



Date: Thursday, October 12, 2023
Time: 7:00 P.M. Council Meeting
Location: Troutman Town Hall
 400 N. Eastway Drive, Troutman, NC

Regular Meeting Agenda Items

Participants

I. Call To Order:

- Welcome Visitors and Guests
- Invocation
- Pledge of Allegiance
- Amendments to the Agenda...*By majority vote, Council Members may add, subtract, or adjust the presented agenda items.*
- Agenda Adoption

Mayor Teross W. Young, Jr.

Council

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II. Consent Agenda:

1. Approval of Agenda Briefing Meeting Minutes of September 11, 2023
2. Approval of Closed Session Minutes of September 11, 2023
3. Approval of Regular Meeting Minutes of September 14, 2023
4. Approval of DRB-23-08 Utica, LLC Façade Review – Property located at 303 Murdock Road; PIN(s) 4742-01-8897
5. Approval of a High-Density Permit for Tractor Supply – Property located at 726 S. Main Street; PIN(s) 4740-69-0651
6. Approval of a High-Density Permit for Troutman Storage – Property located on the northwestern corner of the US 21/Barkdale Road intersection; PIN(s) 4740-68-7772
7. Approval of Resolution 30-23 Titled: “*A Resolution Of Support For The Town Of Troutman Application For CRTPO Discretionary Funding For Improvements To The North Main Street/Murdock Road/Old Mountain Road Intersection*”
8. Approval of Resolution 31-23 Titled: “*Resolution By The Town Council Of The Town Of Troutman Accepting State Grant And Loan Funding For The 2022 Sewer Collection Rehabilitation Project (Project No. CS370580-06; SRP-W-ARP-0249)*”
9. Annexation Request AX-23-10 (Non-Contiguous), Applicant: BBC Rocky Creek, LLC; 19.511 (+/-) acres; PIN(s) 4740-49-0827 (Byers Road)
 - a. Adoption of Resolution 32-23 Titled: “*Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A of G.S. 160A*”
 - b. Approval of Certificate of Sufficiency
 - c. Adoption of Resolution 33-23 Titled: “*Resolution Fixing Date of Public Hearing On Question of Non-Contiguous Annexation Pursuant to Article 4A Of G.S. 160A*” (**Setting Public Hearing Date of November 09, 2023**)

Council

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| <p>III. Recognition(s) / Presentation(s):</p> <p>10. Recognition of Jonathan Cruz as “Town of Troutman Employee of the Month”</p> <p>11. Recognition of Good Samaritan Action by Mack Sutton & David Kenworthy, Public Works</p> | <p>Ron Wyatt, Town Manager / Austin Waugh. P.W. Supervisor</p> <p>Mayor Young</p> |
| <p>IV. Standing Quarterly Report(s):</p> <p>12. J. Hoyt Hayes Memorial Troutman Library (Deferred at Council’s September Meeting)</p> <p>13. ABC Store</p> | <p>Tamra Hicks, Library Manager</p> <p>Layton Getsinger, ABC Board Chairman</p> |
| <p>V. Old Business: <i>(Items 14-17 were Deferred at Council’s September Meeting)</i></p> <p>14. Annexation Request AX-23-05 (Contiguous), Applicant: MI Homes, Representing Sterling Properties of Mooresville, LLC; 49.62 (+/-) acres; PIN(s) 4741014288 (<i>Requested by applicant to withdraw this Annexation request.</i>)</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 27-23 Titled: “<i>An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)</i>” <p>15. Rezoning Request CZ-RM-23-02, Applicant: MI Homes (Representing Sterling Properties); 49.62 (+/-) acres located on Autumn Leaf Road adjacent to the Quail Haven subdivision to the west, from Town of Troutman RS (Suburban Residential) to Town of Troutman CZ-RM (Conditional Zoning-Mixed Residential) (<i>Requested by applicant to withdraw this Rezoning request.</i>)</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 28-23 Titled: “<i>An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman RS (Suburban Residential) to Town of Troutman CZ-RM (Conditional Zoning-Mixed Residential)</i>” c. Consider Statement of Consistency <p>16. Development Agreement Request DA-23-01, Applicant: BBC Wakefield, LLC and Barium Springs Home for Children; 774.31 (+/-) acres that will be developed as Wakefield Village, a Mixed-Use Development with frontage on US 21, Moose Club Road, Duck Creek Road, Barium Lane, and Old Mountain Road</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Approval of a Development Agreement between Wakefield, LLC, Barium Springs Home for Children, and the Town of Troutman per NCGS 160D-1001 <p>17. Consider Reappointment of Tonya Bartlett as an Inside Alternate Member of the Planning and Zoning Board for a 3-year Term, (<i>term expired 9/14/23</i>)</p> <p>18. Consider Annexation Agreement between the Town of Troutman and the Town of Mooresville</p> <ul style="list-style-type: none"> a. Public Hearing b. Consider Approval of Ord. 31-23 Titled: “<i>An Ordinance Adopting An Annexation Agreement Between The Town Of Troutman And The Town Of Mooresville</i>” | <p>Lynne Hair, Planning Director</p> <p>Hair</p> <p>Hair</p> <p>Wyatt</p> <p>Wyatt</p> |

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| <p>VI. New Business:</p> <p>19. Annexation Request AX-23-07 (Non-Contiguous), Applicant: Jabula Properties LLC; 3.5 (+/-) acres; PIN(s) 4750-17-4203 (269 Houston Road)</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 32-23 Titled: <i>“An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)”</i> <p>20. Rezoning Request RZ-23-05, Applicant: Jabula Properties LLC; 3.5 (+/-) acres; 269 Houston Road located on the east side of I-77, from Iredell County General Business (GB) to Town of Troutman Light Industrial (LI)</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 33-23 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County General Business (GB) to Town of Troutman Light Industrial(LI)”</i> c. Consider Statement of Consistency <p>21. Rezoning Request RZ-23-06, Applicant: Leon Bouwens, Jr.; 42.25 (+/-) acres; 134 Iredell Avenue, on the north side of Murdock Road, from Town of Troutman Suburban Residential (RS) to Town of Troutman Light Industrial (LI)</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 34-23 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property From Town of Troutman Suburban Residential(RS) to Town of Troutman Light Industrial(LI)”</i> c. Consider Statement of Consistency | <p>Hair</p> <p>Hair</p> <p>Hair</p> |
| <p>VII. Public Comments:</p> <p>The public is invited to address the Town Council with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Town Policy #51 Titled: <i>“Policy Governing Comments from the Public at Town Meetings”</i>.</p> <p>(For Live Streaming, go to the link on the home page of the Town Website at www.troutmannnc.gov)</p> | |
| <p>VIII. Elected/Officials Reports and Comments:</p> <p>At this time Mayor Young provides an opportunity for elected and other officials to make reports and/or comments:</p> <ul style="list-style-type: none"> • Town Council Members • Mayor • Town Manager and Staff | |
| <p>IX. Closed Session Pursuant to General Statutes 143-318.11(a)(3) to Consult with Attorney</p> | |
| <p>X. Adjournment...Mayor seeks Council motion and second to adjourn.</p> | <p>Council</p> |

- In accordance with the Americans with Disabilities Act, persons who need accommodations to attend or participate in this meeting should contact Town Hall at 704-528-7600 within 48 hours prior to the meeting to request such assistance.