



Date: Thursday, September 14, 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 August 7, 2023
2. Approval of Closed Session Minutes of August 7, 2023
3. Approval of Regular Meeting Minutes of August 10, 2023
4. Approval of Closed Session Minutes of August 10, 2023
5. Approval to Amend the Town of Troutman Schedule of Fees
6. Approval of DRB-23-05 Autumn Leaf Apartments Façade Review – Property located at the corner of Perth Road and Autumn Leaf Road; PIN(s) 4730-89-0245, 4730-79-7585, 4730-79-4555, 4730-89-1688
7. Approval of DRB-23-06 Tractor Supply Façade Review – Property located at 726 S. Main Street; PIN(s) 4740690651
8. Approval of Ordinance 24-23 Titled: “*Ordinance Amending the Town of Troutman Code Ordinances Prohibiting Parking Of Vehicles In Front Yards On Residentially Zoned Lots*”
9. Approval Authorizing the Acquisition of Property located at 144 South Main Street (PIN#4731954340) Purchase price of \$1.5 million
10. Approval to Transfer Capital Reserve Funds to the General Fund Account to Replenish Funds for Property Acquisitions (\$2.2 million)
11. Approval to Amend Town Policy #30 Titled: “*Rotation Wrecker Policy*”
12. Annexation Request AX-23-09 (Non-Contiguous), Applicant: Jabula Properties; 3.5 (+/-) acres; PIN(s) 4750174203 (269 Houston Road)
 - a. Adoption of Resolution 28-23 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 29-23 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 October 12, 2023**)

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<p>III. Recognition(s) / Presentation(s):</p> <p>13. Recognition of Tania Trent as “Town of Troutman Employee of the Month”</p>	<p><i>Ron Wyatt, Town Manager</i></p>
<p>IV. Standing Quarterly Report(s):</p> <p>14. J. Hoyt Hayes Memorial Troutman Library</p>	<p><i>Tamra Hicks, Library Manager</i></p>
<p>V. New Business:</p> <p>15. Annexation Request AX-23-08 (Non-Contiguous), Applicant: Troutman Commercial Properties LLC; 7.5 (+/-) acres; PIN(s) 4741603432, 4741604372, 4741606173 (709 South Main Street)</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 25-23 Titled: “<i>An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)</i>” <p>16. Rezoning Request RZ-23-04, Applicant: Troutman Commercial Properties LLC; 7.5 (+/-) acres; 709 South Main Street located on the north side of Highway 21, across from Royal Oaks Drive, from Iredell County RA (Residential Agriculture) to Town of Troutman HB (Highway Business.)</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 26-23 Titled: “<i>An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County Residential Agricultural (RA) To Town Of Troutman Highway Business (HB)</i>” c. Consider Statement of Consistency <p>17. Annexation Request AX-23-05 (Contiguous), Applicant: MI Homes, Representing Sterling Properties of Mooresville LLC; 49.62 (+/-) acres; PIN(s) 4741014288</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>18. 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)</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>19. Text Amendment Case No. TA-23-08 – Applicants: Mad Monkey Garage. The request is to amend Articles 6.2.1 and 6.2.2 of the Troutman UDO to allow Wall Murals as a permitted sign type in the HI (Heavy Industrial) and HB (Highway Business) Districts</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 29-23 Titled: “<i>An Ordinance Amending the Town of Troutman Unified Development Ordinance</i>” c. Consider Statement of Consistency 	<p><i>Lynne Hair, Planning Director</i></p> <p><i>Hair</i></p> <p><i>Hair</i></p> <p><i>Hair</i></p> <p><i>Hair</i></p>

<p>20. Text Amendment Case No. TA-23-09 – Request by Staff to Amend Article 5.1.5 of the Troutman UDO requiring a landscape berm on the perimeter of all new Single-Family Residential subdivisions adjacent to a public street</p> <ol style="list-style-type: none"> a. Hold Public Hearing b. Consider Ordinance 30-23 Titled: <i>“An Ordinance Amending the Town of Troutman Unified Development Ordinance”</i> c. Consider Statement of Consistency <p>21. Consider Request by C & H Investment Holdings that fines levied in the amount of \$300 for Code Violations on 3 vacant lots located on Rumble Street be waived. (PINs 4731-93-5216, 4731-93-5349, and 4731-93-5386), (PN-23-290)</p> <p>22. Development Agreement Case No. DA-23-01 – Wakefield Village Development Agreement</p> <ol style="list-style-type: none"> a. Hold Public Hearing b. Consider Approval of a Development Agreement between Wakefield, LLC, Barium Springs Home or Children, and the Town of Troutman per NCGS 160D-1001 <p>23. Consider Authorizing the Town Attorney to Initiate Eminent Domain for a Sewer Pump Station against Dependable Development Inc. and/or Successors at Sutter’s Mill/Westmoreland Road; obtain an appraisal, and make an offer based on the appraisal.</p> <p>24. Consider Reappointment of Tonya Bartlett as an Inside Alternate Member of the Planning and Zoning Board for a 3-year Term, (current term expires 9/14/23)</p>	<p>Hair</p> <p>Hair</p> <p>Wyatt</p> <p>Wyatt</p> <p>Wyatt</p>
<p>VI. 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 YouTube link in the upper right-hand corner on the home page of the Town Website at www.troutmannnc.gov)</p>	
<p>VII. 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>VIII. Adjournment...<i>Mayor seeks Council motion and second to adjourn.</i></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.