well-crafted housing types and compatible uses.

Strategy 2: Encourage the development of higher density and multi-family residential uses in the downtown district, near the interstate, and other designated activity centers.

Strategy 3: Encourage the development of lower density residential uses and low impact subdivisions; such as, cluster subdivisions in the watershed, along rural corridors, and other designated protected areas.

Strategy 4: Encourage a broad range of housing types and price levels that respect the value and character of the area while strengthening, maintaining, and protecting a diversity of ages, races, and incomes essential to an authentic community.

Strategy 5: Encourage the development of new neighborhoods that minimize traffic congestion, promote walkability, retains adequate open space, provides connectivity, protects environmentally sensitive areas, complements the architectural vernacular common to the area, and contributes to the small town character of Troutman.

Strategy 6: Support new neighborhoods that improve the Town's infrastructure by providing parks, sidewalks, greenways, streets, street trees, street lights, water and sewer lines, and proper drainage.

Strategy 7: Promote and encourage the use of green energy sources in new construction.

Strategy 8: Promote and encourage new neighborhoods to preserve historically or culturally important areas and incorporate significant names and information into such developments.

9. Residential Development (continued)

Objective 2: Protect the integrity of existing neighborhoods.

Strategy 1: Review and revise; as necessary, the Town's development regulations regarding residential development and buffering to protect the character of existing residential neighborhoods.

Strategy 2: Prohibit the encroachment of incompatible uses in established neighborhoods, but encourage appropriately located, designed and scaled stores and services that provide basic neighborhood necessities.

Strategy 3: Explore options and strategies available to encourage the redevelopment and maintenance of properties located in the Town's established neighborhoods including support of a more aggressive minimum housing and code enforcement program.

Strategy 4: Encourage neighborhood involvement in the enforcement of community appearance standards and promote neighborhood watch groups and appearance programs.

Strategy 5: Encourage infill development and adjacent uses that minimize traffic congestion, promote walkability, retains adequate open space, provides connectivity, protects environmentally sensitive areas, complements the architectural design of established neighborhoods, and contributes to the small town character of Troutman.

Strategy 6: Continue to reinvest in the infrastructure of older neighborhoods by providing or improving parks, sidewalks, greenways, streets, street trees, street lights, water and sewer lines, and drainage.

Strategy 7: Promote and encourage the use of green energy sources in new construction.



Primary Growth Areas

In order to achieve the 20 year vision the Town of Troutman's future land use map includes prioritizing growth areas as listed below. The growth areas are targets, but it is understood that actual target locations and land uses may vary based on trends and unknown opportunities.

When faced with an application for a zoning change the following should be considered:

- Consistency with the 2035 Comprehensive Land Use Plan;
- Consistency with other adopted town plans and goals;
- Compatibility between the requested use or zoning district and the prevailing uses in the surrounding area;
- Whether the requested use or zoning district benefits the surrounding neighborhood and general public or a small area and only one or a few landowners;
- Whether the available design and landscaping/buffering standards associated with the requested zoning district mitigate potential conflicts between uses;
- Potential impacts on environmentally sensitive areas and historic sites/properties;
- Potential impacts on area access and traffic patterns;
- Adequacy of public services and facilities (water, sewer, fire protection, police protection, educational facilities, public parks, pedestrian facilities, transportation, trash collection, recycling collection, etc.)

1. Downtown/Barium Springs

The first focus for growth should be within the downtown area or development that supports the downtown. The area includes the historic commercial core of Troutman, has adequate public facilities, existing transportation options, home to four public schools, public library, and a public park. The area includes Barium Springs which holds great potential for industrial development (thus creating more jobs and residences leading to a strengthened downtown).

2. Exit 42/Future Transit Stop

The second focus should be on Exit 42 as water and sewer utilities are in place, its close proximity to the interstate, and great buildable potential (not subject to the Lake Norman watershed regulations). A transit stop is proposed for the area to connect future residents to employment and entertainment opportunities in the Charlotte region.

3. Hwy 21/State Park Gateway

The third focus should be on infill between the downtown and Exit 42. Adequate water and sewer utilities are in place. The area also includes the gateway to Lake Norman State Park; therefore, limited commercial and residential development may be appropriate.

4. Eastern Limits

The fourth focus should be on the remaining planning area to the east. The area includes a reserved school site, close proximity to I-77, working agricultural land, traditional rural landscapes, and is not under any watershed restrictions. However, adequate public water and sewer facilities are not in place.

4. Western Limits

The fifth focus should be on the remaining planning area to the west. The area is home to Lake Norman State Park, traditional rural landscapes (including working agricultural land), and has some public water available. However, it is comprised of areas that are under the protected or critical regulations of the Lake Norman Watershed which limit the potential for development .



Commercial Land Uses

Town Center

This area contains a variety of office and retail uses and general services. The town center has its unique architectural features, historic integrity, attached buildings, pedestrian atmosphere, and symbiotic uses.



Interchange Commercial

Suitable primarily for retail and service uses intended to meet the needs of highway and freeway users. Such areas are typically located at or near freeway interchanges and/or frontage roads.



General Commercial

Suitable for a broad range of retail, service and professional businesses clustered in areas such as a shopping center which may be anchored by one or more large retail establishments.



Neighborhood Commercial

Neighborhood commercial centers serve the needs of surrounding residential neighborhoods. These areas are located near high-volume roads and key intersections, and are designed to be accessible primarily by automobile, but also accommodate pedestrians and bicyclists.



Industrial Land Uses

Heavy Industrial

These areas are intended to accommodate traditional industrial uses on individual tracts of land or on land located within coordinated industrial parks. Such uses may constitute health or safety hazards, have greater than average impacts on the environment, or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, vibration, industrial vehicle traffic, or similar nuisances. Development considerations include access to adequate highways, water and sewer capacity and minimizing impacts to adjoining uses.



Employment Center / Light Industrial

Suitable for the manufacturing, processing, assembling, packaging or fabricating of previously prepared materials; research and development activities; and warehousing. Also suitable for limited commercial activities involving large areas for storage/display.



Residential Land Uses

High Density Residential/Mixed Uses

These areas are primarily intended for mixed uses, apartments, and small lot single-family residential development with close proximity to the downtown and/or employment centers. These areas are served by existing water and sewer infrastructure and are suitable for infill development and redevelopment.



Medium Density Residential

These areas are primarily intended for single-family residential development within the town limits or adjacent to the town limits. These areas are in relatively close proximity to commercial areas and transportation corridors and Water and sewer infrastructure currently exists or in close proximity.



Low Density Residential

These areas are primarily located outside of the town limits and public utilities may or may not be provided. This land use classification is predominantly intended for single-family residential lots and intense subdivision development is not recommended due to water supply concerns and lack of infrastructure.



Rural Residential – Agricultural

Areas identified as Rural Residential – Agricultural promotes the continued use of working lands and protection of environmentally sensitive lands from more intense development. Many of these areas also have topographical, cultural, and/or environmental challenges that limit the potential for development.



Other Land Classifications

Office - Institutional - Civic

These areas identified as employment hubs that may consist of office buildings, schools, churches, banks, medical offices, and hospitals.



Preserved – Parks

These are areas where parks, recreation areas, greenways, or conservation areas either exist or have been identified as possibilities in the future. Development considerations include the desirability of the land for recreation use as well as how the property fits into the future recreation plans of the town.

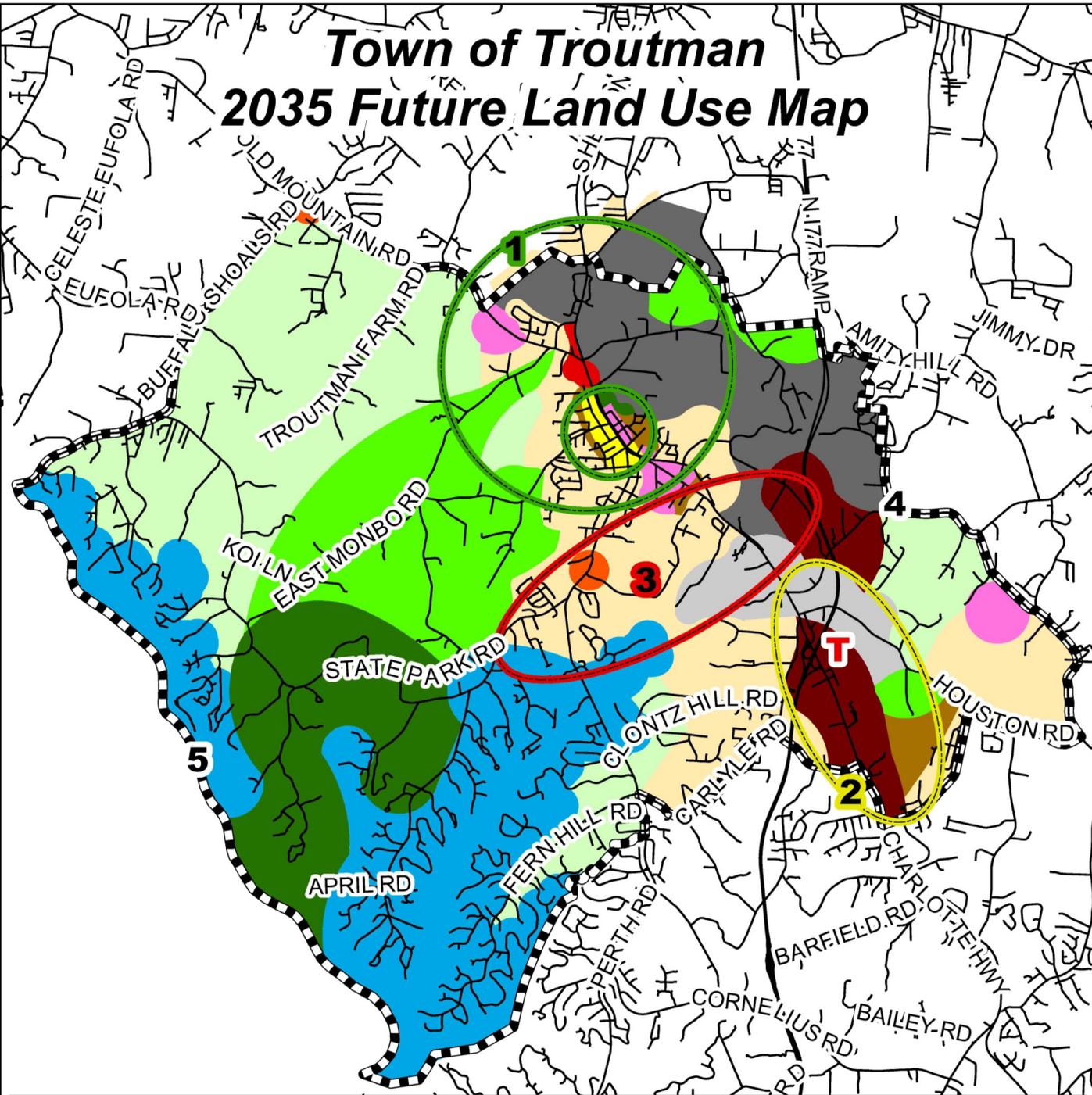


Special Lake Uses

These areas in the vicinity of Lake Norman promote low density developments through conventional subdivisions or conservation cluster subdivisions while allowing a variety of open space uses including parks, greenways, nature preserves, and agricultural uses. Developments such as restaurants and recreational attractions that compliment the area may also be allowed on a limited basis.



Town of Troutman 2035 Future Land Use Map



Legend

- Streets
- ▣ Planning Boundary
- ▣ Employment Center-Light Industrial
- ▣ Heavy Industrial
- ▣ Interchange Commercial
- ▣ General Commercial
- ▣ Neighborhood Commercial
- ▣ Office-Institutions-Civic
- ▣ Town Center
- ▣ Special Lake Uses
- ▣ High Density Residential-Mixed Use
- ▣ Medium Density Residential
- ▣ Low Density Residential
- ▣ Rural Residential-Agricultural
- ▣ Preserved-Park
- T Transit Stop
- # Growth Areas

