



Date: Thursday, February 08, 2024
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
- Amending the Agenda...*Council Members may add, subtract, or adjust the agenda items by majority vote.*
- Agenda Adoption

Mayor Teross W. Young

 Pastor Wesley Morris,
 Ostwalt Baptist Church

 Council

 Council

II. CONSENT AGENDA

Council

1. Approval of Regular Meeting Minutes of December 11, 2023
2. Approval of Agenda Briefing Meeting Minutes of January 08, 2024
3. Approval of Closed Session Minutes of January 08, 2024
4. Approval of Closed Session Minutes of January 11, 2024
5. Approval of Budget Amendments:
 - Cost of the Town's Building Renovations
 - Purchase of the Dollar General Building
 - East Church Paving and Restriping Lines
 - Additional Election Cost
 - Additional Insurance Cost of Town Property
 - Additional Parks & Rec Supplies
 - Building Expenditures at the Passport Office
 - Departmental Supplies and Contracted Services for the Police Department
 - Additional Police Vehicles
 - Equipment for Public Works (Utility Fund)
 - Sewer Inspections of Town Lines by KRG Utility (Utility Fund)
 - Settlement Litigation (Utility Fund)
 - Additional Cost of Water Meters (Utility Fund)
 - Additional Cost of Water (Utility Fund)
6. Annexation Request AX-24-03 (Contiguous), Applicant: Salih Boysan; 4.135 (+/-) acres ; PIN(s) 473193064, 4731927704; 398 Hemi Drive
 - a. Adoption of Resolution 05-24 Titled: *“Resolution Directing The Clerk To Investigate A Petition Received Under Article 4Aof G.S. 160A”*
 - b. Approval of Certificate of Sufficiency
 - c. Adoption of Resolution 06-24 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 March 14, 2024)*
7. Approval of Master Service Agreement for On-call Transportation Services between the Town and Kimley Horn and Associates, Inc.

<p>III. PRESENTATIONS & RECOGNITIONS</p> <p>8. Recognition of Jessica Davidson as “Town of Troutman Employee of the Month” for January</p> <p>9. Recognition of Miss Iredell County-Jamie Logan and Miss Iredell County Teen-Piper Pollard</p> <p>10. Recognition of Wrestling Coach Bill Mayhew In Honor of His Extraordinary Coaching Career</p>	<p>Ron Wyatt, Town Manager/ Justin Mundy, Finance Director</p> <p>Ron Wyatt, Town Manager</p> <p>Emily Watson, Parks & Rec. Director / Brent Bustle, Maintenance Tech.</p>
<p>IV. STANDING QUARTERLY REPORTS</p> <p>11. Troutman Fire Department</p> <p>12. J. Hoyt Hayes Memorial Troutman Library</p> <p>13. ABC Store</p>	<p><i>Wesley Morris, Troutman Fire Chief</i></p> <p><i>Tamra Hicks, Library Manager</i></p> <p><i>Layton Getsinger, ABC Board Chairman</i></p>
<p>V. NEW BUSINESS</p> <p>14. Annexation Request AX-23-10 (Non-Contiguous), Applicant: BBC Rocky Creek, LLC, 19.511 (+/-) acres; PIN(s) 4740490827, located off Byers Road</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Adoption of Ordinance 01-24 Titled: <i>“An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)”</i> <p>15. Conditional Zoning Request CZ-RM-23-04, Applicant: Nest Homes on behalf of TCJ Development, LLC; 11.52 (+/-) acres; PIN(s) 4730794555, 4730795888, 4730797585, 4730891668, 4730890245; 803 Perth Road, at the northeast corner of Perth Road and Autumn Leaf Road, from Troutman HB (Highway Business) to Troutman CZ-RM (Conditional Mixed Residential)</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Adoption of Ordinance 02-24 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property From Town Of Troutman Highway /Business (HB) To Town Of Troutman Conditional-Mixed Residential (CZ-RM)”</i> c. Approval of Consistency Statement <p>16. Annexation Request AX-24-01 (Non-Contiguous), Applicant: C2C Land Development, 7.822 (+/-) acres; PIN 4659096595, 1250 Charlotte Highway on the southwest corner of Charlotte Highway and Flower House Loop</p> <ul style="list-style-type: none"> a. Hold Public Hearing b. Consider Adoption of Ordinance 03-24 Titled: <i>“An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)”</i> <p>17. Rezoning RZ-24-01; Applicant C2C Land Development; 7.8 (+/-) acres; PIN: 4659096596; 1250 Charlotte Hwy, on the southwest corner of Charlotte Hwy and Flower House Loop, from Iredell County RA (Residential Agricultural) to HB (Highway Business). This rezoning is in conjunction with the property’s annexation.</p>	<p>Lynne Hair, Planning Director</p> <p>Hair</p> <p>Hair</p> <p>Hair</p>

<p>a. Hold Public Hearing</p> <p>b. Consider Adoption of Ordinance 04-24 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></p> <p>c. Approval of Consistency Statement</p> <p>18. Annexation Request AX-24-02 (Non-Contiguous), Applicant: Town of Troutman ABC Board; 7.6731 (+/-) acres; PIN: 4659095027; 1270 Charlotte Highway</p> <p>a. Hold Public Hearing</p> <p>b. Consider Adoption of Ordinance 05-24 Titled: <i>“An Ordinance To Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)”</i></p> <p>19. Rezoning RZ-24-02; Applicant: Town of Troutman ABC Board; 7.6731 (+/-) acres; PIN: 4659095027; 1270 Charlotte Highway just to the South of the intersection of Charlotte Highway and Flower House Loop from Iredell County RA (Residential Agricultural) to HB (Highway Business). This rezoning is in conjunction with the property’s annexation.</p> <p>a. Hold Public Hearing</p> <p>b. Consider Adoption of Ordinance 06-24 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></p> <p>c. Approval of Consistency Statement</p> <p>20. Consider a Memorandum of Understanding (MOU) between Morningstar Properties, LLC and the Town of Troutman</p> <p>21. Consider Appointment of Tonya Bartlett as an Inside Voting Member on the Town of Troutman Planning and Zoning Board Filling the Unexpired Term of Kenneth Reid (Term expires 5-14-24)</p>	<p></p> <p>Hair</p> <p>Hair</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 must sign in at the podium and 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></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 or comments:</p> <ul style="list-style-type: none"> • Town Council Members • Mayor • Staff 	<p></p>
<p>VIII. ADJOURNMENT...Mayor seeks a Council motion and a second to adjourn.</p>	<p>Council</p>

❖ Following the Americans with Disabilities Act, persons who need accommodations to attend or participate in this meeting should contact Town Hall (704)528-7600 a minimum of 48 hours before the meeting to request such assistance.