



**Date:** Thursday, December 09, 2021  
**Time:** 7:00 P.M. Council Meeting  
**Location:** Troutman Town Hall  
 400 N. Eastway Drive,  
 Troutman, NC

**Regular Meeting Agenda Items**

**Participants**

**I. CALL TO ORDER**

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

Mayor Teross W. Young

Council

Council

**II. CONSENT AGENDA**

1. Approval of Agenda Briefing Meeting Minutes of November 08, 2021
2. Approval of Closed Session Minutes of November 08, 2021
3. Approval of Regular Meeting Minutes of November 10, 2021
4. Approval of Budget Amendment for House Improvement to 364 North Eastway Drive
5. Approval of Resolution 31-21 Titled: *“A Resolution of Support for the Town of Troutman Application for CRTPO Discretionary Funding for an Update to the 2009 Comprehensive Transportation Plan”*
6. Approval of Façade Elevations
  - a. Norwood Walk Amenity Center
  - b. TMS Heating and Air
7. Approval of Resolution 32-21 Titled: *“Resolution Recognizing the Distinguished Service of Sally P. Williams”*
8. Approval of Police Department Request
  - a. Body Cameras and In-Car Camera Replacement
  - b. Purchase of Different Make/Model of Police Vehicles and Vehicle Graphics
9. Approval of 2022 Meeting Schedule of the Town Council
10. Approval of Wastewater Agreement and Contract Between the Town of Troutman, Iredell County, and Children’s Hope Alliance

Council

### III. PUBLIC COMMENTS

The public is invited to address the Town Council with comments or concerns. Public comment is limited to three (3) minutes per individual. Speakers are required to sign in at the podium and are required to adhere to Town Policy #51 Titled: “*Policy Governing Comments from the Public at Town Meetings*”.

Public comments can be received by mail at 400 N. Eastway Drive, Troutman NC 28166, email ([kdavis@troutmannnc.gov](mailto:kdavis@troutmannnc.gov)), or live stream chat of no more than 350 characters. Emails can be received up to 5:00 pm the day of the meeting. (For Live Streaming, go to the link on the home page on the Town Website at [www.troutmannnc.gov](http://www.troutmannnc.gov)).

### IV. OLD BUSINESS

11. Rezoning Request (CZ-RM-21-01), Project Name: Winecoff Village; Applicant: Peggy Jolly; 40.721 (+/-) acres; PIN(s) 4741261714, 4741164796, 4741164993; (Location- Winecoff Street) from Suburban Residential (RS) and Town Residential (RT) to Residential Mixed-Conditional (CZ-RM) (*Continued since Council’s July meeting*)
  - a. Hold Public Hearing
  - b. Consider Adoption of Ordinance 07-21 Titled: “*An Ordinance Changing The Zoning Classification Of The After Described Property From Suburban Residential (RS) And Town Residential (RT) To Residential Mixed – Conditional (CZ-RM) Case CZ-RM-21-01 Property Known As Winecoff Village*”
  - c. Consider Adoption of Statement of Consistency
  
12. Annexation Request AX-21-01 (Contiguous) Project Name: Winecoff Village; Applicant: Peggy Jolly; 40.721 (+/-) acres; PIN(s) 4741261714, 4741164796, 4741164993; (Location- Winecoff Street) (*Continued since Council’s July meeting*)
  - a. Hold Public Hearing
  - b. Consider Adoption of Ordinance 06-21 Titled: “*An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Contiguous)*”
  
13. Annexation Request AX-21-08 (Non-Contiguous) Project Name: Rocky Creek; Applicant: Adelaide Horton & et.al; 53.0(+/-) acres; PIN(s) 4740586774; located on Charlotte Hwy (US21/NC 115) (*Deferred at Council’s November meeting*)
  - a. Hold Public Hearing
  - b. Consider Adoption of Ordinance 22-21 Titled: “*An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)*”
  
14. Rezoning Request CZ-RM-21-05; Applicant: BBC Troutman, LLC; Project Name: Rocky Creek; 54.66 (+/-) acres; PIN(s) 4740586774, 4740687765 (portion), and 4740688665 (portion); located on the Southwest Side of Charlotte Hwy (US21/NC115) North of Ostwalt Amity Road from Iredell County-Residential Agriculture (RA) to Town of Troutman Conditional Zoning-Mixed Residential (CZ-RM), (*Deferred at Council’s November meeting*)
  - a. Hold Public Hearing

Lynn Hair, Planning Director

Hair

Hair

Hair

<p>b. Consider Adoption of Ordinance 23-21 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property from Iredell County-Residential Agriculture (RA) to Town of Troutman Conditional Zoning-Mixed Residential (CZ-RM)”</i></p> <p>c. Consider Adoption of Statement of Consistency</p>	
<p><b>V. NEW BUSINESS</b></p> <p><b>15.</b> Annexation Request AX-21-04 (Non-Contiguous) Project Name: Troutman Logistics; Applicant: Timothy Douglas, et.al.; 159.134(+/-) acres; PIN(s) 4741519085 (Douglas property), 4741616292 (Douglas property), 4741723835 (Douglas property), 4741726187 (Douglas property) , 4741708547 (Murdock property), 4740798755 (Murdock property), 4741601981 (Thomas property), portion of 4741409550 (Carrigan property), portions of 4741506602 (Day property), portion of 4741507774 (Hobbs property), portion of 4741504957 (Carrigan property), 4741728927 (Poole property); located at the Intersection of US Hwy 21 and Ostwalt Amity Road</p> <p>a. Hold Public Hearing</p> <p>b. Consider Adoption of Ordinance 20-21 Titled: <i>“An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)”</i></p> <p><b>16.</b> Rezoning Request CZ-HI-21-04: Applicant Timothy Douglas et. al.; 159.134(+/-) acres; PIN(s) 4741519085, 4741616292, 4741723835, 4741726187, 4741708547, 4740798755, 4741601981, portion of 4741409550, portions of 4741506602, portion of 4741507774, portion of 4741504957, 4741728927; located at the Intersection of US Hwy 21 and Ostwalt Amity Road from Iredell County Residential Agricultural (RA) to Town of Troutman Conditional Zoning-Heavy Industrial (CZ-HI)</p> <p>a. Hold Public Hearing</p> <p>b. Consider Adoption of Ordinance 21-21 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property from Iredell County-Residential Agriculture (RA) to Town of Troutman Conditional Zoning-Heavy Industrial (CZ-HI)”</i></p> <p>c. Consider Adoption of Statement of Consistency</p> <p><b>17.</b> Annexation Request AX-21-09 (Non-Contiguous) Applicant: Michael Nelin-NREM NC, LLC; 6.38 (+/-) acres; PIN(s) 4730341291 located at 134 Honeycutt Road</p> <p>a. Hold Public Hearing</p> <p>b. Consider Adoption of Ordinance 24-21 Titled: <i>“An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)”</i></p> <p><b>18.</b> Rezoning Request RZ-21-04: Applicant: Michael Nelin/NREM NC, LLC; 6.38 (+/-) acres; PIN(s) 4730341291; located at 134 Honeycutt Road from Iredell County Residential Agricultural (RA) to Town of Troutman Suburban Residential (RS)</p> <p>a. Hold Public Hearing</p> <p>b. Consider Adoption of Ordinance 25-21 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property from Iredell County-Residential Agriculture (RA) to Town of Troutman Suburban Residential (RS)”</i></p> <p>c. Consider Adoption of Statement of Consistency</p>	<p>Hair</p> <p>Hair</p> <p>Hair</p> <p>Hair</p>

<p><b>19.</b> Rezoning Request CZ-CB-21-09: Applicant: Ronald Scott Parmiter; Project Lytton Street Townhomes Phase 2; 1.87 (+/-) acres; PIN(s) 4731774271 and 4731774228 from Central Business to Condition Zoning-Central Business</p> <ol style="list-style-type: none"> <li>a. Hold Public Hearing</li> <li>b. Consider Adoption of Ordinance 26-21 Titled: <i>“An Ordinance Changing The Zoning Classification Of The After Described Property from Central Business (CB) to Conditional Zoning-Central Business (CZ-CB)”</i></li> <li>c. Consider Adoption of Statement of Consistency</li> </ol>	<p>Hair</p>
<p><b>VI. RECOGNITION(S) / INTRODUCTION(S) / PRESENTATION(S)</b></p> <p><b>20.</b> Presentation of Resolution 32-21 Recognizing the Distinguished Service of Sally P. Williams</p>	<p>Mayor Young</p>
<p><b>VII. ORGANIZATIONAL BUSINESS</b></p> <p><b>21.</b> Administration of Oaths of Office for Town Council</p> <ol style="list-style-type: none"> <li>a. W. Paul Henkel, Councilmember</li> <li>b. Felina L. Harris, Councilmember</li> <li>c. Jerry R. Oxsher</li> </ol> <p><b>22.</b> Selection of Mayor Pro Tempore</p>	<p>Administered by the Honorable Rob Young, NC District Court Judge</p> <p>Mayor/Council</p>
<p><b>VIII. Elected/Officials Reports and Comments:</b></p> <p>At this time Mayor Young provides an opportunity for elected and other officials to make reports and/or comments:</p> <ul style="list-style-type: none"> <li>• Town Council Members</li> <li>• Mayor</li> <li>• Staff</li> </ul>	
<p><b>IX. Adjournment...</b><i>Mayor seeks Council motion and second to adjourn.</i></p>	<p>Council</p>

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