



**Date:** *Thursday, November 10, 2022*

**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*

*Council*

**II. Consent Agenda:**

1. Approval of Agenda Briefing Meeting Minutes of October 10, 2022
2. Approval of Regular Meeting Minutes of October 13, 2022
3. Annexation Request AX-22-12; Applicant: Michael Burner/Calvary Fellowship of Huntersville; 8.343 acres (+/-); PIN(s) 4732746214 (122 Frazier Loop)
  - a. Adoption of Resolution 38-22 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 39-22 Titled: *“Resolution Fixing Date of Public Hearing On Question of Contiguous Annexation Pursuant to Article 4A Of G.S. 160A” (Setting Public Hearing Date of December 08, 2022)*
4. Approval of Façade/Building Elevations for the Kirkman Medical Building (Case No. DRB-22-06 )
5. Approval of Façade/Building Elevations for Westmoreland Village Amenity Center Building (Case No. DRB-22-07)
6. Approval of Accounting and Faithful Performance Bond Increase Per Senate Bill 265
  - a. Increase Finance Officer Faithful Performance Bond (bond amount to \$1M from \$50,000)
  - b. Establish Blanket Faithful Performance Bond for Employees Handling \$100 or More (bond amount \$10,000)

*Council*

<p><b>III. Public Comments:</b></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>Public comments can be received by mail at 400 N. Eastway Drive, Troutman NC 28166, email (<a href="mailto:kdavis@troutmannnc.gov">kdavis@troutmannnc.gov</a>), or live stream chat of no more than 350 characters. Emails can be received up to 5:00 pm the day of the meeting. (For Live Streaming, go to the link on the home page on the Town Website at <a href="http://www.troutmannnc.gov">www.troutmannnc.gov</a>).</p>	
<p><b>IV. Old Business:</b></p> <p>7. Annexation Request AX-22-11 (Non-Contiguous); Applicant: Dorothy Collins Properties: Project: River Rock/Perth Road; 28.3(+/-) acres; PIN(s) 4730563676 and 4730661423; (970 Perth Road) <b><i>(Deferred for 1 month at Council’s October 13, 2022 Meeting)</i></b></p> <ol style="list-style-type: none"> <li>a. Hold Public Hearing</li> <li>b. Consider Approval of Ordinance 28-22 Titled: <i>“An Ordinance To Extend The Corporate Limits of The Town Of Troutman, North Carolina (Non-Contiguous)”</i></li> </ol> <p>8. Rezoning CZ-RM-22-10; Applicant: Dorothy Collins Properties: Project: River Rock/Perth Road; 28.3(+/-) acres; PIN(s) 4730563676 and 4730661423; (970 Perth Road) from Iredell County-Single Family Residential (R-20) to Town of Troutman Conditional Zoning-Mixed Residential (CZ-RM) (Deferred for 1 month at Council’s October 13, 2022 Meeting)</p> <ol style="list-style-type: none"> <li>a. Hold Public Hearing</li> <li>b. Consider Approval of Ordinance 29-22 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County-Single Family Residential (R-20) to Town of Troutman Conditional Zoning-Mixed Residential (CZ-RM)”</i></li> <li>c. Consider Statement of Consistency</li> </ol> <p>9. Consider Accessory Structure Facades for Detailed Image Collision and Customs (Applicant: Chris Ellis, Case No. DRB-21-04)</p>	<p>Lynne Hair, Planning Director</p> <p>Hair</p> <p>Hair</p>
<p><b>V. New Business:</b></p> <p>10. Rezoning Request CZ-HI-22-03; (North Fork Business Park); Applicant: Leon E. Bouwens Jr.; 38 (+/-) acres; PIN(s) 4742123520 (164 Nugget Lane) from Suburban Residential (RS) to Conditional Zoning-Heavy Industrial (CZ-HI)</p> <ol style="list-style-type: none"> <li>a. Hold a Public Hearing</li> <li>b. Consider Approval of Ordinance 30-22 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) to Conditional Zoning-Heavy Industrial (CZ-HI) Known AS CZ-HI-22-03: North Fork Business Park”</i></li> <li>c. Consider Statement of Consistency</li> </ol>	<p>Hair</p>

<p><b>11.</b> Annexation Request AX-22-08; (Shinn Farms); Applicant: John Shinn; 149.17(+/-) acres; PIN(s) 4760034830, 4750953208 and 4760131733 (Weathers Creek Road) and Applicant: Robert Shinn; 127.09 (+/-) acres; PIN(s) 4750924960 (773 Houston Road) Total acreage: 276.26 (+/-) <i>(Request to Defer to Council's December Meeting)</i></p> <p><b>12.</b> Economic Incentive Request by Iredell Economic Development Corporation (IEDC) for Collett Industrial "Project Houston Road"</p> <ol style="list-style-type: none"> <li>a. Hold Public Hearing</li> <li>b. Consider Approval of Economic Incentive</li> </ol> <p><b>13.</b> Town of Troutman Future Land Use Map and Definitions</p> <ol style="list-style-type: none"> <li>a. Hold a Public Hearing</li> <li>b. Consider Approval of the Updated Future Land Use Map and Revised Land Use Definitions</li> </ol> <p><b>14.</b> Consider Recommendation to Iredell County Commissioners for Appointment of One (1) ETJ Board of Adjustment Alternate Member</p>	<p><i>Hair</i></p> <p><i>Chad Thomas, IEDC Director of Business Dev.</i></p> <p><i>Hair</i></p> <p><i>Ron Wyatt, Town Manager</i></p>
<p><b>VI. Elected/Officials Reports and Comments:</b></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"> <li>• Town Council Members</li> <li>• Mayor</li> <li>• Town Manager and Staff</li> </ul>	
<p><b>VII. Adjournment...</b><i>Mayor seeks Council motion and second.to adjourn.</i></p>	<p><i>Council</i></p>

*In accordance with the Americans with Disabilities Act, persons who need accommodation 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.*