

# New Business



## Planning & Zoning Department Memorandum

**Date:** April 14, 2022

**To:** Mayor and Council

**From:** Lynne Hair, Planning Director

**Re:** An Ordinance to regulate and control the unlawful deposit of mud, dirt, construction materials, and other such debris on streets and sidewalks in the Town.

---

### **Background:**

Over the last several years 15 subdivisions have been approved in the Town. Currently 6 of these are under construction and it is anticipated that this number will increase as the approved homes come on line.

As a result of this construction the Town has received complaints about mud, rocks and construction on roadways in and around these construction sites. After researching our ordinance, it was discovered that currently, Iredell County Erosion Control is the only authority that can issue a violation for this type of offense in our Town.

### **Purpose:**

The purpose of drafting an ordinance to address this issue is two-fold:

1. To give authority to the Town to follow-up on this type of violation in a timely manner and facilitate clean-up before it becomes a larger issue; and,
2. To give authority to the Town to levy a civil penalty for this type of violation if necessary.

### **Recommendation:**

Staff is recommending that the following language be approved and added as sub section (b) of Section 22-2:  
Section 22-2 (b):

*It shall be unlawful for the owner or any contractor engaged in construction or improvement of any property abutting upon streets and sidewalks of the town to allow the deposit of any mud, dirt, construction material or other debris upon such streets and sidewalks. If the person responsible for depositing mud, dirt, construction material or debris on streets or sidewalks, after due notice, fails to remove such obstruction, dirt, mud, construction material or other debris, the director of public works is hereby authorized to effect the removal thereof, and in addition to all other remedies, the town may assess costs incurred by it which shall be a lien against the property from which any obstruction, dirt, mud, construction material or other debris has been removed and deposited upon the streets and sidewalks of the town. In addition to and separate and apart from the other remedies set forth in this section, a violator of any of the provisions of this section may be assessed a civil penalty as set forth in section 22-3, and each and every day during which a violation occurs shall be a separate and distinct offense.*

**The recommended language provides for the following:**

1. Allows the Town to address the issue with the developer and request that it be rectified in a timeframe designated by the Town;
2. Allows the Town to clean-up in situation where a response is not given by the developer;
3. Allows the Town to charge the developer for any clean-up and to place a lien on the subject property until paid;
4. Allows the Town to issue a civil penalty in addition to all of the above.

**ATTACHMENT(S)**

- Ordinance

**ORDINANCE 05-22**

**ORDINANCE AMENDING THE TOWN OF TROUTMAN CODE OF ORDINANCES  
REGULATING AND CONTROLLING  
THE DEPOSIT OF MUD, DIRT, CONSTRUCTION MATERIAL AND DEBRIS FROM  
CONSTRUCTION SITES ONTO STREETS AND SIDEWALKS.**

***BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROUTMAN:***

**Section 1.**

Chapter 22-2. (b): It shall be unlawful for the owner or any contractor engaged in construction or improvement of any property abutting upon streets and sidewalks of the city to allow the deposit of any mud, dirt, construction material or other debris upon such streets and sidewalks. If the person responsible for depositing mud, dirt, construction material or debris on streets or sidewalks, after due notice, fails to remove such obstruction, dirt, mud, construction material or other debris, the director of public works is hereby authorized to effect the removal thereof, and in addition to all other remedies, the city may assess costs incurred by it which shall be a lien against the property from which any obstruction, dirt, mud, construction material or other debris has been removed and deposited upon the streets and sidewalks of the city. In addition to and separate and apart from the other remedies set forth in this section, a violator of any of the provisions of this section may be assessed a civil penalty as set forth in section 22-3, and each and every day during which a violation occurs shall be a separate and distinct offense.

The above Ordinance was adopted by the Troutman Town Council in its regular meeting on the 14<sup>th</sup> day of April, a quorum being present.

---

Teross W. Young, Jr., Mayor

***ATTEST:***

---

Kimberly H. Davis, Town Clerk

Approved as to form:

---

Gary W. Thomas, Town Attorney



Case #

AX22-01

2-17-18 received



**TOWN OF TROUTMAN, NC**  
**PETITION REQUESTING VOLUNTARY ANNEXATION (contiguous and non-contiguous)**

Date: 2/18/2022

To the Town Council of the Town of Troutman, North Carolina:

1. We, the undersigned owner(s) of real property, respectfully request that the area described below be annexed into the Town of Troutman, North Carolina. The area to be annexed is identified as:

| <u>Iredell County PIN #</u> | <u>Address</u> | <u>Acres</u> |
|-----------------------------|----------------|--------------|
| 4750-02-2170.000            | CHARLOTTE HWY  | 1.0          |
|                             |                |              |
|                             |                |              |
|                             |                |              |
|                             |                |              |

(use additional sheets if necessary)

Total acreage: 1.0

2. The area to be annexed is (circle one): a) **non-contiguous** b) **contiguous** to the Town of Troutman and the boundaries of such territory are described in the following deed references  
Deed Book 2479 Page 2483 in the Iredell County Register of  
 Deeds. (a metes and bounds description and survey of the property are also required ... see page 3).

3. Property Owner: Name (printed): ANDREW & CHRISTY PHILLIPS  
 Address: 126 JAMIWIND CT MOORESVILLE, NC 28115  
 Phone Number: 704-200-6405  
 E-Mail: andyp@danemccall.com christy.phillips@pnfp.com

**By my signature, I acknowledge that I have petitioned for voluntary annexation into the Town of Troutman and my petition is subject to final approval of the Town Council. Once annexed into the town, I will be subject to the town's annual property tax.**

Owner Signature\*:

DocuSigned by:

Andrew Phillips

BCEFF98C9707541D

DocuSigned by:

Christy Phillips

BC8ECFD8601E48D

\*Family members (e.g., husbands and wives) need to sign separately if their names appear on the property title. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents, with references to that authority included.

If the area to be annexed contains multiple parcels or has multiple owners, please use the following page to list all the property owners of the properties.

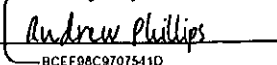
Case # \_\_\_\_\_

**By my signature, I acknowledge that I have petitioned for voluntary annexation into the Town of Troutman and my petition is subject to final approval of the Town Council. Once annexed into the town, I will be subject to the town's annual property tax.**

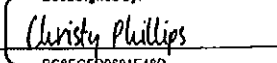
Printed Name

Mailing Address

Signature

1. Andrew Phillips 126 JAMIWIND CT MOORESVILLE, NC 28115   
DocuSigned by:  
BCECF98C9707541D

E-mail address: andyp@danemccall.com Tel. #: \_\_\_\_\_

2. Christy Phillips 126 JAMIWIND CT MOORESVILLE, NC 28115   
DocuSigned by:  
BC8ECFD9691E48D

E-mail address: christy.phillips@pnfp.com Tel. #: \_\_\_\_\_

3. \_\_\_\_\_

E-mail address: \_\_\_\_\_ Tel. #: \_\_\_\_\_

4. \_\_\_\_\_

E-mail address: \_\_\_\_\_ Tel. #: \_\_\_\_\_

5. \_\_\_\_\_

E-mail address: \_\_\_\_\_ Tel. #: \_\_\_\_\_

6. \_\_\_\_\_

E-mail address: \_\_\_\_\_ Tel. #: \_\_\_\_\_

7. \_\_\_\_\_

E-mail address: \_\_\_\_\_ Tel. #: \_\_\_\_\_

8. \_\_\_\_\_

E-mail address: \_\_\_\_\_ Tel. #: \_\_\_\_\_

9. \_\_\_\_\_

E-mail address: \_\_\_\_\_ Tel. #: \_\_\_\_\_

10. \_\_\_\_\_

E-mail address: \_\_\_\_\_ Tel. #: \_\_\_\_\_

## **ORDINANCE 06-22**

### **AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF TROUTMAN, NORTH CAROLINA (Non-Contiguous)**

**WHEREAS**, the Town Council has been petitioned pursuant to N.C.G.S. Chapter 160A, Article 4A to annex the area described below; and

**WHEREAS**, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Troutman Town Hall at 7:00 PM on the 14<sup>th</sup> day of April 2022, after due notice by the Statesville Record & Landmark newspaper on the 1<sup>st</sup> day of April, 2022 and 8<sup>th</sup> day of April, 2022; and

**WHEREAS**, the Town Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

**WHEREAS**, the Town Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town of Troutman, North Carolina and of the area proposed for annexation will be best served by annexing the area described;

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Troutman, North Carolina, that:

Section 1. By virtue of the authority granted pursuant to N.C.G.S. Chapter 160A, Article 4A the following described non-contiguous territory is hereby annexed and made part of the Town of Troutman, North Carolina, as of the 14<sup>th</sup> day of April, 2022:

#### **CASE #AX-22-01; PIN# 4750022170; TOTAL ACREAGE 1.00 acres**

BEGINNING at a point in the centerline of U.S. Highway 21 (N.C. 115), the southwest corner of R.S. Morrow (see Deed Book 152, Page 68, Iredell County Registry); thence with Morrow's line North 80 deg. 42 min 52 sec. East through an existing iron pin at 30.22 feet, a total of 191.52 feet to an iron pin set; thence a new line of Billy Ray Bass South 16 deg. 30 min. 30 sec. East 217.22 feet to an iron pin set, a new corner; thence continuing a new line of Bass South 73 deg. 29 min. 30 sec. west through an iron pin 160.0 feet a total of 190.0 feet to a point in the centerline of U.S> Highway 21 (N.C. 115) thence with said centerline North 16 deg. 30 min. 30 sec. west 241.3 feet to the

Beginning, containing 1.00 acre, more or less, all according to a survey prepared by Alfred F. Williams, Registered Surveyor, dated September 13, 1991. And being all of Parcel Number; 4750-02-2170.000 this tract is conveyed subject to a right of way of U.S. Highway 21 (N.C. 115). Plat Book\_\_\_\_, Page\_\_\_\_.

Section 2. Upon and after the 14<sup>th</sup> day of April, 2022, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Troutman, North Carolina and shall be entitled to the same privileges and benefits as other parts of the Town of Troutman, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Troutman, North Carolina shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Board of Elections, as required by G.S. 163-288.1.

Adopted this 14<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
Teross W. Young, Jr., Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Kimberly H. Davis, Town Clerk

\_\_\_\_\_  
Gary W. Thomas, Town Attorney

North Carolina-Iredell County

I, Ashley M. Lambeth, a Notary Public of the County and State aforesaid, certify that Kimberly H. Davis personally came before me this day and acknowledged that she is the Clerk of the Town of Troutman, N.C. municipal corporation, and that by authority duly given and as the act of corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by her as its Town Clerk.

Witness my hand and official seal, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Ashley M. Lambeth Notary Public

My Commission expires: \_\_\_\_\_

Please return to:  
Town Clerk  
PO Box 26  
Troutman, NC 28166

**Fidelity Map - Not to Scale**

NORTH CAROLINA  
REDELL COUNTY  
THE TOWN BOARD OF THE TOWN OF TROUTMAN, NORTH CAROLINA  
MEETING IN REGULAR SESSION ON THE \_\_\_\_\_ DAY OF APRIL, 2022  
APPROVED THE EXTENSION OF THE CORPORATE LIMITS OF THE TOWN OF  
TROUTMAN, NORTH CAROLINA AS SHOWN ON THIS PLAT AND AS  
DESCRIBED IN MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_ AND / OR \_\_\_\_\_ SAGOR \_\_\_\_\_

THE PROVISIONS OF G.S. 47-30 SHALL NOT APPLY TO BOUNDARY PLAT OF AREAS ANNEXED BY MUNICIPALITIES NOR TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED IN NORTH CAROLINA, MADE THE 20th DAY OF MARCH 2022.

PROFESSIONAL AND SUBPROFESSIONAL

L. W. MATTHEW JORDAN, HEREBY CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION

...

- AS OF THE DATE OF THIS RECORDING, THE LOTS DESCRIBED ON THIS PAGE HAVE NOT BEEN INSPECTED BY THE BUREAU OF HEALTH INSPECTION, AND THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED. THE SURVEYED PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARDOUS AREA AS DETERMINED BY FLOOD MAP 75404AN00A, EFFECTIVE DATE 5/1/2000.
- THE LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AND WATERS BY INDIVIDUAL WELLS.
- THE SURVEYED PROPERTY IS CURRENTLY ZONED IN (C) (RESIDENT COMMUNITY).
- THE SURVEYED PROPERTY DOES NOT LIE WITHIN THE U.S. DEPARTMENT OF INTERIORS NATIONAL REGISTER OF HISTORIC PLACES.
6. PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. PROPERTY SUBJECT TO ENCUMBRANCES AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.
8. AREA OF COORDINATE COMPUTATION.
9. PROPERTY MAY BE SUBJECT TO CONSTITUTIONAL ORDINANCES, STATUTES AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.
10. NO SUBDIVISION SALE PERFORMED AT THIS SITE.

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO ANNEX THIS PARCEL INTO THE TOWN OF TROUTMAN TOWN LIMITS.



**PLATE 1**



**Annotation: Dist. 500:**

**Andrew & Christy Phillips**

|  |                              |
|--|------------------------------|
| DRAWING BY: SMS  | CHECKED BY: WMJ              |
| SCALE: 1"=40'  |                              |
| SPEED REF: 2479-2483   | PIN NO: 4750221170           |
| DATE OF MAP: 03-29-22  | SURVEY DATE: 03-08-22        |
| REVISION:  | DRAWING FILE: 20220215-ANNEX |
| CHARLOTTE HIGHWAY - TUCKERMAN, N.C. 28166<br>WARMERICK TOWNSHIP - BEEFLY COUNTY - NORTH CAROLINA |                              |

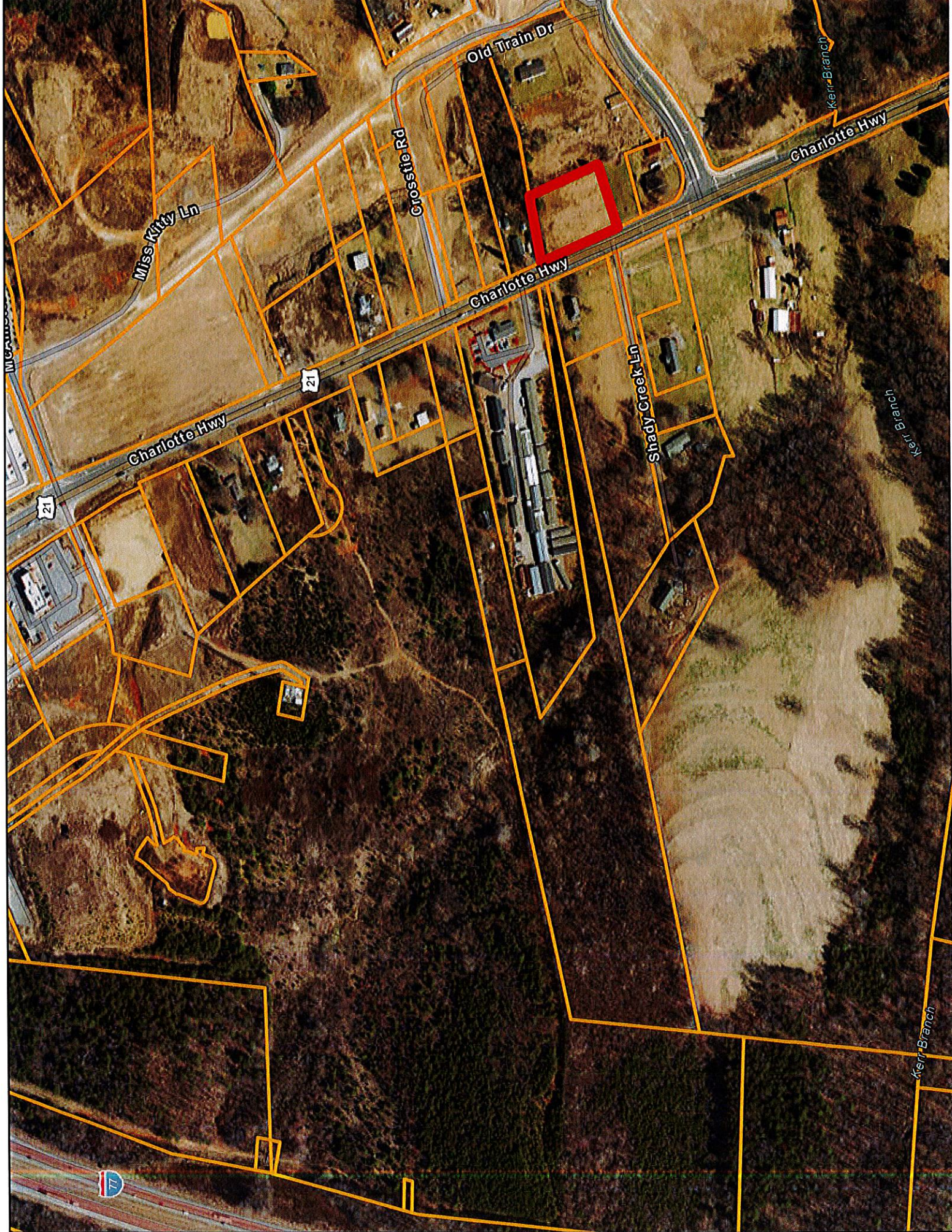
**JORDAN GRANT**

ENGINEERING • SURVEYING • PLANNING  
JORDAN GRANT & ASSOCIATES, PLLC  
P.O. BOX 151 • STATESVILLE, NC 28687  
matt.grant@jordan-grant.com (704) 928-7919

FIRM # P-1227

- LEGEND:
- IC - REDDELL COUNTY ZONING JURISDICTION  
TOT - TOWN OF TROUTMAN ZONING JURISDICTION  
PF - IRON PIPE FOUND  
IRF - IRON REBAR FOUND  
IRS - IRON REBAR SET  
R/W - RIGHT OF WAY  
C - COUNTRACTED, BOULDER





Old Train Dr

Charlotte Hwy

Miss Kitty Ln

Crosstie Rd

Charlotte Hwy

Shady Creek Ln

Kerr Branch

Kerr Branch

21

21

Charlotte Hwy

77



## **PUBLIC HEARING NOTICE**

The Town of Troutman Town Council will conduct public hearings at Town Hall, 400 N Eastway Dr, Troutman, NC on the **14<sup>th</sup> day of April 2022 at 7:00 PM** for the following purposes:

### **Rezoning(s):**

- To consider **RZ- 22-01: Andrew & Christy Phillips; located on the east side of Charlotte Hwy, south of Exit 42 in PIN 4750022170. Request to rezone 1 acre from RA (Iredell County Residential Agriculture) to HB (Town of Troutman Highway Business).**
- To consider **Rezoning RZ-22-03: Town of Troutman; located at 364 & 354 North Main Street, 345, 341, 337. 333 & 334 North Avenue, in PIN 4731873415, 4731873431, 4731873362, 4731874526, 4731874560, 4731875405, 4731875431, and 4731877602. Request to rezone 5.435 acres from RT (Town Residential) to OI (Office Institutional).**

### **Annexation(s):**

To consider **Annexation AX-22-01: Andrew & Christy Phillips; located on the east side of Charlotte Hwy, south of Exit 42 in PIN 4750022170 approximately 1-acre.**

Additional information regarding the proposed items listed above are available in their entirety for public viewing during normal business hours at Town Hall. All interested persons are invited to attend the public hearing and express their views. Please call [704-528-7600](tel:704-528-7600) or email [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov) if you have any questions.

Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf ([1-800-735-8262](tel:1-800-735-8262)).

---

### **PUBLICATION DIRECTIONS:**

Publish in the Notices section of the Statesville Record and Landmark Newspaper on the following date:  
April 1<sup>st</sup> and April 8<sup>th</sup>, 2022.

Send bill and affidavit of publication to:  
Kim Davis, Town Clerk  
Town of Troutman  
PO Box 26  
Troutman, NC 28166

# Town of Troutman Town Council

## April 14, 2022 Regular Meeting



### Staff Report

**TO:** Mayor and Council

**FROM:** Lynne Hair, Planning Director

**SUBJECT:** **Case No. RZ-22-01 Andrew & Christy Phillips**  
Rezoning Request to rezone from Iredell County RA (Residential Agricultural District) to Town of Troutman HB (Highway Business)

#### A. Background

##### ***Purpose:***

This is a request received from Andrew and Christy Phillips to rezone approximately 1-acre (PIN number 4750022170) from Iredell County zoning RA (Residential Agricultural District) to Town of Troutman HB (Highway Business).

The property owner requested to be annexed into the Town of Troutman which is running concurrent to this rezoning request. No site plan was submitted as a part of the rezoning request.

---

##### ***Project and site Information:***

###### ***Location:***

- The subject parcel is located on the east side of Charlotte Highway, approximately 5800 feet south of the Exit 42 interchange, and 400 feet north of Crosstie Lane.

###### ***Existing Site Conditions:***

- The site is currently vacant and has been cleared of trees and vegetation.

###### ***Adjoining Land Use & Zoning:***

- Adjacent parcels consist of:
  - properties to the north are zoned **Iredell County RA (Residential Agriculture)**. The property is occupied by a single-family residence;



- properties to the south are zoned **Iredell County RA (Residential Agriculture)**. The property is occupied by a single-family residence and vacant land;
- properties to the east are zoned **Iredell County RA (Residential Agriculture)**. The property is occupied by a single-family residence;
- properties to the west are zoned **Town of Troutman CZ-HB (Conditional Zoning Highway Business)**; properties in this area consist of an approved mixed-use development, Smith Village, consisting of commercial outparcels, single family residences and townhomes.
- *(see attached Exhibit – Current Zoning Map).*

***Future Land Use Considerations:***

- The ***Troutman Strategic Plan*** (2018) and accompanying Future Land Use Map indicate that this area be developed as “*Interchange Commercial*” land use. *(see attached Exhibit – Future Land Use Map).*
- *Interchange Commercial* is described as areas “typically located at or near freeway interchanges, this category of use does not compete with downtown retail but offers typical chain retail establishments with general commercial or industrial uses nearby.”

***Future Zoning Considerations:***

- This request proposes to rezone the subject parcels to **Highway Business (HB)** zoning district; which “...is established to provide a wide array of primarily retail and service uses to a large trading area for persons residing in and/or traveling through the Troutman area. Such persons shall be located and designed in such a manner so as to promote aesthetics, the safe and efficient movement of traffic volumes generated by uses located in such a district, any area so zoned shall have access onto an arterial or collector thoroughfare.”

***Proposed Development:***

While this is a straight rezoning request, any use permitted in the HB district will be permitted. All development standards established by the UDO will have to be met for development of the site. The applicant is proposing annexation so the property can be developed with Town of Troutman utilities.

|                             |
|-----------------------------|
| <b>B. Community Meeting</b> |
|-----------------------------|

Since this is not a conditional rezoning request, a community meeting was not required.

## **C. Staff Recommendation**

### **Planning Staff Recommendation:**

The Town Future Land Use Map contained within the *Troutman Strategic Plan* recommends that this site and its environs be developed for “Interchange Commercial”, acknowledging the site’s proximity to Exit 42, and frontage on Charlotte Highway. Furthermore, the requested zoning is consistent with the zoning of Troutman property near and across Charlotte Highway from the site.

Results of focus groups and surveys taken during the 2018 Strategic Plan creation supported commercial uses on the east side of exit 42.

The requested zoning to the HB District is seen as being appropriate and consistent with the land use vision as contained within the *Troutman Strategic Plan* and on the Future Land Use Map.

Therefore, staff recommends rezoning of the subject parcel to HB (Highway Business District).

## **D. Planning and Zoning Board Recommendation**

March 28, 2022:      APPROVAL (unanimous)

## **F. Available Town Council Board Actions for Case No. RZ-22-01**

1. **Hold Public Comment Period for discussion; then**
2. **Motion for recommendation to the Troutman Town Council regarding zoning district (one of below):**
  - a. Rezone as requested to Highway Business (HB) zoning; or
  - b. Rezone only a portion of the property to the requested district (specify as applicable); or
  - c. Rezone to a combination of districts (specify as applicable); or
  - d. Rezone to a less intensive district; or
  - e. Deny the request (leave current zoning in place); or
  - f. Continue the request to a specific meeting (date, time, place) in order to facilitate additional dialogue or the provision of specific information (specify as applicable in the motion); or
  - g. Table the request (maximum of 30 days).

### 3. Motion Regarding Consistency

(All actions require a consistency statement; however, the statement is not subject to judicial review.)

- a. **Action Describing Consistency Example (if rezoning to HB):** Rezoning to Highway Business is consistent with the 2035 Future Land Use Map to allow appropriate highway-oriented commercial development at this location. The request is consistent with the currently-adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate.

or

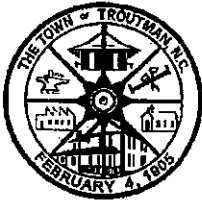
- b. **Action to Amend 2035 Future Land Use Plan Example (if rezoning to a district other than RS):** I make a motion to amend the 2035 Future Land Use Map to be reflective of [chosen district]. I find this action reasonable and in the public interest due to \_\_\_\_\_.

or

- c. **Action to Reject Example:** I make a motion to deny the request due to [describe inconsistency with Future Land Use and/or other applicable plans].

#### **E. Attachments**

- Rezoning application
- Ordinance
- Notification Letter
- P&Z Certification of Action Taken
- Site Map/Location
- Current Zoning Map
- Future Land Use Map
- Public Hearing Notice



## Town of Troutman

400 North Eastway Drive, Troutman, NC 28166 704-528-7600

### Standard Rezoning Application \$350

(No charge for rezoning accompanied by Voluntary Annexation Petition)

Case # RZ: 22-01

#### 1. Project Information

Date of Application: 2-18-2022 Name of Project: Hwy 21 - 1.0 Acre  
 Location: CHARLOTTE HWY Property Size (acres): 1.0  
 Current Zoning: RA Proposed Zoning: HB  
 Tax Parcel Number(s): 4750-02-2170.000  
 Deed Reference(s): Deed Book - 2479 Page - 2483

#### 2. Contact Information

Applicant\*: ANDREW & CHRISTY PHILLIPS  
 Address: 126 JAMIWIND CT  
 City/State/Zip: MOORESVILLE, NC 28115

Phone: 704-200-6405 Email: andyp@danemccall.com  
christy.phillips@pnfp.com

|   |  |                 |                  |           |
|---|--|-----------------|------------------|-----------|
| DocuSigned by:<br><u>Andrew Phillips</u><br>Signature | DocuSigned by:<br><u>Christy Phillips</u><br>Signature | Andrew Phillips | Christy Phillips | 2/21/2022 |
|   |  |                 |                  | 2/18/2022 |
|   |  | Printed Name    |                  | Date      |

\*If you are not the legal owner of the property, please provide written documentation from the owner in acknowledgement and support of the rezoning request.

#### 3. Description of Project

Briefly explain the nature of this request and how the proposed request is consistent with the Town's 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.*

*The HB district is established to provide a wide array of primarily retail and service uses to a large trading area for persons residing in and/or traveling through the Troutman area. The property is located along Hwy 21 and the area contains similar HB zoning. The 2035 Future Land Use Map identifies this property as Interchange Commercial.*

## **Ordinance 07-22**

### **AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM IREDELL COUNTY RURAL AGRICULTURAL (RA) TO TOWN OF TROUTMAN HIGHWAY BUSINESS (HB)**

**WHEREAS**, the Town of Troutman did publish a legal notice in the *Statesville Record and Landmark* on April 1, 2022 and April 8, 2022, sent letters to all adjacent property owners on March 21, 2022, and placed notice on the property on February 18, 2022, setting forth that a public hearing for rezoning request **RZ-22-01** to be held on April 14, 2022, at 7 o'clock p.m., in the Troutman Town Hall, 400 North Eastway Drive, Troutman, North Carolina, for the purpose of rezoning the after-described property from Iredell County Rural Agricultural District (RA) to Town of Troutman Highway Business District (HB).

**WHEREAS**, a public hearing was held regarding the proposed zoning classification pursuant to §160D-602.

**NOW, THEREFORE, BE IT ORDAINED**, that the zoning classification of the after-described as follows be changed to Highway Business (HB) zoning district as described below:

**BEGINNING** at a point in the centerline of U.S. Highway 21 (N.C. 115), the southwest corner of R.S. Morrow (see Deed Book 152, Page 68, Iredell County Registry); thence with Morrow's line North 80 deg. 42 min 52 sec. East through an existing iron pin at 30.22 feet, a total of 191.52 feet to an iron pin set; thence a new line of Billy Ray Bass South 16 deg. 30 min. 30 sec. East 217.22 feet to an iron pin set, a new corner; thence continuing a new line of Bass South 73 deg. 29 min. 30 sec. west through an iron pin 160.0 feet a total of 190.0 feet to a point in the centerline of U.S. Highway 21 (N.C. 115) thence with said centerline North 16 deg. 30 min. 30 sec. west 241.3 feet to the Beginning, containing 1.00 acre, more or less, all according to a survey prepared by Alfred F. Williams, Registered Surveyor, dated September 13, 1991. And being all of Parcel Number; 4750-02-2170.000 this tract is conveyed subject to a right of way of U.S. Highway 21 (N.C. 115).

Adopted this 14<sup>th</sup> day of April, 2022.

---

Teross W. Young, Jr., Mayor

---

Kimberly H. Davis, Town Clerk

## **CERTIFICATION OF RECOMMENDATION**

**To: Troutman Town Council**

**From: Randy Farmer, Town of Troutman Planning and Zoning Board Chair**

**Troutman Planning and Zoning Board Recommendations for RZ-22-01 (Meeting of March 28, 2022) to rezone 1 acre (PIN 4750022170) from Iredell County Rural Agriculture (RA) to Town of Troutman Highway Business (HB)**

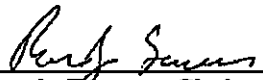
**Action taken:**

\*Upon motion by Karen VanVliet, seconded by Darryl Hall, and unanimously carried, approved to recommend to Town Council approval. (Motion passed by a 5-0 vote).

\*Upon motion by Karen VanVliet, seconded by Darryl Hall, and unanimously carried, approved to recommend to Town Council the requested rezoning is consistent with the *Troutman Strategic Plan* and the 2035 Future Land Use Map to allow appropriate highway-oriented commercial development at this location. The request is consistent with the currently-adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate. (Motion passed by a 5-0 vote).

**CERTIFICATION:**

I, Randy Farmer, Chair of the Planning and Zoning Board of the Town of Troutman, North Carolina, do hereby certify that the above is a true drafted copy of action taken at the Town of Troutman Planning Board meeting which was held on the 28<sup>th</sup> day of March, 2022.

  
\_\_\_\_\_  
Randy Farmer, Chair  
Town of Troutman  
Planning and Zoning Board

4-6-22  
\_\_\_\_\_  
Date



March 21, 2022

Dear Adjacent Property Owner:

The Town of Troutman **Planning & Zoning Board** will hold a public meeting on **Monday, March 28 at 7 PM** to consider a request by Andrew & Christy Phillips (**Case No. RZ-22-01**) to consider a rezoning of 1-acre (appx.) parcel of land located in the 1100 block of Charlotte Highway (US21/NC115) (**Tax Parcel Identification Number 4750022170.000**). The property is currently in Iredell County's zoning jurisdiction and zoned RA (Rural Agricultural) District; however, the owner has requested to be annexed into the Town of Troutman and have the property rezoned to the Town of Troutman HB (Highway Business) District.

The Board will receive comments from the public on the requested rezoning at the meeting and render a recommendation to the **Troutman Town Council**, who is scheduled to hold a public hearing on the request during their **April 14, 2022 (7 PM)** meeting.

At their meeting, the Town Council will receive public comments on the request and make a decision to:

- Grant the rezoning as requested;
- Grant the rezoning with a reduction of the area requested;
- Grant the rezoning to a less intensive general zoning district(s);
- Continue or Table the request; or
- Deny the request.

Both meetings are open to the public and will be held in the Chamber Room of Town Hall located at 400 N. Eastway Drive, Troutman, NC 28166.

Information regarding the existing/requested zoning districts and a map of the property have been enclosed for your reference. Applications can be viewed during normal business hours at Town Hall. Anyone who owns property being affected by this request or resides in the neighborhood of the request is invited to attend the meetings to speak for or against the rezoning.

Should you have any questions about the meeting or request, please do not hesitate to contact me at 704-528-7600 or.

Sincerely,

*Andrew Ventresca*

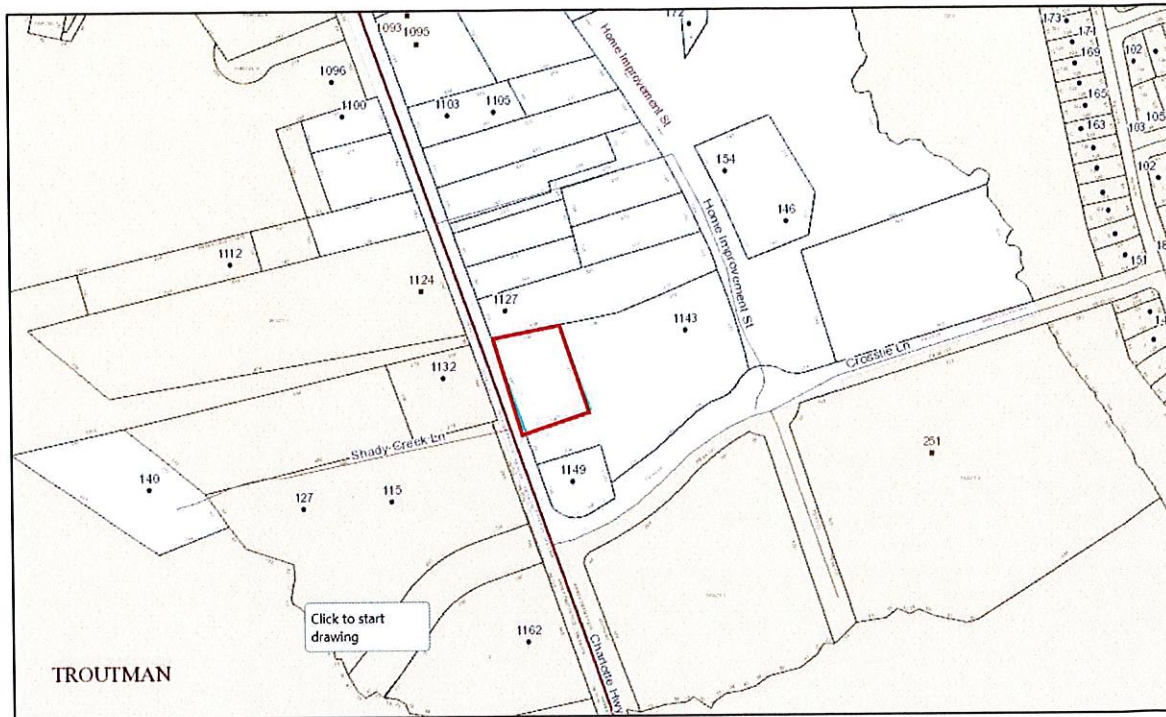
Associate Planner

---

**Town of Troutman**

400 North Eastway Drive ■ Post Office Box 26 ■ Troutman North Carolina 28166  
Phone: 704.528.7600 ■ [www.troutmannnc.gov](http://www.troutmannnc.gov) ■ Fax: 704.528.7605

## Site map and zoning information: Rezoning request RZ-22-01



### Existing/requested zoning districts

#### Existing:

**RA (Residential Agricultural District):** "...is intended to encourage the continuance of agricultural uses as well as to insure that residential development NOT having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment."

#### Requested:

**HB Highway Business District:** "...established to provide a wide array of primarily retail and service uses to a large trading area for persons residing in and/or traveling through the Troutman area. Such uses shall be located and designed in such a manner so as to promote aesthetics, the safe and efficient movement of traffic, and to not unduly burden adjoining thoroughfares. Given the large traffic volumes generated by uses located in such a district, any area so zoned shall have access onto an arterial or collector thoroughfare".

*Above quotations excerpted from Secs. 2.3 of the Troutman Unified Development Ordinance  
and Chapter 2 of the Iredell County Land Development Code*










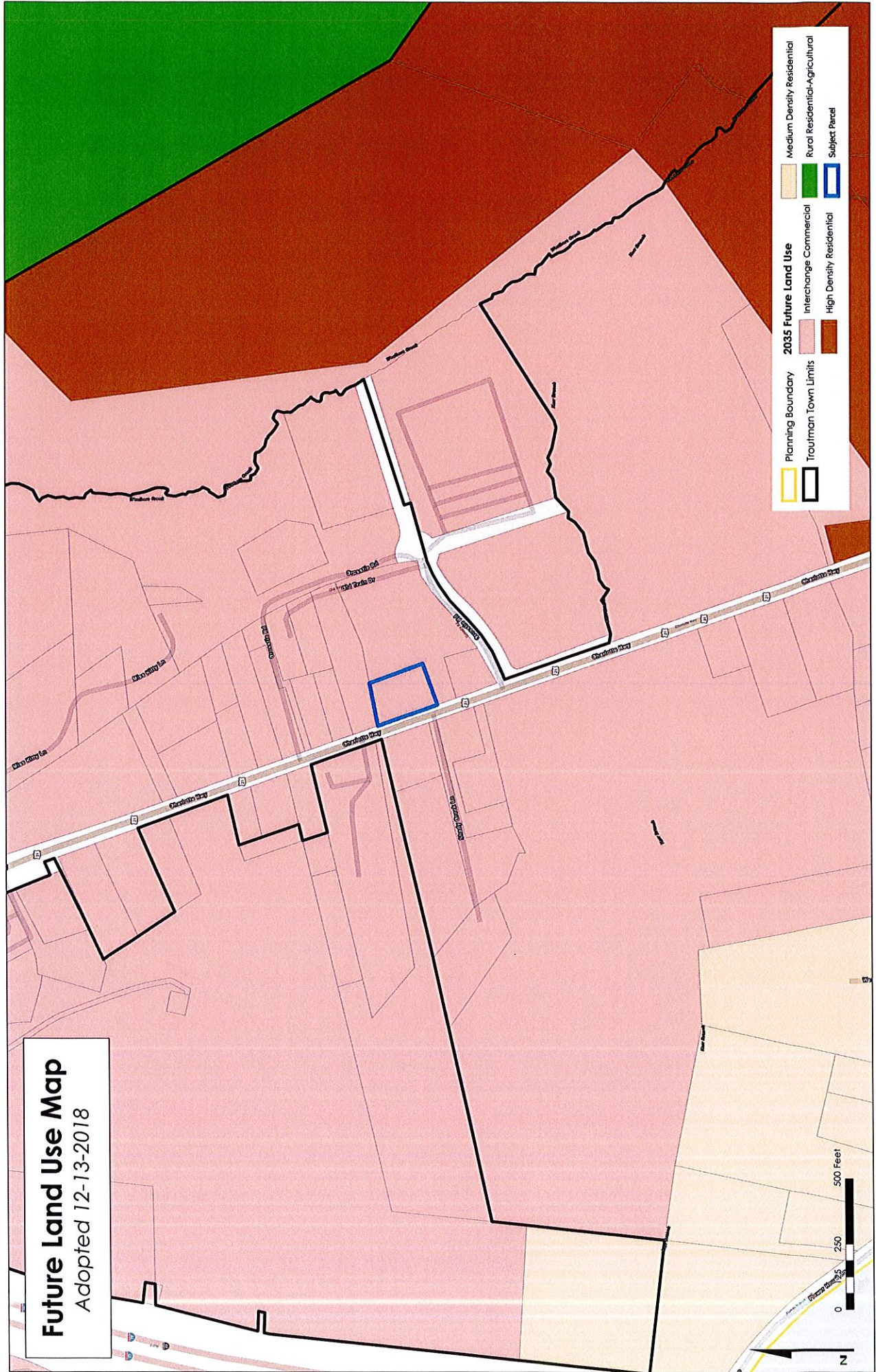




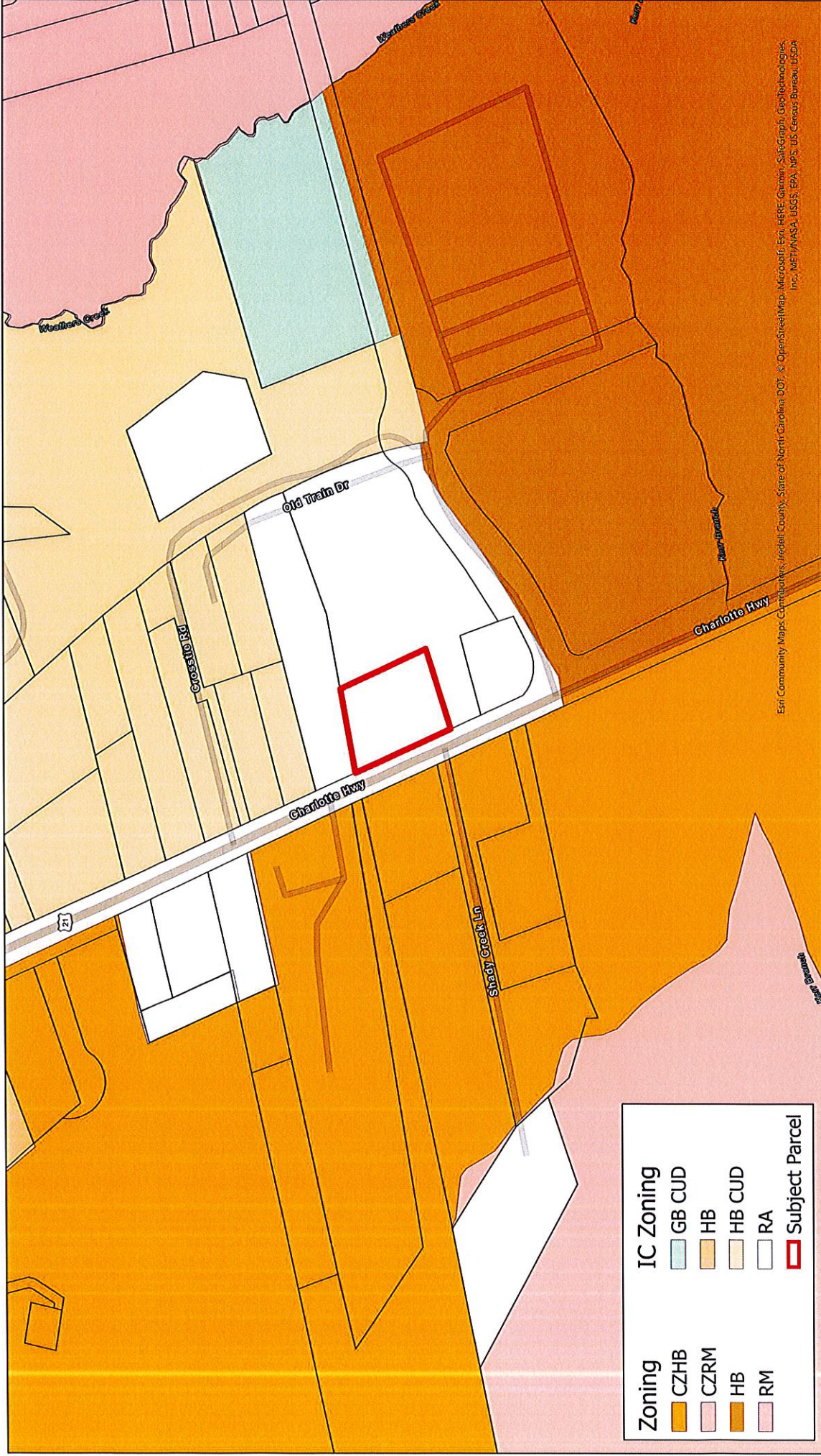
# **Future Land Use Map** Adopted 12-13-2018








**2035 Future Land Use**

|   |                      |   |                          |   |                                |
|---|----------------------|---|--------------------------|---|--------------------------------|
|  | Planning Boundary    |  | Interchange Commercial   |  | Medium Density Residential     |
|  | Troulman Town Limits |  | High Density Residential |  | Rural Residential-Agricultural |
|   |                      |   |                          |  | Subject Parcel                 |







| IC Zoning   |                |
|---|----------------|
|  | CZHB           |
|  | GB CUD         |
|  | CZRM           |
|  | HB             |
|  | HB CUD         |
|  | RA             |
|  | Subject Parcel |



# Zoning Map



Esri Community Maps Contributors, Fredrick County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



## **PUBLIC HEARING NOTICE**

The Town of Troutman Town Council will conduct public hearings at Town Hall, 400 N Eastway Dr, Troutman, NC on the **14<sup>th</sup> day of April 2022 at 7:00 PM** for the following purposes:

### **Rezoning(s):**

- To consider **RZ- 22-01: Andrew & Christy Phillips; located on the east side of Charlotte Hwy, south of Exit 42 in PIN 4750022170. Request to rezone 1 acre from RA (Iredell County Residential Agriculture) to HB (Town of Troutman Highway Business).**
- To consider **Rezoning RZ-22-03: Town of Troutman; located at 364 & 354 North Main Street, 345, 341, 337. 333 & 334 North Avenue, in PIN 4731873415, 4731873431, 4731873362, 4731874526, 4731874560, 4731875405, 4731875431, and 4731877602. Request to rezone 5.435 acres from RT (Town Residential) to OI (Office Institutional).**

### **Annexation(s):**

To consider **Annexation AX-22-01: Andrew & Christy Phillips; located on the east side of Charlotte Hwy, south of Exit 42 in PIN 4750022170 approximately 1-acre.**

Additional information regarding the proposed items listed above are available in their entirety for public viewing during normal business hours at Town Hall. All interested persons are invited to attend the public hearing and express their views. Please call [704-528-7600](tel:704-528-7600) or email [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov) if you have any questions.

Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf ([1-800-735-8262](tel:1-800-735-8262)).

---

### **PUBLICATION DIRECTIONS:**

Publish in the Notices section of the Statesville Record and Landmark Newspaper on the following date:  
April 1<sup>st</sup> and April 8<sup>th</sup>, 2022.

Send bill and affidavit of publication to:  
Kim Davis, Town Clerk  
Town of Troutman  
PO Box 26  
Troutman, NC 28166

# Town of Troutman Town Council

## April 14, 2022 Regular Meeting



### Staff Report

**TO:** Mayor and Council

**FROM:** Lynne Hair, Planning Director

**SUBJECT:** **Case No. RZ-22-03 Town of Troutman**  
Rezoning Request to rezone from RT (Town Residential) to OI (Office Institutional)

#### A. Background

##### ***Purpose:***

This is a request received from the Town of Troutman to rezone approximately 5.435-acres of Town owned land (PIN numbers 4731873415, 4731873431, 4731873362, 4731874526, 4731874560, 4731875405, 4731875431, and 4731877602) from RT (Town Residential) to OI (Office Institutional).

The Town is requesting the rezoning to allow for the potential future use of the property as office space/town hall expansion. No site plan was submitted as a part of the rezoning request.

---

##### ***Project and site Information:***

###### ***Location:***

- The subject parcel is located at 364 & 354 North Main Street, and 345, 341, 337. 333 & 334 North Avenue.

###### ***Existing Site Conditions:***

- The site is currently occupied by three (3) single family residences and the remainder is vacant land.

### ***Adjoining Land Use & Zoning:***

- Adjacent parcels consist of:
  - properties to the north are zoned **OI (Office Institutional)** and is occupied by the Troutman Town Hall and Police Department;
  - properties to the south are zoned **RT (Town Residential)** and is occupied by single family residences;
  - properties to the east are zoned **HI (Heavy Industrial)** and consists of the Troutman ESC Park;
  - properties to the west are zoned **OI (Office Institutional)**, is the Troutman Greenway, and properties on the opposite of North Main Street are zoned OI and occupied by commercial uses.
  - *(see attached Exhibit – Current Zoning Map).*

### ***Future Land Use Considerations:***

- The ***Troutman Strategic Plan*** (2018) and accompanying Future Land Use Map indicate that this area be developed as “*Office-Institutional-Civic*” land use. *(see attached Exhibit – Future Land Use Map).*
- *Office-Institutional-Civic* is described as areas “that may consist of individual parcels with office, education, religious, financial, and medical uses. Access to minor arterials and off-street of shared parking are desirable, as is vegetative and topographical screening from nearby low-density residential uses.”

### ***Future Zoning Considerations:***

- This request proposes to rezone the subject parcels to Office Institutional (OI) zoning district; which “...is intended to accommodate a variety of office uses, related low intensity retail uses, and some residential uses. In addition, this district can create areas to serve as transitional buffers between residential districts and commercial districts, the number and type of retail uses permitted is limited. The primary purpose of this district is to accommodate existing and new office and institutional areas.

### ***Proposed Development:***

While this is a straight rezoning request, any use permitted in the OI district will be permitted. All development standards established by the UDO will have to be met for development of the site.

## **B. Community Meeting**

Since this is not a conditional rezoning request, a community meeting was not required.

## **C. Staff Recommendation**

### **Planning Staff Recommendation:**

The Town Future Land Use Map contained within the *Troutman Strategic Plan* recommends that this site and its environs be developed for "Office-Institutional-Civic. The requested zoning is consistent with the zoning of Troutman property adjacent and across North Main Street from the site.

The requested zoning to the OI District is seen as being appropriate and consistent with the land use vision as contained within the *Troutman Strategic Plan* and on the Future Land Use Map.

Therefore, staff recommends rezoning of the subject parcel to OI (Office Institutional).

## **D. Planning Board Recommendation**

March 28, 2022:      APPROVAL (3-2 Van Vliet, Taylor)

## **F. Available Planning & Zoning Board Actions for Case No. RZ-22-03**

1. Hold Public Comment Period for discussion; then
2. Motion for recommendation to the Troutman Town Council regarding zoning district (one of below):
  - a. Rezone as requested to Office Institutional (OI) zoning; or
  - b. Rezone only a portion of the property to the requested district (specify as applicable); or
  - c. Rezone to a combination of districts (specify as applicable); or
  - d. Rezone to a less intensive district; or
  - e. Deny the request (leave current zoning in place); or

- f. Continue the request to a specific meeting (date, time, place) in order to facilitate additional dialogue or the provision of specific information (specify as applicable in the motion); or
- g. Table the request (maximum of 30 days).

### 3. Motion Regarding Consistency

(All actions require a consistency statement; however, the statement is not subject to judicial review.)

- a. **Action Describing Consistency Example (if rezoning to OI):** Rezoning to Office Institutional is consistent with the 2035 Future Land Use Map to allow appropriate highway-oriented commercial development at this location. The request is consistent with the currently-adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate.

or

- b. **Action to Amend 2035 Future Land Use Plan Example (if rezoning to a district other than RS):** I make a motion to amend the 2035 Future Land Use Map to be reflective of [chosen district]. I find this action reasonable and in the public interest due to

\_\_\_\_\_.

or

- c. **Action to Reject Example:** I make a motion to deny the request due to [describe inconsistency with Future Land Use and/or other applicable plans].

|                       |
|-----------------------|
| <b>E. Attachments</b> |
|-----------------------|

- Ordinance
- P&Z Certification of Action Taken
- Notification Letter
- Site Map/Location
- Current Zoning Map
- Future Land Use Map
- Public Hearing Notice



## ORDINANCE 08-22

### AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM TOWN RESIDENTIAL (RT) TO OFFICE INSTITUTIONAL (OI)

**WHEREAS**, the Town of Troutman did publish a legal notice in the *Statesville Record and Landmark* on April 1, 2022 and April 8, 2022, sent letters to all adjacent property owners on March 21, 2022, and placed notice on the property on March 15, 2022, setting forth that a public hearing for rezoning request **RZ-22-03** to be held on April 14, 2022, at 7 o'clock p.m., in the Troutman Town Hall, 400 North Eastway Drive, Troutman, North Carolina, for the purpose of rezoning the after-described property from Town Residential District (RT) to Office Institutional District (OI).

**WHEREAS**, a public hearing was held regarding the proposed zoning classification pursuant to §160D-602.

**NOW, THEREFORE, BE IT ORDAINED**, that the zoning classification of the after-described as follows be changed to Office Institutional (OI) zoning district as described below:

BEGINNING at an IPS in the eastern margin of existing entrance to the Town of Troutman (DB 766/406); thence with the southeastern line of the Town of Troutman N 57-59-06 E 161.46' to an EIP in the southern corner of Engineered Sintered Components (DB 798/39); thence with the lines of Components the following courses and distances: (1) N 57-59-06 E 177.27' to an existing Iron Pin; thence (2) S 30-00-00 E 266.10' to a 1 1/5' pipe; thence (3) S 85-44-54 E 50.91' to an EIP; thence (4) S 85-16-28 E 31.17' to an EIP in the line of Edward L. Pryor (DB 1112/1619); thence with the northwestern line of Pryor S 54-34-06 W 211.23' to an IPS in the northeastern line of Brian C. Holt (DB 2314/2449); thence S 57-22-41 W 150.00' to an IPS in the northeastern margin of the right of way of North Avenue; thence with said margin N 35-07-19 W 42.99' to an IPS; thence S 57-43-18 W 16.20' to a PK nail near the center of said right of way; thence within said right of way N 35-13-19 W 267.80' to a mark in the concrete in the existing entrance to the Town of Troutman; thence with the Town of Troutman N 57-59-06 E 25.00' to the point and place of BEGINNING, containing 2.38 acres.

BEGINNING at a nail in the center of the railroad, said point being an extension of the center of Scroggs Street where said center line would intersect with the railroad, and running with the center of Scroggs Street, North 58 degrees 40 mins East 207.97 feet to a nail and cap in the center of said street, a new corner of Mrs. J.E. Smith, said point also being witnessed by an iron stake placed 10.93 feet south of said corner; thence running South 30 degrees 34 mins East 102.68 feet to an iron stake, a new corner of Mrs. J.E. Smith; thence South 58 degrees 40 mins west 207.97 feet to a point in the center of the railroad, said point being witnessed by an iron stake on the east side of East Main Street, 44.12 feet east of said point; thence with the center of the railroad, North 30 degrees 34 mins West 102.68 feet to the BEGINNING.

BEGINNING at an iron pin in the center line of the Southern Railroad tract in the Town of Troutman, X. Era S. Barkley's corner; thence X. Era Barkley's line North 59-23-30 East 206.74 feet to an iron pin X. Era Barkley's, Virginia Cloaninger's and Ruth Lowery's corner in X. Era Barkley's line; thence with the line North 30-10-49 West 91.37 feet to an iron pin, Barkley's, Cloaninger's and Lowery's corner; thence with their line 59-23-30 West 207.40 feet to an iron pin in the center line of Southern Railroad; thence with the center line of the Southern Railroad South 30-21-East 4.13 feet and South 30-36-30 East 87.24 feet to the BEGINNING

BEGINNING at an iron pin in the center line of the Southern Railroad right of way in the Town of Troutman, NC Don R. Hagler's southwest corner as identified in the description in Deed Book 450, Page 335 in the Iredell County Registry; thence with Hagler's southern line North 58-50 East 207.67 feet to an iron pin, Hagler's corner in the Crews' line; thence with Crews' line South 30-10-49 East 71.98 feet to an iron pin, Ellis' corner in Crews' line; thence Ellis' northern line South 59-23-30 West 207.40 feet to an iron pin in the center of the Southern Railroad right of way Ellis' corner; thence with the center of said right of way North 30-21 West 69.95 feet to the BEGINNING containing 14,726 square feet more or less.

BEGINNING at an EIP at the Northeast corner of the Anita Burgess Property (DB 2348 PG 1407) and going N36°28'05W approximately 233.15 feet, thence a 47.52' curve at a radius of 31.00' bearing N80°32'35"W with a chord of 43.00', thence along the property line 126.92' to an EIP, thence Southeast following the Town of Troutman Property Lines approximately 243.75 feet to an EIP, thence northeast along the Town of Troutman Property Line to approximately 175 feet to the BEGINNING.

Adopted this 14<sup>th</sup> day of April, 2022.

---

Teross W. Young, Jr., Mayor

---

Kimberly H. Davis, Town Clerk

## CERTIFICATION OF RECOMMENDATION

**To: Troutman Town Council**

**From: Randy Farmer, Town of Troutman Planning and Zoning Board Chair**

**Troutman Planning and Zoning Board Recommendations for RZ-22-03 (Meeting of March 28, 2022) to rezone 5.435 acres (PIN numbers 4731873415, 4731873431, 4731873362, 4731874526, 4731874560, 4731875405, 4731875431, and 4731877602) from RT (Town Residential) to OI (Office Institutional).**

**Action taken:**

\*Upon motion by Darryl Hall, seconded by Randy Farmer, and carried, approved to recommend to Town Council approval. (Motion passed by a 3-2 vote).

Yeas: Farmer, Hall, General

Noes: VanVliet, Taylor

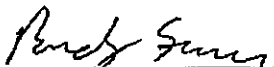
\*Upon motion by Darryl Hall, seconded by Randy Farmer, and carried, approved to recommend to Town Council the requested rezoning is consistent with the *Troutman Strategic Plan* and the 2035 Future Land Use Map to allow appropriate oriented commercial development at this location. The request is consistent with the currently-adopted Unified Development Ordinance. The request is reasonable and in the public interest as it proposes to allow commercial development in areas of Troutman where it is appropriate. (Motion passed by a 3-2 vote).

Yeas: Farmer, Hall, General

Noes: VanVliet, Taylor

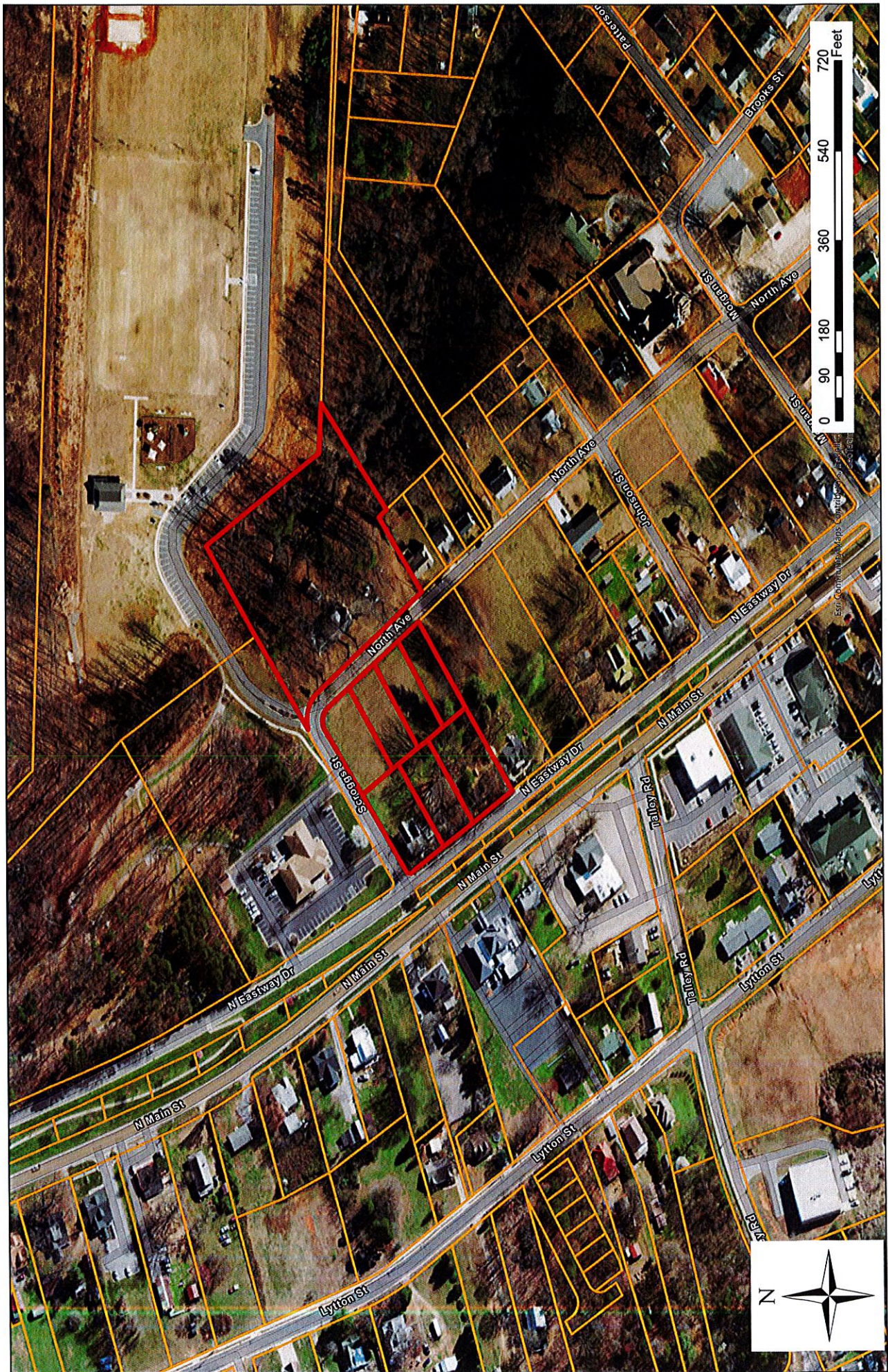
**CERTIFICATION:**

I, Randy Farmer, Chair of the Planning and Zoning Board of the Town of Troutman, North Carolina, do hereby certify that the above is a true drafted copy of action taken at the Town of Troutman Planning Board meeting which was held on the 28<sup>th</sup> day of March, 2022.

  
\_\_\_\_\_  
Randy Farmer, Chair  
Town of Troutman  
Planning and Zoning Board

4-6-22  
\_\_\_\_\_  
Date







**Future Land Use Map**  
Adopted 12-13-2018

**2035 Future Land Use**

- High Density Residential
- Heavy Industrial
- Office-Institutions-Civic
- Town Center
- Subject Properties

**Planning Boundary**

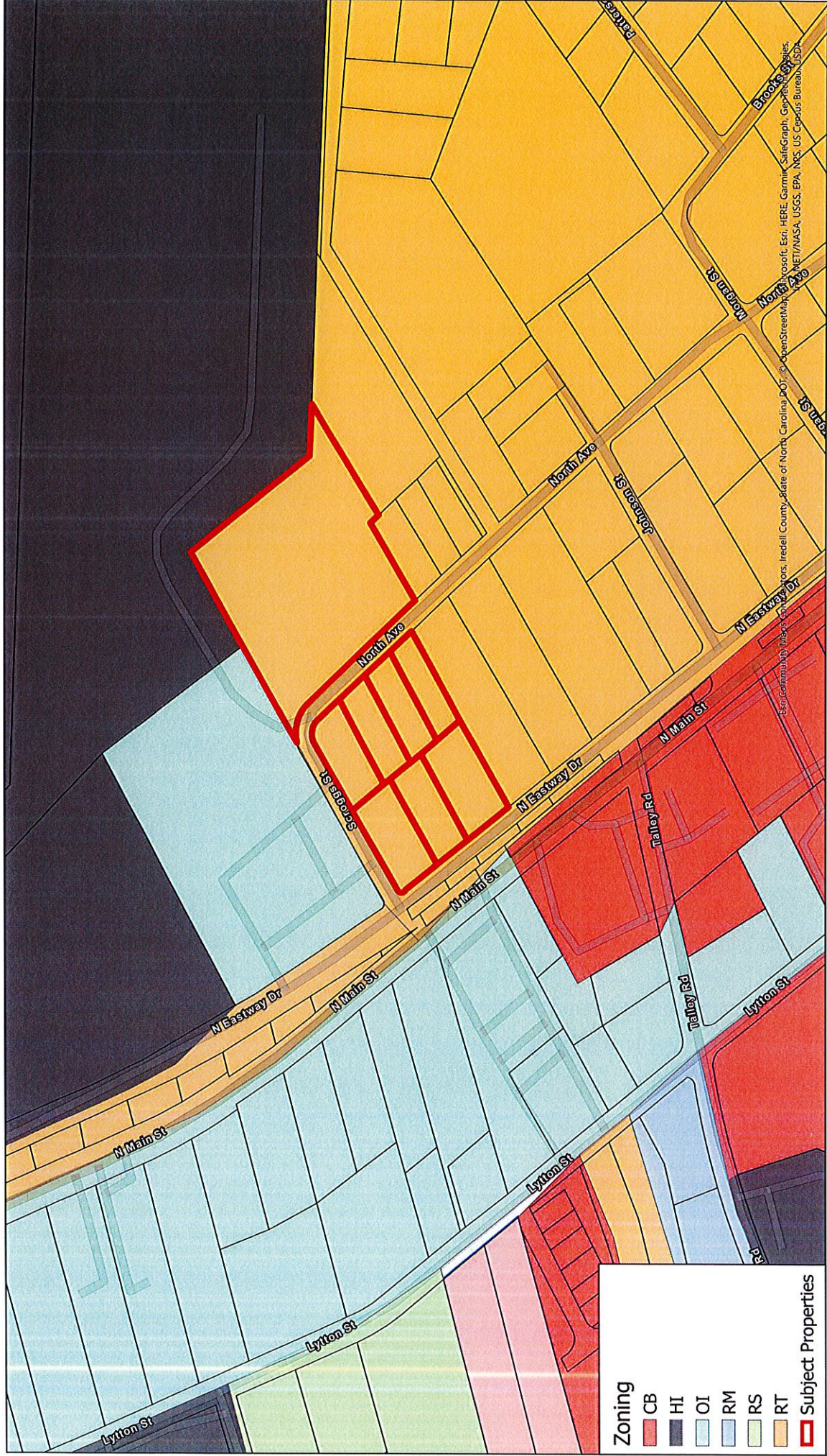
- Troutman Town Limits
- ETJ

Scale: 0 62.5 125 Feet

North Arrow







# Zoning Map

- Zoning**
- CB
  - HI
  - OI
  - RM
  - RS
  - RT
  - Subject Properties







March 21, 2022

Dear Adjacent Property Owner:

The Town of Troutman **Planning & Zoning Board** will hold a public meeting on **Monday, March 28 at 7 PM** to consider a request by the Town of Troutman (**Case No. RZ-22-03**) to consider a rezoning of approximately 5.43 acres on eight separate parcels of land owned by the Town located on North Eastway Drive and North Avenue (**Tax Parcel Identification Numbers 4731873415, 4731873431, 4731873362, 4731874526, 4731874560, 4731875405, 4731875431, and 4731877602**). The Town proposes to rezone the properties from RT (Town Residential) District to OI (Office and Institutional) District.

The Board will receive comments from the public on the requested rezoning at the meeting and render a recommendation to the **Troutman Town Council**, who is scheduled to hold a public hearing on the request during their **April 14, 2022 (7 PM)** meeting.

At their meeting, the Town Council will receive public comments on the request and make a decision to:

- Grant the rezoning as requested;
- Grant the rezoning with a reduction of the area requested;
- Grant the rezoning to a less intensive general zoning district(s);
- Continue or Table the request; or
- Deny the request.

Both meetings are open to the public and will be held in the Chamber Room of Town Hall located at 400 N. Eastway Drive, Troutman, NC 28166.

Information regarding the existing/requested zoning districts and a map of the property have been enclosed for your reference. Applications can be viewed during normal business hours at Town Hall. Anyone who owns property being affected by this request or resides in the neighborhood of the request is invited to attend the meetings to speak for or against the rezoning.

Should you have any questions about the meeting or request, please do not hesitate to contact me at 704-528-7600 or.

Sincerely,

*Andrew Ventresca*

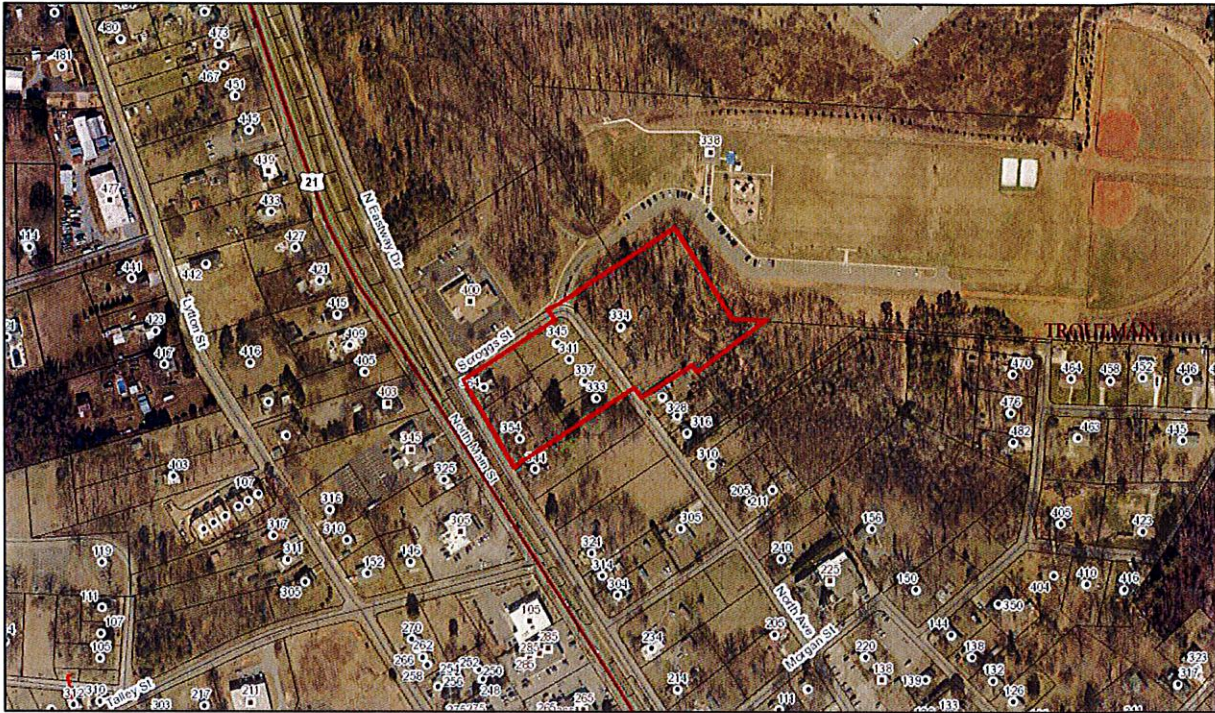
Associate Planner

---

**Town of Troutman**

400 North Eastway Drive ■ Post Office Box 26 ■ Troutman North Carolina 28166  
Phone: 704.528.7600 ■ [www.troutmannnc.gov](http://www.troutmannnc.gov) ■ Fax: 704.528.7605

## Site map and zoning information: Rezoning request RZ-22-03



### Existing/requested zoning districts

#### Existing:

**RT (Town Residential) District:** "...is established as a district in which the principal use of land is for medium density single-family residences along with their customary accessory uses. It is expected that all dwellings will have access to public or community water and sewer facilities, or have reasonable expectation of such facilities in the near future.

#### Requested:

**OI (Office and Institutional) District:** "...is intended to accommodate a variety of office uses, related low intensity retail uses, and some residential uses. In addition, this district can create areas to serve as transitional buffers between residential districts and commercial districts, the number and type of retail uses permitted is limited. The primary purpose of this district is to accommodate existing and new office and institutional areas.

*Above quotations excerpted from Secs. 2.3 of the Troutman Unified Development Ordinance*



## **PUBLIC HEARING NOTICE**

The Town of Troutman Town Council will conduct public hearings at Town Hall, 400 N Eastway Dr, Troutman, NC on the **14<sup>th</sup> day of April 2022 at 7:00 PM** for the following purposes:

### **Rezoning(s):**

- To consider **RZ- 22-01: Andrew & Christy Phillips; located on the east side of Charlotte Hwy, south of Exit 42 in PIN 4750022170. Request to rezone 1 acre from RA (Iredell County Residential Agriculture) to HB (Town of Troutman Highway Business).**
- To consider **Rezoning RZ-22-03: Town of Troutman; located at 364 & 354 North Main Street, 345, 341, 337. 333 & 334 North Avenue, in PIN 4731873415, 4731873431, 4731873362, 4731874526, 4731874560, 4731875405, 4731875431, and 4731877602. Request to rezone 5.435 acres from RT (Town Residential) to OI (Office Institutional).**

### **Annexation(s):**

To consider **Annexation AX-22-01: Andrew & Christy Phillips; located on the east side of Charlotte Hwy, south of Exit 42 in PIN 4750022170 approximately 1-acre.**

Additional information regarding the proposed items listed above are available in their entirety for public viewing during normal business hours at Town Hall. All interested persons are invited to attend the public hearing and express their views. Please call [704-528-7600](tel:704-528-7600) or email [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov) if you have any questions.

Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf ([1-800-735-8262](tel:1-800-735-8262)).

---

### **PUBLICATION DIRECTIONS:**

Publish in the Notices section of the Statesville Record and Landmark Newspaper on the following date:  
April 1<sup>st</sup> and April 8<sup>th</sup>, 2022.

Send bill and affidavit of publication to:

Kim Davis, Town Clerk  
Town of Troutman  
PO Box 26  
Troutman, NC 28166

NORTH CAROLINA  
IREDELL COUNTY

AMENDMENT TO AMENDED CONTRACT

This Second Amendment to Contract ("Amendment") is entered hereto between the Town of Troutman, (hereinafter "Troutman"); the County of Iredell, (hereinafter "Iredell"); and Children's Hope Alliance, Inc., (hereinafter "CHA").and amends the Amended Contract executed on December 21, 2021.

WITNESSETH:

WHEREAS, the parties entered into a contract on August 31, 2020 regarding Troutman's wastewater system extension to Iredell's and CHA's properties, with said contract being amended on December 21, 2021 (collectively, the "Contract") to reflect updated terms regarding cost, timing and requirements of CHA; and

WHEREAS, easements have been obtained, engineering drawings have been completed, and the Project has been bid pursuant to the Contract; and

WHEREAS, the lowest responsible bid exceeded the estimated budget for Project as set forth in the Contract and the total Project budget is now \$725,667.00; and

WHEREAS, Iredell's need for the extension to occur as soon as possible remains.

NOW THEREFORE, based upon the foregoing and promises contained herein and other good and valuable consideration, the parties agree to amend the Contract of December 21, 2021 as follows:

- (a) Paragraph 5. The first sentence of Paragraph 5, which reads "Iredell shall pay the costs of construction and engineering solely for the project as delineated on Exhibit A, not to exceed \$500,000.00" is deleted in its entirety and replaced with the following:

"Iredell shall pay the costs of construction and engineering solely for the project as delineated on Exhibit A, not to exceed \$725,667.00."

- (b) Paragraph 7. The first sentence of Paragraph 7, which reads "The estimated budget for the project is \$500,000.00" is deleted in its entirety and replaced with the following:

"The estimated budget for the project is \$725,667.00."

- (c) Ratification. The Parties agree that the Contract is hereby modified as shown herein. Except as expressly modified above, the Contract shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to Contract.

**Town of Troutman:**

ATTEST:

\_\_\_\_\_  
Teross Young, Mayor

\_\_\_\_\_  
Kimberly Davis, Town Clerk

**Iredell County:**

ATTEST:

\_\_\_\_\_  
James B. Mallory III  
Chairman, Iredell County Board of Commissioners

\_\_\_\_\_  
Amy Anderson, Clerk to the Board

This contract has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

By: \_\_\_\_\_  
Debra Cheek  
Iredell County Finance Officer

Date: \_\_\_\_\_

**Children's Hope Alliance, Inc.:**

\_\_\_\_\_  
Celeste Dominguez, President



405 South Sterling Street, Morganton, NC 28655

828 433 5661 / fax 828 433 5662 / info@west-consultants.com

March 17, 2022

Mr. Ronald N. Wyatt, Town Manager  
Town of Troutman  
PO Box 26  
Troutman, NC 28166

RE: Town of Troutman  
Sanitary Sewer Connection to CHA Barium Campus

Dear Mr. Wyatt:

On Tuesday, March 15, 2022, at 2:00 PM, bids were received for the above referenced project. A copy of the bid tabulation is enclosed for your review.

The low base bid submitted is from Buckeye Bridge, LLC of Canton, North Carolina in the amount of \$524,958.30. The Alternate Bid items are for using 12" size gravity sewer mains rather than 8" size and an additional price for delaying the connection of the Barium campus sewer system if needed. If the Town selects the alternate bid items, then the lowest bid is \$612,166.30, also submitted by Buckeye Bridge, LLC.

Since the incremental cost to construct a 12" main is about 16% more than the base bid, we recommend implementing this alternative. The larger main size will help address capacity issues in the area. (Note that other improvements outside the project area will be needed in the future before the full capacity of the 12" mains can be used). The incremental cost would be much less than the cost of constructing a parallel sewer main in the future. Therefore, we recommend implementing the alternate bid items. If the Town agrees, then we recommend awarding this project to Buckeye Bridge, LLC in the amount of \$612,166.30. Award should be subject to approval by Iredell County in accordance with the December 21, 2021 interlocal agreement.

If you have any questions concerning the above, please let me know.

Sincerely,

WEST CONSULTANTS, PLLC

A handwritten signature in blue ink, appearing to read 'Ben B. Thomas', is written over the printed name.

Benjamin B. Thomas, P.E.

/kj

Enclosures



**TOWN OF TROUTMAN  
SANITARY SEWER CONNECTION TO CHA BARIUM CAMPUS  
IREDELL COUNTY, NORTH CAROLINA**

|     | Item  | Quantity | Unit | Buckeye Bridge, LLC         |  | Gilbert Engineering |                 | Bell Construction |                 | Country Boy       |
|-----|---|----------|------|-----------------------------|--|---------------------|-----------------|-------------------|-----------------|-------------------|
|     |   |          |      | Canton, NC                  |  | Company             | Statesville, NC | Co., Inc.         | Statesville, NC | Landscaping, Inc. |
|     |   |          |      |                             |  |                     |                 |                   |                 | Harmony, NC       |
| 1.  | 8" SDR 26 PVC Gravity Sewer* (or SDR 35 fully encased in stone)   |          |      |                             |  |                     |                 |                   |                 |                   |
|     | a. 0'-6'  | 155      | LF   | \$92.30                     |  | \$125.00            |                 | \$130.50          |                 | \$56.07           |
|     | b. 6'-8'  | 303      | LF   | \$96.50                     |  | \$129.00            |                 | \$135.50          |                 | \$60.06           |
|     | c. 8'-10'   | 127      | LF   | \$101.60                    |  | \$133.00            |                 | \$140.50          |                 | \$70.38           |
|     | d. 10'-12'  | 388      | LF   | \$111.90                    |  | \$140.00            |                 | \$150.50          |                 | \$83.21           |
|     | e. 12'-14'  | 243      | LF   | \$127.30                    |  | \$162.00            |                 | \$160.50          |                 | \$93.82           |
|     | f. 14'-16'  | 187      | LF   | \$152.90                    |  | \$176.00            |                 | \$170.50          |                 | \$111.86          |
|     | g. 16'-18'  | 716      | LF   | \$182.30                    |  | \$200.00            |                 | \$180.50          |                 | \$126.29          |
|     | h. 18'-20'  | 95       | LF   | \$281.10                    |  | \$229.00            |                 | \$190.50          |                 | \$187.56          |
| 2.  | 8" DIP Gravity Sewer*   |          |      |                             |  |                     |                 |                   |                 |                   |
|     | a. 0'-6'  | 491      | LF   | \$115.30                    |  | \$145.00            |                 | \$170.00          |                 | \$89.70           |
|     | b. 6'-8'  | 90       | LF   | \$119.50                    |  | \$149.00            |                 | \$180.00          |                 | \$113.15          |
|     | c. 8'-10'   | 11       | LF   | \$124.60                    |  | \$154.00            |                 | \$190.00          |                 | \$241.63          |
| 3.  | 8" DIP (FLYPE)*   | 40       | LF   | \$285.20                    |  | \$570.00            |                 | \$235.00          |                 | \$361.93          |
| 4.  | Standard Manhole (0-6')   | 11       | EA   | \$3,524.00                  |  | \$4,200.00          |                 | \$7,150.00        |                 | \$6,250.00        |
| 5.  | Additional Manhole Depth  | 77       | VF   | \$259.00                    |  | \$475.00            |                 | \$185.00          |                 | \$552.47          |
| 6.  | Sewer Service to R/W or Easement (includes cleanout)  |          |      |                             |  |                     |                 |                   |                 |                   |
|     | a. 4" Sewer Service   | 1        | EA   | \$1,469.00                  |  | \$1,200.00          |                 | \$4,000.00        |                 | \$3,225.00        |
|     | b. 6" Sewer Service   | 1        | EA   | \$1,824.00                  |  | \$1,540.00          |                 | \$4,800.00        |                 | \$4,550.00        |
| 7.  | Sewer Service from R/W to Building or Nearest Existing Service Line Feasible                                |          |      |                             |  |                     |                 |                   |                 |                   |
|     | a. 4" Sewer Service   | 185      | LF   | \$31.90                     |  | \$42.00             |                 | \$61.80           |                 | \$56.04           |
|     | b. 6" Sewer Service   | 240      | LF   | \$46.40                     |  | \$58.50             |                 | \$61.80           |                 | \$67.78           |
| 8.  | Plumbing Connection at Building, or at Nearest Existing Service Line Feasible                               |          |      |                             |  |                     |                 |                   |                 |                   |
|     | a. 4" Sewer Service   | 1        | EA   | \$301.00                    |  | \$810.00            |                 | \$2,130.00        |                 | \$2,000.00        |
|     | b. 6" Sewer Service   | 1        | EA   | \$301.00                    |  | \$955.00            |                 | \$2,130.00        |                 | \$2,500.00        |
| 9.  | Core Drill Ex. Manhole #174 and Rebuild Invert (Sheet 2)  | 1        | EA   | \$3,409.00                  |  | \$3,800.00          |                 | \$5,000.00        |                 | \$6,500.00        |
| 10. | Install 4" Sewer Service, Remove Ex. Manhole and Install Cleanout, Connect to Ex. Service Line (Sheet 5)    | 1        | LS   | \$1,962.00                  |  | \$4,475.00          |                 | \$7,105.00        |                 | \$54,473.00       |
| 11. | Core Drill Ex. Manhole, Remove and Abandon Ex. Pipe Connection at Ex. Manhole, and Rebuild Invert (Sheet 5) | 1        | LS   | \$3,487.00                  |  | \$3,500.00          |                 | \$6,550.00        |                 | \$51,473.00       |
| 12. | Private PS Abandonment at Rec Center (including Electrical Work, Sheet 3)                                   | 1        | LS   | \$13,550.00                 |  | \$11,530.00         |                 | \$11,900.00       |                 | \$66,473.00       |
| 13. | Aggregate Base Course   | 30       | TN   | \$40.70                     |  | \$52.00             |                 | \$36.70           |                 | \$100.00          |
| 14. | 2" Asphalt Repair   | 55       | SY   | \$45.00                     |  | \$100.00            |                 | \$81.50           |                 | \$100.00          |
| 15. | Rock Excavation**   | 50       | CY   | \$50.00                     |  | \$50.00             |                 | \$50.00           |                 | \$50.00           |
| 16. | Bonds and Mobilization (Max. 3%)  | 1        | LS   | \$15,678.00                 |  | \$19,950.00         |                 | \$15,000.00       |                 | \$20,000.00       |
| 17. | As-Builts Including Survey  | 1        | LS   | \$4,267.00                  |  | \$5,000.00          |                 | \$7,500.00        |                 | \$48,000.00       |
|     |   |          |      | \$524,958.30                |  | \$642,910.00        |                 | \$660,260.50      |                 | \$699,550.81      |
|     |   |          |      | <b>Total Base Bid Price</b> |  |                     |                 |                   |                 |                   |

**TOWN OF TROUTMAN  
SANITARY SEWER CONNECTION TO CHA BARIUM CAMPUS  
IREDELL COUNTY, NORTH CAROLINA**

| Alternate Bid Items (Required)   |          |      |                                   |   |   |   |  |  |  |
|--|----------|------|-----------------------------------|---|---|---|--|--|--|
| Item   | Quantity | Unit | Buckeye Bridge, LLC<br>Canton, NC | Gilbert Engineering<br>Company<br>Statesville, NC | Bell Construction<br>Co., Inc.<br>Statesville, NC | Country Boy<br>Landscaping, Inc.<br>Harmony, NC |  |  |  |
| A.1 Additional Price for Delayed Connection Work Per Note on Sheet 4<br>All Gravity Sewer Mains 12" Size Instead of 8" Size: | 1        | LS   | \$5,396.00                        | \$16,300.00                                       | \$15,000.00                                       | \$40,000.00                                     |  |  |  |
| B.1 12" SDR 26 PVC Gravity Sewer* (or SDR 35 fully encased in stone)   |          |      |                                   |   |   |   |  |  |  |
| a. 0'-6"   | 155      | LF   | \$120.50                          | \$162.00  | \$175.00  | \$101.17  |  |  |  |
| b. 6'-8"   | 303      | LF   | \$124.70                          | \$166.00  | \$185.00  | \$105.16  |  |  |  |
| c. 8'-10"  | 127      | LF   | \$129.80                          | \$175.00  | \$195.00  | \$115.48  |  |  |  |
| d. 10'-12'   | 388      | LF   | \$140.10                          | \$185.00  | \$200.00  | \$128.31  |  |  |  |
| e. 12'-14'   | 243      | LF   | \$155.50                          | \$200.00  | \$215.00  | \$138.92  |  |  |  |
| f. 14'-16'   | 187      | LF   | \$178.00                          | \$220.00  | \$230.00  | \$156.96  |  |  |  |
| g. 16'-18"   | 716      | LF   | \$210.50                          | \$245.00  | \$250.00  | \$171.39  |  |  |  |
| h. 18'-20'   | 95       | LF   | \$309.50                          | \$258.00  | \$260.00  | \$232.66  |  |  |  |
| B.2 12" DIP Gravity Sewer*   |          |      |                                   |   |   |   |  |  |  |
| a. 0'-6"   | 491      | LF   | \$142.20                          | \$176.00  | \$215.00  | \$151.33  |  |  |  |
| b. 6'-8"   | 90       | LF   | \$146.40                          | \$185.00  | \$225.00  | \$174.78  |  |  |  |
| c. 8'-10'  | 11       | LF   | \$151.60                          | \$200.00  | \$235.00  | \$303.26  |  |  |  |
| 3 12" DIP (FLxPE)*   | 40       | LF   | \$385.50                          | \$740.00  | \$305.00  | \$565.20  |  |  |  |

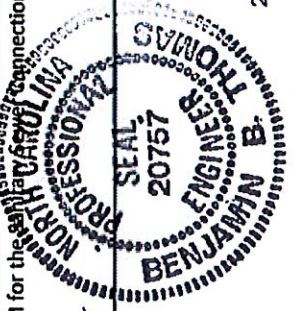
\*NOTE: Bidder agrees that costs for all by-pass pumping or pumping and hauling (if required); landscaping, fertilizing, seeding, and mulching; erosion control measures; fence replacements; culvert replacements; stone foundation conditioning; and any existing conditions restorations not otherwise listed as bid items have been included in the unit prices for the various bid items. No separate payment will be made for these items.

\*\*NOTE: Compensation for all rock excavation shall be limited to the unit prices shown. If Bidder believes actual cost per cubic yard will be higher, such incremental cost has been added to the cost for pipe installation and based on Bidder's own estimate of total quantity of rock. No payment above \$450/CY for trench rock excavation will be made.

I, Benjamin B. Thomas PE, do hereby certify that this is a true and correct copy of the canvass of bids received on Tuesday, March 15, 2022 at 2:00 PM for the sanitary sewer connection to CHA Barium Campus Project.

*Benjamin B. Thomas*

Benjamin B. Thomas, PE



## **RESOLUTION 11-22**

### **RESOLUTION TO ADOPT THE RECOMMENDED WATER AND WASTEWATER COLLECTION SYSTEM CAPITAL IMPROVEMENT PLAN – FISCAL YEAR 2022-2023 THROUGH FISCAL YEAR 2032-2033**

**WHEREAS**, the Town of Troutman recognizes that a Capital Improvement Plan (CIP) enables staff and the Town Council to plan for needed improvements; and

**WHEREAS**, the Capital Improvement Plan is a 10-year planning tool designed to help the Town plan for the repair, replacement, and acquisition of capital items; to assist in financial planning; to ensure coordination and evaluation of projects; to provide necessary lead time for project planning, permitting, and design; and to maintain or improve the Town's credit rating and fiscal health; and

**WHEREAS**, the CIP includes a needs assessment which prioritizes necessary capital projects for the next 10 years thereby assisting the Town in meeting its goal of providing quality wastewater collection service to its citizens while maintaining reasonable fees for the service; and

**WHEREAS**, the CIP details expenditures and funding sources for capital projects prioritized for the next five years and provides for adjustments to be made each year during development and adoption of the Town's annual budget;

**THEREFORE BE IT RESOLVED** that the Town of Troutman Town Council has received the Recommended Water and Wastewater Collection System Capital Improvement Plan – Fiscal Year 2022-2023 through Fiscal Year 2032-2033 and adopts this Capital Improvement Plan.

Adopted this the 14th day of April, 2022 at Troutman, Iredell County, North Carolina.

---

Teross W. Young, Mayor

ATTEST:

---

Kimberly H. Davis, Town Clerk  
Town of Troutman



Town of Troutman  
Ten-Year Capital Improvement Plan - Utility Fund

|  | 2023               | 2024               | 2025               | 2026             | 2027               | 2028             | 2029       | 2030               | 2031       | 2032       | 2033               |
|--|--------------------|--------------------|--------------------|------------------|--------------------|------------------|------------|--------------------|------------|------------|--------------------|
| <b>SEWER SYSTEM EXPENDITURES</b>   |                    |                    |                    |                  |                    |                  |            |                    |            |            |                    |
| Westmoreland Road Pump Station Upgrade (Increase Capacity)                             |                    |                    |                    |                  |                    |                  |            |                    |            |            |                    |
| Quail Haven Pump Station Elimination   | \$1,680,000        |                    |                    |                  |                    |                  |            |                    |            |            |                    |
| Iredell Ave Pump Station Elimination   |                    | \$550,000          |                    |                  |                    |                  |            |                    |            |            |                    |
| Replace or Rehab Failing Clay Sewer Pipe   |                    | \$450,000          |                    |                  |                    |                  |            |                    |            |            |                    |
| Rehab Brick Manholes and Other Failing Manholes  | \$1,900,000        |                    |                    |                  |                    |                  |            |                    |            |            |                    |
| Rimmer Farm Pump Station - Replace Level Controls, Add Generator                       | \$500,000          |                    |                    |                  |                    |                  |            |                    |            |            |                    |
| Mill Village Pump Station Elimination  |                    |                    | \$1,200,000        |                  |                    |                  |            |                    |            |            |                    |
| South Main Pump Station Elimination  |                    |                    | \$600,000          |                  |                    |                  |            |                    |            |            |                    |
| Massey Street Pump Station Alternate Force Main (Flow Diversion)                       |                    | \$520,000          |                    |                  |                    |                  |            |                    |            |            |                    |
| Streamwood Pump Station Upgrade  |                    |                    | \$1,250,000        |                  |                    |                  |            |                    |            |            |                    |
| Upgrade 5 Other Pump Stations (add or replace generators, control panels, pumps, misc) |                    |                    | \$2,500,000        |                  |                    |                  |            |                    |            |            | \$1,500,000        |
| Duck Creek Pump Station & Force Main to Third Creek or I-L Creek; eliminate Technology |                    |                    |                    |                  |                    |                  |            | \$3,000,000        |            |            |                    |
| I-L Creek Outfall Parallel Line (from I-77 to west end; 12,000 LF)                     |                    |                    |                    |                  |                    |                  |            |                    |            |            |                    |
| <b>TOTAL</b>   | <b>\$4,080,000</b> | <b>\$1,520,000</b> | <b>\$5,550,000</b> | <b>\$250,000</b> | <b>\$0</b>         | <b>\$0</b>       | <b>\$0</b> | <b>\$3,000,000</b> | <b>\$0</b> | <b>\$0</b> | <b>\$1,500,000</b> |
| <b>WATER SYSTEM EXPENDITURES</b>   |                    |                    |                    |                  |                    |                  |            |                    |            |            |                    |
| Water System Mapping and Assessment  | \$200,000          |                    |                    |                  |                    |                  |            |                    |            |            |                    |
| Upgrade Statesville Connection (new Booster Pumps, SCADA, etc.)                        |                    |                    | \$750,000          |                  |                    |                  |            |                    |            |            |                    |
| Old Murdock Road Tank Upgrades (replace altitude valve, etc.)                          |                    |                    |                    | \$250,000        |                    |                  |            |                    |            |            |                    |
| Replace cast iron, lead joint water mains (about 2 miles)                              |                    |                    |                    |                  | \$1,250,000        |                  |            |                    |            |            |                    |
| Replace old meters and setters   |                    |                    |                    |                  |                    | \$250,000        |            |                    |            |            |                    |
| New 0.5 MG Elevated Water Tank   |                    |                    |                    |                  |                    |                  |            |                    |            |            | \$2,500,000        |
| <b>TOTAL</b>   | <b>\$200,000</b>   | <b>\$0</b>         | <b>\$750,000</b>   | <b>\$250,000</b> | <b>\$1,250,000</b> | <b>\$250,000</b> | <b>\$0</b> | <b>\$0</b>         | <b>\$0</b> | <b>\$0</b> | <b>\$2,500,000</b> |

**TOWN OF TROUTMAN  
RESOLUTION AUTHORIZING APPLICATION FOR FUNDING  
FROM NC DEQ DIVISION OF WATER INFRASTRUCTURE FOR A  
WASTEWATER SYSTEM IMPROVEMENT PROJECT**

**WHEREAS,** The Federal Clean Water Act Amendments of 1987 and Safe Drinking Water Act Amendments of 1996 and the North Carolina Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater or drinking water system improvements, and

**WHEREAS,** The Town of Troutman has need for and intends to construct a wastewater system project described as the **2022 Sewer Collection System Rehabilitation Project**; and

**WHEREAS,** The Town of Troutman intends to request State funding assistance for the project (loan, forgivable principal, and/or grant).

**NOW THEREFORE BE IT RESOLVED, BY THE TROUTMAN TOWN COUNCIL:**

That the Town of Troutman, the Applicant, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the Town of Troutman will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the Troutman Town Council agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Troutman to make scheduled repayment of the loan, to withhold from the Town of Troutman any State funds that would otherwise be distributed to the Town of Troutman in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the Town of Troutman will provide for efficient operation and maintenance of the project on completion of construction thereof.

That **Ronald N. Wyatt, Town Manager, the Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the Town of Troutman with the State of North Carolina for a loan and grant to aid in the construction of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Town of Troutman has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 14th day of April, 2022 at Troutman, North Carolina.

\_\_\_\_\_  
Teross W. Young, Jr., Mayor

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Clerk of the Town of Troutman does hereby certify: That the attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Troutman Town Council duly held on the 14<sup>th</sup> day of April 2022; further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kimberly H. Davis, Town Clerk



## RESOLUTION 13-22

### RESOLUTION BY THE TOWN OF TROUTMAN AUTHORIZING APPLICATION FOR AIA STATE FUNDING OF PROJECT DESCRIBED AS THE “CLAY PIPE SEWER SYSTEM INVENTORY AND ASSESSMENT PROJECT”

- WHEREAS,** The North Carolina Water Infrastructure Act of 2005 (NCGS 159G), as amended, has authorized the making of grants to aid eligible units of government in financing the cost to inventory the existing water and/or sewer systems and document the condition of the inventoried infrastructure, and
- WHEREAS,** The Town of Troutman has need for and intends to inventory and assess the oldest parts of its wastewater collection system by undertaking a project described as the **Clay Pipe Sewer System Inventory and Assessment Project**, and
- WHEREAS,** The Town of Troutman intends to request state grant assistance for the project,

#### NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF TROUTMAN:

That Town of Troutman, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant award.

That **Ronald N. Wyatt, Town Manager**, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the implementation of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants pertaining thereto.

Adopted this the 14th day of April, 2022 at Troutman, North Carolina.

---

**Teross W. Young, Jr., Mayor**

#### **CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Town Clerk of the Town of Troutman does hereby certify:

That the attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the

Town Council of the Town of Troutman duly held on the 14<sup>th</sup> day of April, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

---

(Signature of Recording Officer)

---

(Title of Recording Officer)

## RESOLUTION 14-22

### RESOLUTION BY THE TOWN OF TROUTMAN AUTHORIZING APPLICATION FOR AIA STATE FUNDING OF PROJECT DESCRIBED AS THE “WATER SYSTEM INVENTORY AND ASSESSMENT PROJECT”

**WHEREAS,** The North Carolina Water Infrastructure Act of 2005 (NCGS 159G), as amended, has authorized the making of grants to aid eligible units of government in financing the cost to inventory the existing water and/or sewer systems and document the condition of the inventoried infrastructure, and

**WHEREAS,** The Town of Troutman has need for and intends to inventory and assess its drinking water system by undertaking a project described as the **Water System Inventory and Assessment Project**, and

**WHEREAS,** The Town of Troutman intends to request state grant assistance for the project,

#### **NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF TROUTMAN:**

That Town of Troutman, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant award.

That **Ronald N. Wyatt, Town Manager**, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant to aid in the implementation of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants pertaining thereto.

Adopted this the 14th day of April, 2022 at Troutman, North Carolina.

---

**Teross W. Young, Jr., Mayor**

#### **CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Town Clerk of the Town of Troutman does hereby certify:  
That the attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the



Town Council of the Town of Troutman duly held on the 14<sup>th</sup> day of April, 2022; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

---

(Signature of Recording Officer)

---

(Title of Recording Officer)



# TOWN OF TROUTMAN

## Committee or Advisory Board

### REAPPOINTMENT REQUEST

Name: Tamera Hatley

Date of Expiration: 5-9-22

**I currently serve on and seek reappointment to:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Planning & Zoning (P&Z) as a:              | <input type="checkbox"/> Member (3 yr. term)            | <input type="checkbox"/> Alternate (3 yr. term) |
|   | <input type="checkbox"/> Town Resident                  | <input type="checkbox"/> ETJ Resident           |
| <input checked="" type="checkbox"/> Board of Adjustment (BOA) as a: | <input checked="" type="checkbox"/> Member (3 yr. term) | <input type="checkbox"/> Alternate (2 yr. term) |
|   | <input checked="" type="checkbox"/> Town Resident       | <input type="checkbox"/> ETJ Resident           |
| <input type="checkbox"/> ABC Board (3 yr. term)                     |   |   |
| <input type="checkbox"/> Design Review Board (DRB) (3 yr. term)     |   |   |
| <input type="checkbox"/> Travel and Tourism Authority (3 yr. term)  |   |   |

Home Address: 134 Jalls Cove Dr. Troutman, NC 28166

Mailing Address (if different): \_\_\_\_\_

Telephone #: 1-336-837-5045 Alt. Telephone #: \_\_\_\_\_

Email Address: tamaralynn1108@yahoo.com

**Conflict of Interest Statement**

A conflict of interest or a potential conflict occurs if a board or committee member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration. Members of advisory boards and committees shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. State law defines conflicts of interest for members of the Planning & Zoning Board and Board of Adjustment.

A conflict of interest does not preclude appointment to Town boards and committees. Disclosure of possible conflicts of interest protects you and the Town. Do you foresee having a conflict of interest with any matters you may address if reappointed to this board or committee?

☒ NO

☐ YES (Please explain): \_\_\_\_\_

Tamera A. Hatley  
Signature

4/17/22  
Date

Please return by \_\_\_\_\_



# TOWN OF TROUTMAN

## Committee or Advisory Board

### REAPPOINTMENT REQUEST

Name:

Helen Byers

Date of Expiration:

6-18-22

**I currently serve on and seek reappointment to:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Planning & Zoning (P&Z) as a:              | <input type="checkbox"/> Member (3 yr. term)            | <input type="checkbox"/> Alternate (3 yr. term)  |
|   | <input type="checkbox"/> Town Resident                  | <input type="checkbox"/> ETJ Resident            |
| <input checked="" type="checkbox"/> Board of Adjustment (BOA) as a: | <input checked="" type="checkbox"/> Member (3 yr. term) | <input type="checkbox"/> Alternate (2 yr. term)  |
|   | <input type="checkbox"/> Town Resident                  | <input checked="" type="checkbox"/> ETJ Resident |
| <input type="checkbox"/> ABC Board (3 yr. term)                     |   |  |
| <input type="checkbox"/> Design Review Board (DRB) (3 yr. term)     |   |  |
| <input type="checkbox"/> Travel and Tourism Authority (3 yr. term)  |   |  |

Home Address:

346 Byers Road, Troutman, NC 28166

Mailing Address (if different):

Telephone #:

528-9596

Alt. Telephone #:

Email Address:

hlnbyers@yahoo.com

**Conflict of Interest Statement**

A conflict of interest or a potential conflict occurs if a board or committee member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration. Members of advisory boards and committees shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. State law defines conflicts of interest for members of the Planning & Zoning Board and Board of Adjustment.

A conflict of interest does not preclude appointment to Town boards and committees. Disclosure of possible conflicts of interest protects you and the Town. Do you foresee having a conflict of interest with any matters you may address if reappointed to this board of committee?

☒ NO

☐ YES (Please explain):

Signature

Helen Byers

Date

4/7/22

Please return by \_\_\_\_\_





**TOWN OF TROUTMAN**  
**Committee or Advisory Board**  
**REAPPOINTMENT REQUEST**

Name:

Randy Farmer

Date of Expiration:

6/18/22

**I currently serve on and seek reappointment to:**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Planning & Zoning (P&Z) as a:  | <input checked="" type="checkbox"/> Member (3 yr. term) | <input type="checkbox"/> Alternate (3 yr. term)  |
|  | <input type="checkbox"/> Town Resident                  | <input checked="" type="checkbox"/> ETJ Resident |
| <input type="checkbox"/> Board of Adjustment (BOA) as a:           | <input type="checkbox"/> Member (3 yr. term)            | <input type="checkbox"/> Alternate (2 yr. term)  |
|  | <input type="checkbox"/> Town Resident                  | <input type="checkbox"/> ETJ Resident            |
| <input type="checkbox"/> ABC Board (3 yr. term)                    |   |  |
| <input type="checkbox"/> Design Review Board (DRB) (3 yr. term)    |   |  |
| <input type="checkbox"/> Travel and Tourism Authority (3 yr. term) |   |  |

Home Address:

460 Talley Rd Troutman NC 28166

Mailing Address (if different):

Telephone #:

704-528-9618

Alt. Telephone #:

Cell

704-880-0690

Email Address:

rdfarmer@bellsouth.net

**Conflict of Interest Statement**

A conflict of interest or a potential conflict occurs if a board or committee member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration. Members of advisory boards and committees shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. State law defines conflicts of interest for members of the Planning & Zoning Board and Board of Adjustment.

A conflict of interest does not preclude appointment to Town boards and committees. Disclosure of possible conflicts of interest protects you and the Town. Do you foresee having a conflict of interest with any matters you may address if reappointed to this board or committee?

☒ NO

☐ YES (Please explain):

Signature

Randy Farmer

Date

3-28-22

Please return by \_\_\_\_\_



**TOWN OF TROUTMAN**  
**Committee or Advisory Board**  
**REAPPOINTMENT REQUEST**

Name:

Barry General

Date of Expiration:

6/18/22

**I currently serve on and seek reappointment to:**

- ☒ Planning & Zoning (P&Z) as a: ☒ Member (3 yr. term) ☐ Alternate (3 yr. term)  
☐ Town Resident ☒ ETJ Resident
- ☐ Board of Adjustment (BOA) as a: ☐ Member (3 yr. term) ☐ Alternate (2 yr. term)  
☐ Town Resident ☐ ETJ Resident
- ☐ ABC Board (3 yr. term)
- ☐ Design Review Board (DRB) (3 yr. term)
- ☐ Travel and Tourism Authority (3 yr. term)

Home Address:

162 Hoover Rd.

Mailing Address (if different):

Telephone #:

717-462-9000

Alt. Telephone #:

Email Address:

barrygeneral1@aol.com

**Conflict of Interest Statement**

A conflict of interest or a potential conflict occurs if a board or committee member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration. Members of advisory boards and committees shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. State law defines conflicts of interest for members of the Planning & Zoning Board and Board of Adjustment.

A conflict of interest does not preclude appointment to Town boards and committees. Disclosure of possible conflicts of interest protects you and the Town. Do you foresee having a conflict of interest with any matters you may address if reappointed to this board of committee?

☒ NO

☐ YES (Please explain):

Signature

Date

Please return by



# Application to Serve on a Town of Troutman Committee or Advisory Board

Date: Feb. 18, 2022

Name: Sally Williams

Home Address: P.O. Box 301 Troutman, NC 28166

Mailing Address (if different) \_\_\_\_\_

Telephone #: 704 528-6583 Alt. Telephone #: \_\_\_\_\_

E-Mail Address: coach52@hotmail.com

Place of Employment: N/A

## Town of Troutman Advisory Boards and Committees

The Town of Troutman continually accepts applications for advisory boards and committees listed below. On the following pages please indicate which boards/committees you are interested in serving and respond to all questions. You may attach a cover letter, resume, and/or additional pages to fully describe your qualifications or interest in serving. If you have questions regarding board/committee duties, activities, training opportunities, etc. please contact Kim Davis by e-mail at [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov) or phone at 704-528-7600.

**Alcoholic Beverage Commission Board (ABC):** Oversees and distributes the proceeds of alcohol sales, operates the Town's ABC Store, and enforces NC ABC laws. Meets on an as needed basis.

**Board of Adjustment (BOA):** Hears and decides cases that range from granting specific variances from adopted rules to approving unique, special uses. Meets on an as needed basis (typically one Wednesday a month at 4:30pm).

**Design Review Board (DRB):** Reviews and recommends proposals for building facades and alternative landscaping plans for multi-family and non-residential development. Meets on the third Thursday of each month at 7:00pm.

**Parks and Recreation Committee (PRC):** Reviews and recommends and develops parks, pedestrian facilities, bicycle facilities, recreational facilities, and programs to benefit the citizens of Troutman. Meets on the third Monday of each month at 3:00pm.

**Planning & Zoning Board (P&Z):** Reviews and recommends plans for new neighborhoods, text changes for zoning and subdivision laws, property rezoning, transportation improvements, and short and long term land use plans. Meets on the fourth Monday of each month at 7:00pm.

**Travel and Tourism Authority (TTA):** Promotes and markets Troutman area lodging, dining, attractions, etc. to visitors and corporations. Authority is not currently active.



Part A

First board/committee preference: Park & Recreation Committee

Please list any relevant education, training, experience, or hobbies:

Certified Physical Education teacher

Please describe your involvement in community activities, volunteer, and civic organizations:

I've been involved with this committee since 2011.

If appointed, what specific goal(s) would you like to see the board/committee achieve and why? How would you suggest accomplishing this?

Continue to complete all phases of ESC Park. Working with committee & staff getting donations or events.

*If you do not have a second board or committee you are interested in serving on, please proceed to part B of this application.*

## Part B

Please submit names and contact information of two (2) references:

1. Kaci Williams 704 928-7583

2. Hap Williams 704 902-6583

Leah Jackson 704 929-6559

Have you ever been convicted of a Felony, Class A1 Misdemeanor or Class 1 Misdemeanor?

No ☒ Yes ☐ If yes, please explain:

### Conflict of Interest Statement:

Are there any conflict of interests or other matters that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Town Council? No ☒ Yes ☐

If yes, please explain:

I understand this application is a public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from any board or committee. I also understand that regular attendance is required and is important to the success of the board or committee and accordingly, if my attendance is less than the standards established that this is cause for removal.

Sally Williams  
Signature

\*Valid for 1 year from date of application.

### Application to Troutman Town Clerk Kim Davis:

Delivery: Troutman Town Hall, 400 N. Eastway Dr.

Mail: PO Box 26, Troutman NC 28166

Email: [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov)

Fax: (704) 528-7605

# Application to Serve on a Town of Troutman Committee or Advisory Board



Date: 4-7-2022

Name: MARTIN D. PAGE

Home Address: 570 Fern Hill RD Mooresville 28117

Mailing Address (if different) \_\_\_\_\_

Telephone #: 704-437-1312 (c) Alt. Telephone #: \_\_\_\_\_

E-Mail Address: MPAGE570@GMAIL.COM

Place of Employment: Retired (on ISS Board of Education)

## Town of Troutman Advisory Boards and Committees

The Town of Troutman continually accepts applications for advisory boards and committees listed below. On the following pages please indicate which boards/committees you are interested in serving and respond to all questions. You may attach a cover letter, resume, and/or additional pages to fully describe your qualifications or interest in serving. If you have questions regarding board/committee duties, activities, training opportunities, etc. please contact Kim Davis by e-mail at [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov) or phone at 704-528-7600.

**Alcoholic Beverage Commission Board (ABC):** Oversees and distributes the proceeds of alcohol sales, operates the Town's ABC Store, and enforces NC ABC laws. Meets on an as needed basis.

**Board of Adjustment (BOA):** Hears and decides cases that range from granting specific variances from adopted rules to approving unique, special uses. Meets on an as needed basis (typically one Wednesday a month at 4:30pm).

**Design Review Board (DRB):** Reviews and recommends proposals for building facades and alternative landscaping plans for multi-family and non-residential development. Meets on the third Thursday of each month at 7:00pm.

**Parks and Recreation Committee (PRC):** Reviews and recommends and develops parks, pedestrian facilities, bicycle facilities, recreational facilities, and programs to benefit the citizens of Troutman. Meets on the third Monday of each month at 3:00pm.

**Planning & Zoning Board (P&Z):** Reviews and recommends plans for new neighborhoods, text changes for zoning and subdivision laws, property rezoning, transportation improvements, and short and long term land use plans. Meets on the fourth Monday of each month at 7:00pm.

**Travel and Tourism Authority (TTA):** Promotes and markets Troutman area lodging, dining, attractions, etc. to visitors and corporations. Authority is not currently active.



## Part A

First board/committee preference: Parks + Recreation

Please list any relevant education, training, experience, or hobbies:

COACHES HS Basketball + CROSS Country Coached Baseball, Football youth leagues, FORMER LYAA, President of N. Piedmont BJO RTH

Please describe your involvement in community activities, volunteer, and civic organizations:

See Above

If appointed, what specific goal(s) would you like to see the board/committee achieve and why? How would you suggest accomplishing this?

Expand RECREATIONAL OPPORTUNITIES FOR youth

If you do not have a second board or committee you are interested in serving on, please proceed to part B of this application.

## Part B

Please submit names and contact information of two (2) references:

1. Sepp James 828-312-3091
2. Wayne Howell 704-902-6039

Have you ever been convicted of a Felony, Class A1 Misdemeanor or Class 1 Misdemeanor?

No ☒ Yes ☐ If yes, please explain:

---

---

---

### Conflict of Interest Statement:

Are there any conflict of interests or other matters that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Town Council? No ☒ Yes ☐

If yes, please explain:

---

I understand this application is a public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from any board or committee. I also understand that regular attendance is required and is important to the success of the board or committee and accordingly, if my attendance is less than the standards established that this is cause for removal.

  
Signature

\*Valid for 1 year from date of application.

### Application to Troutman Town Clerk Kim Davis:

Delivery: Troutman Town Hall, 400 N. Eastway Dr.

Mail: PO Box 26, Troutman NC 28166

Email: [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov)

Fax: (704) 528-7605

# Application to Serve on a Town of Troutman Committee or Advisory Board



< Reappointment > Parks  
+ Rec.

Date: 7 April 2022

Name: Michael Barker

Home Address: 176 Autumn Frost Ave. Statesville NC 28677

Mailing Address (if different) \_\_\_\_\_

Telephone #: 7044370124 Alt. Telephone #: \_\_\_\_\_

E-Mail Address: michael@versatilecc.com

Place of Employment: Mitchell Community College

## Town of Troutman Advisory Boards and Committees

The Town of Troutman continually accepts applications for advisory boards and committees listed below. On the following pages please indicate which boards/committees you are interested in serving and respond to all questions. You may attach a cover letter, resume, and/or additional pages to fully describe your qualifications or interest in serving. If you have questions regarding board/committee duties, activities, training opportunities, etc. please contact Kim Davis by e-mail at [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov) or phone at 704-528-7600.

**Alcoholic Beverage Commission Board (ABC):** Oversees and distributes the proceeds of alcohol sales, operates the Town's ABC Store, and enforces NC ABC laws. Meets on an as needed basis.

**Board of Adjustment (BOA):** Hears and decides cases that range from granting specific variances from adopted rules to approving unique, special uses. Meets on an as needed basis (typically one Wednesday a month at 4:30pm).

**Design Review Board (DRB):** Reviews and recommends proposals for building facades and alternative landscaping plans for multi-family and non-residential development. Meets on the third Thursday of each month at 7:00pm.

**Parks and Recreation Committee (PRC):** Reviews and recommends and develops parks, pedestrian facilities, bicycle facilities, recreational facilities, and programs to benefit the citizens of Troutman. Meets on the third Monday of each month at 3:00pm.

**Planning & Zoning Board (P&Z):** Reviews and recommends plans for new neighborhoods, text changes for zoning and subdivision laws, property rezoning, transportation improvements, and short and long term land use plans. Meets on the fourth Monday of each month at 7:00pm.

**Travel and Tourism Authority (TTA):** Promotes and markets Troutman area lodging, dining, attractions, etc. to visitors and corporations. Authority is not currently active.



## Part A

**First board/committee preference:** Parks & Recreation Committee

---

**Please list any relevant education, training, experience, or hobbies:**

Played football, basketball, baseball, track and feild 4 years in high school, and collegiate football for 4 years at Lenoir-Rhyne University.

---

**Please describe your involvement in community activities, volunteer, and civic organizations:**

I have volunteered with TYAA for over a decade in both board, coordinator and coaching roles.

---

**If appointed, what specific goal(s) would you like to see the board/committee achieve and why? How would you suggest accomplishing this?**

Improve and expand the parks in our community to keep up with the growing demand for our youth to participate in atheletics.

---

*If you do not have a second board or committee you are interested in serving on, please proceed to part B of this application.*

## Part B

Please submit names and contact information of two (2) references:

1. Bryan Paslay - Phone # 704-903-8914
2. Cecil Mock - Phone # 336-465-3160

Have you ever been convicted of a Felony, Class A1 Misdemeanor or Class 1 Misdemeanor?

No ☒ Yes ☐ If yes, please explain:

### Conflict of Interest Statement:

Are there any conflict of interests or other matters that would create problems or prevent you from fairly and impartially discharging your duties as an appointee of the Town Council? No ☒ Yes ☐

If yes, please explain:

I understand this application is a public record and I certify that the facts contained in this application are true and correct to the best of my knowledge. I authorize and consent to background checks and to the investigation and verification of all statements contained herein as deemed appropriate. I further authorize all information concerning my qualifications to be investigated and release all parties from all liability for any damages that may result from this investigation. I understand and agree that any misstatement may be cause for my removal from any board or committee. I also understand that regular attendance is required and is important to the success of the board or committee and accordingly, if my attendance is less than the standards established that this is cause for removal.

*Michael Barker*

Signature

\*Valid for 1 year from date of application.

**Application to Troutman Town Clerk Kim Davis:**

Delivery: Troutman Town Hall, 400 N. Eastway Dr.

Mail: PO Box 26, Troutman NC 28166

Email: [kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov)

Fax: (704) 528-7605



**TOWN OF TROUTMAN**  
**Committee or Advisory Board**  
**REAPPOINTMENT REQUEST**

Name:

Tonya B. Bartlett

Date of Expiration:

2-13-22

**I currently serve on and seek reappointment to:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Planning & Zoning (P&Z) as a:             | <input type="checkbox"/> Member (3 yr. term) | <input type="checkbox"/> Alternate (3 yr. term) |
|  | <input type="checkbox"/> Town Resident       | <input type="checkbox"/> ETJ Resident           |
| <input type="checkbox"/> Board of Adjustment (BOA) as a:           | <input type="checkbox"/> Member (3 yr. term) | <input type="checkbox"/> Alternate (2 yr. term) |
|  | <input type="checkbox"/> Town Resident       | <input type="checkbox"/> ETJ Resident           |
| <input type="checkbox"/> ABC Board (3 yr. term)                    |  |   |
| <input type="checkbox"/> Design Review Board (DRB) (3 yr. term)    |  |   |
| <input type="checkbox"/> Travel and Tourism Authority (3 yr. term) |  |   |

☒ Park & Rec. Committee

Home Address:

336 E Church St. Troutman NC 28166

Mailing Address (if different):

Telephone #:

(704) 400-1983

Alt. Telephone #:

Email Address:

tmb7731@hotmail.com

**Conflict of Interest Statement**

A conflict of interest or a potential conflict occurs if a board or committee member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration. Members of advisory boards and committees shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. State law defines conflicts of interest for members of the Planning & Zoning Board and Board of Adjustment.

A conflict of interest does not preclude appointment to Town boards and committees. Disclosure of possible conflicts of interest protects you and the Town. Do you foresee having a conflict of interest with any matters you may address if reappointed to this board of committee?

☒ NO

☐ YES (Please explain):

Signature

Tonya B. Bartlett

Date

3/10/22

Please return by



# Tonya Bartlett

336 E Church St, | Troutman, NC 28166 | 704.400.1983 | [tmr7731@hotmail.com](mailto:tmr7731@hotmail.com)

**March 15<sup>th</sup>, 2022**

Parks and Recreation Committee

Board Members

Town of Troutman

400 N. Eastway Dr,

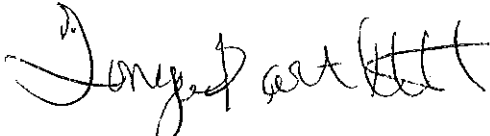
Troutman, NC 28166

**Dear Parks and Recreation Committee and Town Board:**

I would like to remain a committee member of our Parks and Recreation Department by continuing to give advice as a town resident in shaping the growth of our town parks and local recreation.

Please allow me to maintain a seat.

**Sincerely,**

A handwritten signature in black ink, appearing to read 'Tonya Bartlett', with a stylized, cursive script.

**Tonya Bartlett**