

MINUTE BOOK XXX, PAGES 114-133
TROUTMAN TOWN COUNCIL REGULAR MEETING MINUTES
December 09, 2021

The regular meeting of the Town of Troutman Town Council was held in the Troutman Town Hall, 400 North Eastway Drive, North Carolina on Thursday, December 09, 2021 at 7:00 p.m. with the Mayor Teross W. Young, Jr., presiding.

Councilmembers Present: W. Paul Henkel; Sally P. Williams; George W. Harris; Felina L. Harris

Absent: Edward R. Nau

Staff Present: Ronald Wyatt, Town Manager; Kimberly Davis, Town Clerk; Lynne Hair, Planning Director; Gary Thomas, Town Attorney; Josh Watson, Police Chief; Andrew Ventresca, Associate Planner; Michael Barker, IT

Press Present: Debbie Page, Iredell Free News

I. MAYOR YOUNG CALLED THE MEETING TO ORDER

MAYOR YOUNG WELCOMED VISITORS AND GUESTS

INVOCATION – Delivered by W. Paul Henkel, Mayor Pro Tempore

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO AND APPROVAL OF THE AGENDA (Adjustments)**

**Reverse order of Agenda Items IV & V.

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Sally Williams, and unanimously carried, approved to reverse the agenda order switching Item IV. Old Business with Item V. New Business.

**Addition of “Approval of Premium Pay” as Consent Agenda Item 11.

Upon motion by Councilmember Sally Williams, seconded by Councilmember George Harris, and unanimously carried, approved to add “Premium Pay” as Item 11 on the Consent Agenda.

Upon motion by Councilmember Felina Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved the December 9, 2021 Town Council meeting agenda as amended above.

II. CONSENT AGENDA: *Consent Agenda Items are considered to be routine by the Town Council and will be approved with one motion. There will be no separate discussion on these items unless the Mayor or a Council member so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

- ITEM 1. Approval of Agenda Briefing Meeting Minutes of November 08, 2021**
- ITEM 2. Approval of Closed Session Meeting Minutes of November 08, 2021**
- ITEM 3. Approval of Regular Meeting Minutes of November 10, 2021**
- ITEM 4. Approval of Budget Amendment for House Improvement to 364 North Eastway Drive**
- ITEM 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”**

- ITEM 6. Approval of Façade Elevations**
 - a. Norwood Walk Amenity Center
 - b. TMS Heating and Air
- ITEM 7. Approval of Resolution 32-21 Titled: “Resolution Recognizing the Distinguished Service of Sally P. Williams”**
- ITEM 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
- ITEM 9. Approval of 2022 Meeting Schedule of the Town Council**
- ITEM 10. Approval of Wastewater Agreement and Contract Between the Town of Troutman, Iredell County, and Children’s Hope Alliance**
- **ITEM 11. Approval of Premium Pay**

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved Consent Agenda as amended.

(Copied in full, Resolution 31-21 is filed in Resolution Book IV, Page 32)

(Copied in full, Resolution 32-21 is filed in Resolution Book IV, Page 33)

(Copied in full, Resolutions 31-21 and 32-21, Budget Amendments, 2022 Town Council Meeting Schedule, and Wastewater Agreement is attached to these minutes and is filed on CD titled: “Town Council Supporting Documents” dated December 6th and 9th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

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, live stream chat of no more than 350 words, or email kdavis@troutmannnc.gov (emails can be received up to 5:00 pm the day of the meeting).

No public comments were submitted via live stream, email, or hand written prior to the meeting.

- Karen VanVliet, Troutman resident addressed Council commenting as Council hears residents speak out against several agenda items tonight, she reminded Council of the seat they serve as elected officials stating that their role is to make informed decisions that are in the best interest of the Town and its residents. She asked that Council keep in mind the development of the Strategic Plan that is to provide the Town with guidance as the Town moves forward to find the balance between the advancements of growth and the interest of the Troutman residents. She stated as Town’s leaders it is Council’s responsibility to coordinate existing forward looking plans addressing transportation and land use with current and projected development patterns to ensure growth occurs in a manner which maintains Troutman’s sense of place and natural resources while enhancing its economic validity and quality of life. Ms. VanVliet asked that Council vote, in several decisions, that in the end make Troutman a true success story.
- Seth Fargher, addressed Council in representation of an organization called “For Troutman”. He thanked Council for the work they do and specifically for those who voted to deny the request to rezone the Wagner Street Townhome project at Council’s November meeting. In an effort to educate and inform the community regarding developments taking place as well as activating community members to become more engaged he has started the website troutman.org. He commented that politics is messy and there is a lot of miss information at times and is not easily understood by the community. He wants Council to hear from him that he is in fact for the community of Troutman stating there are different perspectives of what a healthy Troutman would look like. Troutman must grow, that is

probably inevitable but slow sustainable growth as outlined in the Future Land Use Plan is very different from the rapid and expansive growth that several of tonight's projects would bring. Mr. Fargher stated he is in favor of small projects such as the Honeycutt Drive project. He spoke of his actions within the last week; one that included holding a community meeting to inform citizens and help educate them on the Planning and Zoning process as well as understanding implications of projects on tonight's agenda such as adjacent property owners livelihoods being at stake. In conclusion, he encouraged council to listen to the voices of the community stating that tonight will set a precedence.

- Karl Jabourian, UNCC, MBA Student addressed Council regarding home sales and the manipulation of home prices from such companies such as Zillow. Requesting that Council protect future homes being built in Troutman from market manipulation allowing the American dream of owning a home to prevail for future generations.

****IV. V. NEW BUSINESS**

Councilmember Sally Williams made the following motion to implement a new rule for tonight's Public Hearings as provided by Gary Thomas, Town Attorney.

Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved to implement for the purpose of Public Hearings on annexations and rezoning's during the Troutman Town Council regular meeting on December 9, 2021 that the time of Public Hearings shall be limited to 1 hour and 15 minutes for each item of business. The applicant shall have up to 15 minutes to present their application. All those in support of an item shall have a total of 30 minutes to provide comment and evidence. All those in opposition to an item shall have a total of 30 minutes to provide comment and evidence. The limitation of 5 minutes per speaker shall remain. Each side is encouraged to designate spokesmen and a show of hands will be held among the public as to who supports and who opposes each item of business.

ITEM 15 12. 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, (Hair)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented the request stating that the non-contiguous voluntary annexation request is for 159 acres and is in conjunction with the rezoning of Troutman Logistics.

On behalf of the applicant Matt Prince was present and addressed Council reiterating that the request is for 159(+) acres and is in conjunction with a rezoning request.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 20-21 Titled: “An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)”

Upon motion by Councilmember Sally Williams, seconded by Councilmember George Harris, and unanimously carried, approved Ordinance 20-21 Titled: “An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Non-Contiguous)” as presented.

(Copied in full, Ordinance 20-21 in filed in Ordinance Book 9, Pages 52-54)

(Copied in full, Ordinance 20-21, is attached to these minutes and is filed with the application, location map, site map, and public hearing notice on CD Titled: “Town Council Supporting Documents” dated December 6th and 9th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 16 13. 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), (Hair)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented rezoning request CZ-HI-21-04 stating that the request is for conditional zoning by applicant Timothy Douglas et.al. for the use of a 1.7 million square foot warehouse/distribution center. The property is located northeast of the Charlotte Highway (US21/NC115) and Ostwalt Amity Road intersection with road frontage on Charlotte Highway, Ostwalt Amity Road and Perry Road. She stated that as part of the concept plan for the applicants application there are two buildings proposed neither of which have proposed tenants. All uses permitted in the Highway Business with the exception of adult establishments, cemeteries, heavy manufacturing, and landfills, will be permitted on the site. Ms. Hair pointed out that there are other requests by the applicant that vary from the Town’s ordinance requirements such as up to 95’ in building height; ordinance allows 4 stories (95’ is approximately 6 stories in a commercial structure). The applicant is also requesting 300 sq. ft. monument signage at each entrance and 500 sq. ft. of building signage on three sides of their proposed buildings. She stated that the property is located in Iredell County and zoned Residential Agriculture (RA) pointing out that the majority of the property is mostly vacant with the exception of several residential structures on the site. The majority of the adjacent properties are located in Iredell County and zoned RA as well. There is some HB Troutman zoning at the intersection of Ostwalt Amity and Hwy 21 and Troutman RT located to the north of the site. Ms. Hair briefly reviewed the definition of the Town’s UDO for Heavy Industrial (HI) and explained that CZ-HI is site specific and the concept plan provided as a part of this application will become a part of the allowable zoning of the property if approved and any changes in the approval will require approval through the conditional zoning process. It was pointed out through the Town’s Future Land Use Map the property is shown as medium density residential as well as adjacent properties to the north, east, and west of the property. Properties to the south are shown as Highway Commercial and Industrial. She also pointed out the proposed rezoning is consistent with the Future Land Use Map however there are properties shown on FLU Map as General Commercial, Interchange Commercial and Heavy Industrial. She pointed out the Town’s 2018 Strategic Plan calls for flexibility in land use informing Council that it is within Council purview to approve a rezoning request that may differ from what is shown on the Future Land Use Map. In reviewing future land use considerations the key guiding principle is smart growth. In an assessment of smart growth it was pointed out that with the proposed use of a 1.7 million sq. ft. warehouse versus the existing use of residential the Town’s tax revenue would be higher, there would be

less traffic, zero demands on the school system, but storm water BMP's would be required with the project being considered as high density. Ms. Hair continued by stating that an enhanced Traffic Impact Analysis (TIA) was required due to the size of the project with recommendations including turn lanes at entrances and ingress/egress lanes. The applicant will address additional recommendations. She advised that a community meeting was held on October 11, 2021 as well as an additional community meeting that was held on December 2, 2021 providing the community opportunity to discuss the project and voice concerns; main concerns included: traffic, lighting, buffering adjacent properties, and impact to property values. In presenting staff's recommendation for approval, Ms. Hair stated that staff feels that even though the FLU Map shows the property as medium density residential that other components of the LUP are being met specifically the smart growth key guiding principle. The Unified Development Ordinance contains additional safeguards towards ensuring the quality of development on this site including site plan approval and Design Review Board/Town Board approval of the proposed building's façades. She advised that the Planning Board recommended unanimously to deny the request citing inconsistency with the 2018 Strategic Plan Land Use Map.

On behalf of the applicant, Matt Prince addressed Council presenting a site overview of the project stating that the site selection for this project was intentional due to the proximity of I-77, Exit 42 Interchange and service from a US designated Hwy. The project consist of two distribution facilities with a combined total of 1.7 million square feet. There will be three access points with truck access limited to Hwy 21 with secondary auto access via Ostwalt Amity and Perry Roads. He highlighted that the project will bring an increase tax base, create an estimated 400-900 new local jobs. It will provide community enhancements such as an increase in connectivity via Town Pedestrian Plan Right-of-Way along the property's boundary, preserve Right-of-Way for future US Hwy 21 improvements, and guaranteed project commitments to traffic infrastructure such as turning lanes, traffic signals, signage, etc. In a Power Point presentation Mr. Prince presented project renderings of the site, facilities, entrances, landscape buffers, traffic improvements such as dedicated right and left hand turn lanes, and upgraded roadways. Councilmember Sally Williams asked if the applicant could work with NCDOT to prevent south bound truck from turning left off Hwy 21 in an effort to keep truck traffic out of the Town. Austin Watts, Kimley Horn's Traffic Engineer responded that most truck traffic will go right in and left out to take the interstate and signage can and will be installed stating that trucks are not permitted to turn right out of the site, but he does not know if there is a way to discourage trucks from coming south bound nor if NCDOT would approve to a no left turn into the site. Matt Prince commented that they are open to and agreeable to the suggestion but NCDOT may view it differently. She stated that the warehouse facility located on Murdock Road prohibits right turns off Murdock Road into their site by the use of a concrete median suggesting that they speak with the developers of the Murdock Road facility. Joe Wilson Traffic Engineer with Kimley Horn stated that it is not intended to promote trucks coming from the north on US Hwy 21, but it would not be wise to modify the plan because there will be stray trucks that will need to enter from that direction and for the facility to operate he does not think the suggestion is possible. Councilmember Paul Henkel asked if an island can be established to prohibit trucks from making right turns out of the site. Mr. Watts stated that it could be channelized to allow a vehicle to turn right, but there has to be 16' provided for a car to pass if a car breaks down. It may deter right turns, but would not necessarily stop them.

In Support:

Town Clerk Kim Davis read aloud the following statements received in support:

- Submitted by Flower House Loop resident, known simply as Jack speaking positively of intersection and road improvements that will be done by the developer, the positive tax base increase to the Town and the County.
- Submitted by Rankin Hill resident and small business owner, name unknown speaking to the income and jobs it will bring to Troutman along with possibly other retain and grocery store.

Others present and speaking in support of the rezoning included Doug Divers, Eric Thompson-representing property owners Douglas and Murdock (approximately 160 combined), and Mark Cash speaking of the rezoning having a positive increase in the Town's tax base. Mr. Divers expressed concern regarding traffic proposing traffic circles for mitigation of traffic. Mr. Thompson presented a brief history/background followed by commenting that there is plenty of land for them to put homes, but with the tax base industrial will bring future Council's will be thankful for having a budget to do other things within the Town. He stated that the Town's FLU Map shows Heavy Industrial bordering this property and spoke of benefits

that other industries have provided for the Town stating that the Logistic Center will be another great project for Troutman. Mr. Cash commented that citizens' concerns of regarding truck traffic coming through Town is legitimate with US Hwy 21 being a main thoroughfare but the best location for industrial is close to the interstate. He commented on the request to prohibit left turns into the site off Hwy 21 commenting that it may cause bigger issues for trucks to find a place to turn around than making a left hand turn. He stated there is no comparison in the figures of the proposed tax base if approved.

In Opposition:

Town Clerk Kim Davis read aloud the following statements received in opposition:

- Submitted by Eric Williams speaking to smart growth stating that it is hard to argue that it is smart growth as it defies the Town's Unified Development Ordinance (UDO) and feels that putting a distribution center on Main Street it is not consistent with a front porch community.
- Submitted by Greg Cain, adjacent property owner (171 Levo Drive) address an environmental concern regarding water runoff onto his property that already occurs during medium to heavy rainfall causing erosion damage along with significant trash pollution onto his property and into IL Creek. He requested that conversations with the Core of Engineers, NC Acquisitions, LLC, and the Town be held to address his concerns. He also requested a written plan from the developer addressing his concerns. Mr. Cain invited representatives to visit his property to discuss the area he described. (Pictures of Mr. Cain's property were submitted to the Town Clerk).
- Submitted by Dan Hester speaking to destruction of the woodlands having a material impact on the environment with dead wildlife and wildlife being pushed out of their habitat. He addressed traffic stating that it can be controlled by our elected officials by stopping development. He expressed thanks to the Planning and Zoning Board for recognizing the impact this project would have on the community requesting that Council reject this project.

Others present and speaking in opposition of the rezoning included:

- Mark Taylor, traffic engineer with over 20 years' experience in doing traffic studies addressed Council regarding the Traffic Impact Analysis stating with the help of the Town Manager Wyatt, and in conversation with the developer, it was requested that information regarding trip generation be provided and that they provide it being a high que distribution center instead of a general warehouse as proposed that estimates the traffic count as 2700 vehicles a day; a high que volume as requested by the Town would generate 13,906 vehicles a day. They failed to provide the requested documentation. He commented that he believes that the TIA does not include background traffic or traffic generated by other proposed developments, contradicting the turning lanes. Mr. Taylor expressed concern with the 100' of turning storage for tractor trailer trucks as proposed in the TIA stating that one truck is 100' (not enough storage). He commented that at the Planning and Zoning Board meeting the developers presented that the site would have 3000 employees, this presentation proposes 900 new positions. If there are 3000 employees that is 6000 trips, not counting lunch. Mr. Taylor continued by informing Council that the 1.755 million sq. ft. five building facility site in Concord has a 4 lane divided highway and the 862,500 sq. ft. 4 story Amazon building has dual lefts with receiver lanes and dual rights into their facility commenting that the math for the Logistics project does not add up. He stated that he does not mind growth and that Troutman needs an industrial base; it needs to be strategically placed where it does not hinder growth and make sure that the traffic is done in the safety of the general public. He concluded by stating that as an engineer he has been sworn to uphold the integrity of public safety.
- Eric VanVliet, town citizen, addressed Council speaking of growth and stating that the tax base will help, but it does not necessarily mean lower taxes. He concluded by requesting that Troutman follow the adopted plan and be kept as an aesthetically pleasing Town and build smartly.
- Mark Klinger, town resident, addressed Council stating that the Town must recognize the importance of planning because they have spent time and money, with input from the community in developing a Comprehensive Future Land Use Plan and from time to time it would be expected to deviate from that plan when it is necessary and when it is appropriate. However this proposed industrial development is a gross deviation from the plan. It is not in-line nor is it consistent with the adopted Future Land Use Plan. He spoke of ongoing discrepancies' by the developer, the mystery surrounding the ultimate tenant and the use of the facility should make everyone weary and cautious. Mr. Klinger stated that he chooses community over industry in this case due to the negative impact that comes with industry. He concluded by stating that he is not proposing that Troutman not grow, but the Town should be consistent in keeping with the plan the Town and citizens agreed upon within the limitations of the Town's current infrastructure.

- Jeremy Shaw, town resident and business owner addressed Council stating that he is 100% against tractor trailers coming through downtown for obvious reasons requesting it be made mandatory all trucks have to turn left towards I-77. He stated that it is inevitable that the land is going to be developed, There are back up contracts for a large residential neighborhood so the question is do we want a lot of homes on this property or a warehouse. He spoke of potential pros in having a warehouse compared to a residential neighborhood stating existing sewer capacity issues. The revenue stream from a warehouse will help with needed improvements in the Town compared to a neighborhood just breaking even with sewer issues. Mr. Shaw addressed traffic issues stating that homes generally have a minimum of two vehicles per household which will bring triple the traffic to our downtown and intersections. NCDOT has stated that they will not change the Town's road infrastructure until 2029. He stated that the Town has a hard decision of how to generate revenue to keep taxes down while building a government building and providing amenities needed as a Town. Inclusion Mr. Shaw stated that the biggest con in approving the warehouse is trucks coming downtown requesting that it be made mandatory that all trucks turn left towards the interstate to protect out downtown and livelihood.
- Doris Spangler, resident of Levo Drive, addressed the Council voicing concerns regarding traffic, harmful decimal/noise levels, health issue from truck exhaust, emergency response due to traffic issues, and a decrease in property values.
- Jeff Ott, Town resident, addressed Council stating that the project does not conform to the Town's Future Land Use Map. He stated that the Town does not have the infrastructure for this project. From here on out the entire Town will be molded by the needs of the building and not the needs of the people. People will see the Town as a giant warehouse and will be less desirable place to live and visit.
- Kelly Impsen, resident of Lytton Farm Road, addressed Council voiced that the project is not in line with the Town's Future Land Use Map expressing concern that a presentence is being set for future land owner request. She explained that she and her husband moved to Troutman for the small Town feel that Troutman offers.
- Michael Spangler, resident of Levo Drive, addressed Council stating that he is a truck driver and truck drivers will take the easiest route whether it is a left or right. Truck driver make money when their wheels are rolling. He spoke of truck congestion due to the stoplights at Exit 42 commenting that if Council approves the project it is going to create a Hwy 150 on Hwy 21.
- Macy King, resident of South Main Street and employed at Walmart Distribution Center, addressed Council stating that the 1000 trucks a day is a very accurate representation for truck traffic. She shared some negative impacts that she has experienced at Walmart such as shifts that run all day with trucks being pulled all night. With 5 different shifts she spoke of over 1000 employees constantly coming and going. There are issues with crime/stealing, drivers coming in under the influence, and employees are coming to work high and on drugs. Therefore the police are there daily. In addressing the number of jobs it will bring to the community, she stated it won't. Walmart has 50 salaried employees and 4 of them are from Troutman; the rest are from out of state and relocated here. While she is all for growth, her experience in the supply chain, and living and working she has seen so many negatives with this type of project.

Mayor Young asked for all in attendance in support and did not have the opportunity to speak to please stand followed by all in opposition that did not have the opportunity to speak.

Mr. Prince spoke on behalf of the applicant stating that they are committed to partnering with the Town on solutions for traffic. Valuable ideas have been raised tonight and they are committed to do everything they can through their investment in coordination with the Town and NCDOT to mitigate truck traffic from going downtown Troutman. Lastly, he addressed that several questions were raised regarding their Traffic Impact Analysis (TIA) stating that it was scoped and approved by NCDOT according to their regulations, not ours.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 21-21 Titled: “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)”

Councilmember Sally Williams commended that she has heard everyone. She has attended all of the community meetings and the Planning and Zoning Board meetings and she understands, but she was elected by the tax paying citizens of Troutman and whether she likes a project or she doesn't like a project, she must do what she feels is best for the citizens because they put her in this position to represent them.

Mayor Young asked the developers if they are agreeable with the conditions as proposed. Matt Prince responded they are agreeable to the conditions.

Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adopt Ordinance 21-21 Titled: “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 (HI)” as presented.

c. Adoption of Statement of Consistency

Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved that rezoning CZ-HI is consistent with the 2018 Troutman Strategic Plans Key Guiding Principle of encouraging Smart Growth. 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 industrial development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 21-21 in filed in Ordinance Book 9, Pages 55-58)

(Copied in full, staff report, Ordinance 21-21, is attached to these minutes and is filed with the application, site map/plan, concept plan, proposed conditions, zoning map, future land use map, aerial map, P&Z Board Certification of Recommendation, community meeting notice, Power Point Presentation, and public hearing notice on CD Titled: “Town Council Supporting Documents” dated December 6th and 9th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 17 14. Annexation Request AX-21-09 (Non-Contiguous); Applicant: Michael Nelin-NREM NC, LLC; 6.38 (+/-) acres; PIN(s) 4730341291 located at 134 Honeycutt Road, (Andrew Ventresca, Associate Planner)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Andrew Ventresca, Associate Planner presented the annexation request for applicant Michael Nelin-NREM NC, LLC located at 134 Honeycutt Road (PIN 4730341291) 6.38 acres and the following rezoning case is part of the annexation request.

Michael Nelin, applicant, addressed Council stating that the property is currently located in the county and he is requesting annexation for water access from the Town.

In Support:

No one spoke in favor of the annexation.

In Opposition:
No one spoke in opposition of the annexation.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 24-21 Titled: “An Ordinance to Extend The Corporate Limits Of The Town of Troutman, North Carolina (Non-Contiguous)”

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adopt Ordinance 24-21 Titled: “An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Non-Contiguous)” as presented.

(Copied in full, Ordinance 24-21 in filed in Ordinance Book 9, Pages 67-68)

(Copied in full, Ordinance 24-21, is attached to these minutes and is filed with the application, location map, site map, and public hearing notice on CD Titled: “Town Council Supporting Documents” dated December 6th and 9th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 18 15. 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), (Hair)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Andrew Ventresca, Associate Planner presented rezoning request RZ-21-04 to rezone 134 Honeycutt Road from Iredell County Residential Agricultural (RA) to Town of Troutman Suburban Residential (RS). The request is strictly to have Town water with the purpose to develop 6 to 8 single family homes that will be developed on individual septic systems. Through a Power Point presentation Mr. Ventresca presented a map showing the location of the property and the zoning currently surrounding the property. He explained that the proposed RS zoning district is established as a district for low density single family residential along with their customary uses (minimum lot size of ½ acre). This request is a straight rezoning of which can be developed to the RS regulations without conditions. Mr. Ventresca explained that the property is located in an area that allows Special Lake Uses. These areas in the vicinity of Lake Norman promote low-density developments through conventional subdivisions or conservation cluster subdivisions while allowing a variety of open space uses including parks, greenways, nature preserves, and agricultural uses. Developments such as restaurants and recreational attractions that complement the area may also be allowed on a limited basis. The property is located in the protected and critical area of the Catawba watershed. Single family units may be approved without high density option if it does not exceed 2 units per acre and the lots are no less than ½ acre, of which both conditions are met. Staff and the Planning Board recommended the Town Council approve the request and that the request was consistent with the Strategic Plan and Future Land Use Map as based on the following: Special Lake Uses call for conventional lower density development, 2-lots per acre is a lower density development; base minimum lots sizes are larger with RS zoning than current zoning (watershed development may be more restrictive in the county); the site would be developed according to town ordinance standards rather than Iredell County standards; and the site being developed with town water would eliminate the need for individual wells.

Applicant: No comments were made.

In Support: No one spoke in support of the rezoning.

In Opposition:

- Ed Burk commented that he and his neighbors want less houses and he was told that having to separate wells from the septic would allow less houses. Town Manager Ron Wyatt commented that that would be true if the developer had no other water source. They had the option of having town water with either having to pay inside or outside rates, individual wells, or a community well with more homes than they are proposing.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 25-21 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property from Iredell County-Residential Agriculture (RA) to Town of Troutman Suburban Residential (RS)”

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adopt Ordinance 25-21 Titled: “An Ordinance Changing The Zoning Classification Of The After Described Property from Iredell County-Residential Agriculture (RA) to Town of Troutman Suburban Residential (RS)” as presented.

c. Adoption of Statement of Consistency

Upon motion by Councilmember Felina Harris, seconded by Councilmember George Harris, and unanimously carried, approved that the rezoning is consistent with the 2035 Future Land Use Map to allow appropriate community serving low density residential 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 low density development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 25-21 in filed in Ordinance Book 9, Page 69)

(Copied in full, staff report, Ordinance 25-21, is attached to these minutes and is filed with the application, site map/plan, concept plan, proposed conditions, zoning map, future land use map, aerial map, P&Z Board Certification of Recommendation, community meeting notice, public hearing notice, and Power Point Presentation on CD Titled: “Town Council Supporting Documents” dated December 6th and 9th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 19 16. 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 (CB) to Condition Zoning-Central Business (CZ-CB), (Ventresca)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Andrew Ventresca, Associate Planner presented rezoning request CZ-CB-21-09 for 1.87 acres located on Lytton Street (PINs 4731774271 and 4731774228 from Central Business (CB) to Conditional Zoning Central Business (CZ-CB) for project known as Lytton Street Townhomes Phase 2 which consists of 24 units. Through a Power Point presentation a property location and zoning map were shown. Mr. Ventresca explained that the reason this is coming before you as conditional zoning is because when the new UDO was adopted 2019 there was a condition that any attached single family housing in the CB district must be approved conditionally. He presented a brief definition of the Central Business district stating that the district is the historic and cultural center for Troutman and embodies a scale and proportion that reflects this area’s role as the heart of the community. It supports a diverse mix of activities and uses in smaller scale buildings with pedestrian and bicycle-oriented infrastructure. A description of Town Center (an area containing a variety of office, retail, and high density residential uses) was also provided). Mr. Ventresca advised that Phase 1 of the project was developed by right under the Town’s previous UDO. If approved, development is to be constructed based on the submitted concept plan and the conditions provided by the applicant. Engineered documents are required to be submitted and approved by the

Town's Technical Review Committee prior to any work done on the site. He continued by stating that the property is located in the protected area of the Catawba watershed. Council may approve a development exceeding 2 units per acre (high density option) if the project does not exceed maximum density of underlying district and if engineered storm water controls (BMP's) are provided that meet ordinance standards; these two conditions have been met. A community meeting was held on November 3rd with roughly 10 people in attendance. Discussion was held concerning the price of units and sidewalk on Lytton Street. Mr. Ventresca concluded by stating that staff and the Planning and Zoning Board recommend approval of the request based on the development being a high density residential development; the site is within walking distance of downtown; and the development is the second phase of a larger overall development. The Planning Board also recommended that the request is consistent with the Strategic Plan and the Future Land Use Map.

Scott Parmiter, applicant/developer, addressed Council stating that he built the first phase in the last two years which have been very successful. The townhomes are rental homes that are rented as soon as they are built and are renting for \$1,750 monthly showing that there is a huge need for this product in the Town.

In speaking in neither support nor opposition, Mr. Richard Denzler asked for clarification of the acreage (1.87 acres) and density per acre (12.83). Planning Director Lynne Hair confirmed the acreage and density.

In Support: No one spoke in support of the rezoning.

In Opposition: No one spoke in support of the rezoning.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Consider Adoption of Ordinance 26-21 Titled: *"An Ordinance Changing The Zoning Classification Of The After Described Property from Central Business (CB) to Conditional Zoning-Central Business (CZ-CB)*

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, approved to adopt Ordinance 26-21 Titled: *"An Ordinance Changing The Zoning Classification Of The After Described Property from Central Business (CB) to Conditional Zoning-Central Business (CZ-CB)"* as presented.

c. Adoption of Statement of Consistency

Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved that the rezoning is consistent with the 2035 Future Land Use Map to allow appropriate higher density residential 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 Townhome development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 26-21 is filed in Ordinance Book 9, Pages 70-71)

(Copied in full, staff report, Ordinance 26-21, is attached to these minutes and is filed with the application, site map/plan, concept plan, proposed conditions, zoning map, future land use map, aerial map, P&Z Board Certification of Recommendation, community meeting notice, public hearing notice, and Power Point presentation on CD Titled: "Town Council Supporting Documents" dated December 6th and 9th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

****V. IV. OLD BUSINESS**

ITEM 17. 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), (Lynn Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented rezoning request CZ-RM-21-01 for Peggy Jolly, applicant and TruNorth Homes, LLC developer for 40.721 acres located on the east side of Winecoff Street at the north end within the Town's ETJ (PIN's 4741261714, 4741164796, 4741164993) from Suburban Residential (RS) and Town Residential (RT) to Conditional Zoning- Mixed Residential. The purpose of the conditional zoning is to allow for the development of a 90 lot Single Family detached cluster subdivision. Through a Power Point presentation a location map, current zoning map, and future land use map was displayed along with a brief definition of the current zoning districts of RS and RT. Ms. Hair also provided a definition of the proposed rezoning of Mixed Residential stating that the district is intended for diverse, higher density housing, promotes walkability as well as clustering of neighborhoods. This request is based on the submitted concept plan and the conditions provided. The Town's Future Land Use Map show the property and surrounding property as medium density residential which are areas primarily intended for single-family residential development in close proximity to commercial areas and arterial transportation corridors. Typically, medium density is three to four units per acre of land designed with conservation and clustering. Ms. Hair stated that as we all know, the request has been on the agenda several times. The applicant was having to deal with wetlands on the site as well as NCDOT road improvements causing them to go back to the drawing board and re-do their site plan leaving a reduction in total lots from 100 to 90 and a reduction in density from 2.41 to 2.17. Engineered documents are required to be submitted and approved by the Town's Technical Review Committee prior to any work done on site. A Traffic Impact Analysis (TIA) was completed by DRG (Design Resource Group) resulting in the following recommendations: NCDOT requiring the existing travel lanes on Winecoff to be widened from 8' to 12' from South Eastway Drive intersection across the projects sites frontage; a right turn lane from South Main Street onto South Eastway Drive; ingress and egress lanes; and a shared left/right turn lane at both project entrances off of Winecoff Street. A community input meeting was held on April 22nd with roughly 7 people in attendance via Zoom. Question and concerns from the input meeting included traffic impact to Winecoff Street; the type of housing; and project timeline. Ms. Hair addressed the Town's Strategic Plan stating that the map show this property as medium density residential, typically 3-4 units per acre. As proposed there would be approximately 2.17 units per acre. Sidewalks will be provided for connectivity; and it provides for infill development. Planning Board recommended approval as submitted with conditions. Staff is also recommending approval based on the following: the project is consistent with the Town's Strategic Plan and that the 2.17 units per acre is below the suggested 3-4 units per acre; it also preserves the natural environmental features and open space on the site; and conforms to the clustering aspect of the medium residential land use designation as well. Councilmember George Harris questioned the changes and time frame since June asking at what point would the request need to go back through the process/Planning Board. Planning Director Hair stated that property owners within 500 feet of the property were notified of this meeting, and since it is a public hearing there is opportunity for public comment. Projects are not typically sent back to the Planning Board unless there are significant changes and in this particular project density was reduced, so staff felt what is being presented to Council is less impactful than what was presented to the Planning Board.

Paul Pennell, TruNorth Homes, LLC addressed Council stating that the 41.5 acres is adjacent to and will connect directly to the previously rezoned Marley Jaye subdivision. He provided a background as to why the site changed since it went through the Planning Board in June stating that the original plan was for 100 single family detached homes and during the process a wetlands consultant was on site to provide investigation of potential environmental features. It was discovered that there are significant wetlands and streams on the site in which they had to react appropriately to protect those environmental

features. As a result the plan needed to be revised removing 10 homes. Mr. Pennell commented that the benefit of the petition is that there is 17.19 acres (over 40%) of open space on the site (required is 4.15 acres). Along with open space area, there will be greenways and trails that will eventually connect to the town's greenway system. In review of the their Traffic Impact Analysis (TIA) he highlighted the following NCDOT required improvements: right turn lane on Highway 21 onto South Eastway Drive; widening of Winecoff from 8 to 12 feet; ingress and egress lanes and a shared left/right turn lane at both project entrances off of Winecoff Street. Mr. Pennell stated that the most significant change in the plan is the requested reduction in the side yard from 12' to 6' to increase the building envelope and create a better architectural façade and allow the opportunity to have 2 car garage and front door with the addition of front bay windows. Annexation is also being requested as a separate agenda item.

Councilmember George Harris asked the square footage of the homes. Mr. Pennell responded that actual square footage is undetermined at this time, but they have determined minimum square footages with the 1 stories at 1400 sq. ft. and 2 stories at 1900 sq. ft. He also clarified a previous question by Councilmember George Harris stating that the TIA did account for the 80 apartment units going in on Winecoff.

Councilmember Paul Henkel asked that at what point in development will trigger the widening on Winecoff. Mr. Pennell replied that it is a condition of NCDOT and will be tied to Certificates of Occupancy (CO's).

Councilmember Sally Williams asked if NCDOT will be responsible in inquiring right-of-ways on Winecoff. Mr. Pennell replied that fortunately there is enough right-of-way to widen the pavement therefore no additional right-of-way is needed. In front of the development they will also be providing curb and sidewalk.

Councilmember George Harris asked at what point the stub-out to Marley Jaye Village is to be connected. Mr. Pennell responded that they will be coordinating with the Marley Jaye development as it come on-line with the two stubs lining up. Town Manager Wyatt stated for the record that Marley Jaye Village is now called Norwood Walk.

Mr. Pennell highlighted that the development interior will have 12' wide travel lanes; 2' wide valley gutters, 8' landscape strips, and 5' sidewalks, all on both sides of the road.

In Support: No one spoke in support of the rezoning.

In Opposition:

- Otis Cook, resident of Perry Road and adjacent property owner, addressed Council with the request that the size of the development be minimized.

Mayor Young asked the developers if they are agreeable with the conditions as proposed. Mr. Pennell responded they are agreeable to the conditions.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. 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”.

Upon motion by Councilmember Paul Henkel, seconded by Councilmember Sally Williams, and unanimously carried, approved to adopt 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” as presented.

c. Adoption of Statement of Consistency

Upon motion by Councilmember George Harris, seconded by Councilmember Paul Henkel, and unanimously carried, approved that the rezoning is consistent with the Troutman Strategic Plan and the Future Land Use Map as it will serve to guide residential development in the scale and density described in these policy documents by allowing appropriate medium density residential development and their customary accessory uses. Finally, the requested rezoning is considered reasonable and in the public interest as it proposes to allow the retention of residential development in areas of Troutman where it is appropriate.

(Copied in full, Ordinance 07-21 in filed in Ordinance Book 9, Pages 14-19)

(Copied in full, staff report, Ordinance 07-21, is attached to these minutes and is filed with the application, concept plan, conditions, zoning map, future land use map, aerial map, P&Z Board Certification of Recommendation, public hearing notice, and Power Point presentation on CD Titled: “Town Council Supporting Documents” dated December 6th and 9th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 12 18. Annexation Request (AX-21-01), Project Name: Winecoff Village; Applicant: Peggy Jolly; 40.721 (+/-) acres; PIN(s) 4741261714, 4741164796, 4741164993; (Location-Winecoff Street), (Continued since Council’s July meeting), (Lynn Hair, Planning Director)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented annexation request AX-21-01 commenting that typically annexations are considered prior to the rezoning of the property but the property is in the Town’s Extraterritorial Jurisdiction (ETJ) the Town has planning authority already. The applicant is requesting that the property be brought into the Town as Council has just rezoned it.

In Support: No one spoke in support of the annexation.

In Opposition: No one spoke in opposition of the annexation.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 06-21 Titled: “An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Contiguous)”

Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adopt Ordinance 06-21 Titled: “An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Contiguous)” as presented.

(Copied in full, Ordinance 06-21 in filed in Ordinance Book 9, Pages 12-13)

(Copied in full, Ordinance 06-21, is attached to these minutes and is filed with the application, location map, site map, and public hearing notice on CD Titled: “Town Council Supporting Documents” dated December 6th and 9th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

ITEM 13-19. Annexation Request (AX-21-08), Project Name: Rocky Creek; Adelaide Horton & et.al; 53.0(+/-) acres; PIN(s) 4740586774; located on Charlotte Hwy (US21/NC 115) (Deferred at Council's November meeting), (Hair)

a. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented annexation request AX-21-08; applicant/property owner Adelaide Horton & et.al of 53 acres located off Charlotte Highway (PIN 4740586774) for project known as Rocky Creek. This project is a mixed use project as Council will consider a rezoning request after consideration of the annexation is taken.

Steve Bailey, applicant was present for questions. No questions were asked.

In Support: No one spoke in support of the annexation.

In Opposition: No one spoke in opposition of the annexation.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 22-21 Titled: "An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Non-Contiguous)"

Upon motion by Councilmember Paul Henkel, seconded by Councilmember George Harris, and unanimously carried, approved to adopt Ordinance 22-21 Titled: "An Ordinance to Extend the Corporate Limits of the Town of Troutman, North Carolina (Non-Contiguous)" as presented.

(Copied in full, Ordinance 22-21 in filed in Ordinance Book 9, Pages 59-61)

(Copied in full, Ordinance 22-21, is attached to these minutes and is filed with the application, location map, site map, and public hearing notice on CD Titled: "Town Council Supporting Documents" dated December 6th and 9th, 2021 in CD Book #1 titled: "Town Council Supporting Documents")

ITEM 14 20. 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. Call for a Public Hearing

Mayor Young Opened the Public Hearing

Planning Director Lynne Hair presented rezoning request CZ-RM-21-05 stating that the property is located off Charlotte Highway between Barkdale Road and Byers Road (PIN 4740586774) consisting of approximately 54 acres. The applicant is requesting rezoning from Iredell County Residential Agricultural to Conditional Mixed Residential. The purpose of the conditional zoning is to allow for the development of a mixed use project consisting of 95 single family units, 169

townhomes, and 1.85 acres of commercial outparcels. Through a Power Point presentation a map showing the location of the property, a current zoning map, and Future Land Use map that shows the property as medium density residential was displayed. Ms. Hair provided a definition of mixed residential district as defined in the UDO stating it is intended for the location of diverse, higher density housing along with their customary uses, and limited neighborhood-friendly commercial uses. It promotes a walkable community within neighborhoods and access to public or community water and sewer. The request is based on the submitted concept plan and the conditions provided. She also provide a definition explaining medium density as areas are primarily intended for single-family residential development in close proximity to commercial areas and arterial transportation corridors. Densities are typically three to four units per acre of land designed with conservation and clustering. In review of the concept plan, Ms. Hair pointed out that the townhomes will be located to the front of the project, single family to the rear, and the commercial outparcels will front Charlotte Highway. There will be an entrance off of Charlotte Hwy as well as Barkdale Road. If approved, the development is to be constructed based on submitted concept plan and approved condition's and engineered documents are required to be submitted and approved by the Town's Technical Review Committee prior to any work done on site. Ms. Hair advised that a Traffic Impact Analysis (TIA) was completed by Kimley-Horn as required by the Town resulting in the following recommendations on US 21 at Flower House Loop/Houston Road: 1) construct eastbound right turn lane along Flower House Loop with 325 feet of storage and 2) construct a westbound right turn lane along Houston Road with storage and taper maximized to the existing driveway approximately 95 feet east of the intersection. Recommendations on US 21 at Barkdale Road/Ostwalt Amity Road are as follows: 1) Construct a northbound left-turn lane along US 21 with 150-ft of storage and protected phasing during the A.M. peak hour; 2) Construct a southbound left-turn lane along US 21 with 100-ft of storage; 3) Construct an eastbound right-turn lane along Barkdale Road with 125-ft of storage; 4) Construct a westbound right-turn land along Ostwalt Amity Road with 100-ft of storage. Recommendations for US 21 and Access #1 (main entrance) are as follows: 1) Construct a northbound left-turn lane along US 21 with 100-ft of storage; 2) provide one ingress lane, two egress lanes with stop control, and in internal protected stem (IPS) of 200 feet. Recommendations for Barkdale Road and Access #2 are as follows: Construct Access #2 to consist of one ingress lane, one egress lane with stop control, and an IPS of 100 feet. She also advised that the property is located in the protected area of the Catawba Watershed stating that Council may approve a development exceeding 2 units per acre if: the project does not exceed maximum density of 12 units per acre of the underlying district (this development is proposed at 4.98 units per acre) and if storm water controls (BMPs) are met. Ms. Hair stated that a community input meeting was held on September 30th with roughly 12 people in attendance. Questions and/or concerns resulting from the meeting were traffic circulation, buffering/berm along the southern property boundary, and the project timeline. The Town's Strategic Plan shows the property as medium density residential which is typically 3 to 4 units per acre. This project as currently proposed is 5 units per acre and is a mixed use development that supports walkability. She stated that there is flexibility in land use. The Strategic Plan states "This land use map illustrates broad land use categories at a parcel level, lending a degree of exactness to the evaluation of land use that shouldn't prohibit flexibility for new ideas that still conform to the intent to the map". Staff recommends approval of the request based on the following:

- The Town's Future Land Use Map contained within the Troutman Strategic Plan recommends that this site and its environs be development for "Medium Density Residential" uses, acknowledging the requested 5 units/acre is slightly higher than the typical 3-4 units/acre mentioned in the plan under Medium Residential, the development may be consistent with the Medium Density recommendation.
- Mixed Use development provides for the development of needed retail and commercial development and for a walkable environment within the proposed development.
- The proposed townhomes will provide housing alternatives for persons looking to downsize as well as for teachers, police officers and workers needing housing in Troutman who may have been priced out of the single family market.

The Planning Board denied a recommendation for approval by a 5-1 vote stating that the project was inconsistent with the 2018 Strategic Plan.

Councilmember Henkel asked if the developers will be assisting in the realignment of Houston Road and Flower House Loop intersect. Ms. Hair replied no, that alignment will be by NCDOT in the year 2023.

Councilmember Felina Harris question whether there are other entrances to the proposed development. Using the concept plan Ms. Hair pointed out stub-outs for future connectivity.

Councilmember George Harris requested that Ms. Hair explain for everyone the flexibility of the Strategic Plan/Land Use Plan. Ms. Hair responded that the Strategic Plan and Land Use Plan is a guide/suggestions, and is different than zoning. With a zoning ordinance the standards are set in stone and cannot be changed unless Council decides to change it. Staff looks at the Strategic Plan to see what the intent is and does the plan meet the intent of the ordinance.

Steve Bailey, applicant, addressed Council briefly reviewing the proposed plan stating that with the proposed mixed use development they want to promote a walkability feel with open space, and different home styles with commercial out parcels fronting Highway 21. As part of his presentation, he highlighted the TIA recommendations and required improvements as provided by Planning Director Hair commenting that they will be working jointly with NCDOT the Logistics Center for specific and/or combined roadway improvements. In regards to the subdivision internally, he advised that sidewalks will be constructed along both sides of the 2 way street, street trees lining the street on both sides, and will have a pool and cabana. The main entrance will have a brick monument very similar to the monument pictured in the Power Point presentation. Mr. Bailey presented a brief background of the company (Prestige Corporate Development) commenting that they are a rapidly growing land development company with their sister company (Prestige Site Works) which are local and family owned turn-key companies from land acquisition to the finished product. Through the Power Point presentation he also displayed images (inside and out) of the proposed single family homes and townhomes. The development will offer over 20 acres of common open space, almost twice the required amount, to both protect the environmentally sensitive areas of the property and also provide both passive and active areas for future residents to enjoy. All streets will have sidewalks to encourage neighbors to socialize and streetlights to keep the neighborhood safe. A Homeowner's Association will be established and the proposed homes will have quality and attractive features. Councilmember George Harris stated that it seems there would be three lane all the way to the four lanes. Mr. Bailey responded that they are some combined improvements, but Kinley-Horn said they did not need a third lane. Town Manager Wyatt responded that staff feels that the extra turning lanes and signals will provide an immediate freeing/relief of traffic. NCDOT has told the Town that will it does not warrant the extra third lane.

Mr. Bailey informed Council that they are proposing a 100' buffer between the development and the property of the chicken houses along with a 3'- 6' tall berm. They have been advised that the property owners prefer a fence. He stated they will provide one or the other.

In Support:

Town Clerk Kim Davis read aloud the following statement received in support:

- Submitted by Flower House Loop resident, known simply as Jack speaking positively of intersection and road improvements that will be done by the developer, the positive tax base increase to the Town and the County.

Others present and speaking in support of the rezoning included

In Opposition:

Town Clerk Kim Davis read aloud the following statements received in opposition:

- Submitted by Eric Williams stressed for Council to hear the voice of the people and expressed concern regarding the proposed density and is having difficulty reconciling the walk-ability of this neighborhood and the location of the entrance being near commercial builds.

In speaking in neither support nor opposition, Mr. Richard Denzler asked for confirmation that the development is medium density and that the developers are proposing 5 units per acre. Planning Director Lynne Hair confirmed the density and the requested units per acre.

Others present and speaking in opposition of the rezoning included:

- Seth Fargher addressed Council citing comments made by Councilmember George Harris at Council's last month's meeting regarding the Wagner Street Townhomes that was denied highlighting the Town's Future Land Use Plan and the number of homes (1,200) already approved and being built. In speaking other proposed project in the same vicinity, Mr. Fargher voiced that the intersection will be a disaster and adding 264 more homes on top of the 1,200

does not make sense. Approval of this project, that is 3 times the size of the Wagner Street Townhomes project, would be inconsistent with the comments made last month. Mr. Fargher also spoke to the stress and strain to the owners of the chicken houses and the chickens on Barkdale Road adjacent to the project.

Mayor Young Closed the Public Hearing

(Public Hearing Sign-in Sheet is filed with these minutes)

b. Adoption of Ordinance 23-21 Titled: “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)”

Mayor Young asked the developers if they are agreeable with the conditions as proposed. Steve Bailey confirmed that they are agreeable to the conditions.

Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved to adopt Ordinance 23-21 Titled: “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) as presented.

c. Adoption of Statement of Consistency

Upon motion by Councilmember Sally Williams, seconded by Councilmember Paul Henkel, and unanimously carried, approved that the rezoning is consistent 2035 Future Land Use Map to allow commercial development, and medium density residential development/mixed uses in appropriately designated areas. 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 additional residential development in areas of Troutman able to support that growth.

(Copied in full, Ordinance 23-21 in filed in Ordinance Book 9, Pages 62-66)

(Copied in full, staff report, Ordinance 23-21, is attached to these minutes and is filed with the application, site map/plan, concept plan, proposed conditions, zoning map, future land use map, aerial map, P&Z Board Certification of Recommendation, community meeting notice, public hearing notice, and Power Point presentation on CD Titled: “Town Council Supporting Documents” dated December 6th and 9th, 2021 in CD Book #1 titled: “Town Council Supporting Documents”)

VI. RECOGNITION(S) / INTRODUCTION(S) / PRESENTATION(S), (Mayor Young)

ITEM 20 21. Presentation of Resolution 32-21 Recognizing the Distinguished Service of Sally P. Williams

In recognition of Sally Williams and her service to the Town and its citizens, Mayor Young read aloud Resolution 32-21 before presenting a copy of the Resolution to former Councilmember Williams. Mayor Young and Councilmembers individually expressed their sincere thanks and appreciation. Mrs. Williams was also presented from Council a paddle bearing her name, the Town logo and her dates of service.

VII. ORGANIZATIONAL BUSINESS

ITEM 21 22. Administration of Oaths of Office for Town Council by the Honorable Rob Young, NC District Court Judge

The Honorable Rob Young administered the Oath of Office for re-elected Councilmember W. Paul Henkel, and newly elected Councilmembers Felina L. Harris and Jerry R. Oxsher who were surrounded by their spouses, children, and other family members

(Signed oaths are attached to and made part of these minutes)

The newly sworn-in Councilmembers took their appropriate seats at dais.

The newly sworn-in elected officials each took a moment to thank their families and citizens of Troutman for their support, and expressing that they look forward to serving the community and working with all Council members. Welcome was extended to newly elected Councilmember Jerry Oxsher.

(Copied in full, Oath's of Office is filed on CD titled: "Town Council Supporting Documents" dated December 6th and December 9th, 21 in CD Book #1 titled: "Town Council Supporting Documents")

Former Councilmember Sally Williams address Council and the citizens commenting that being a Councilmember is a thankless job and people should not criticize the Councils intentions. She has a vested interest in the Town and she did her best as a Councilmember to make decisions that were best for the citizens. Ms. Williams stated that the Town does not recruit development or get any compensation from it. In directing a comment to Mr. Seth Fargher, she stated that she appreciates his involvement just make sure you have the correct facts when giving information to others. She expressed how much serving the citizens and working with the Mayor and Council as well as staff.

Mayor Young again expressed appreciation for her service to the Town commenting it has been a pleasure to serve with her.

ITEM 22 23. Selection of Mayor Pro Tempore

Councilmember George Harris nominated Paul Henkel to serve as Mayor Pro Tempore.

Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved nomination of W. Paul Henkel to hold the position of Town of Troutman Mayor Pro Tempore.

VIII. ELECTED / OFFICIALS REPORTS AND COMMENTS

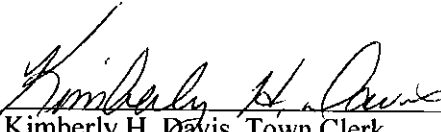
- **Councilmember Paul Henkel**
 - In thanking Ms. Williams for her service, he commented it has been a pleasure serving with her over the last 8 years.
- **Councilmember George Harris**
 - Congratulated all newly elected councilmembers and expressed to Ms. Williams that she will be missed.
 - Commented that he truly believes that Council made the right decisions tonight and hopes that in a couple of years everyone will realize it too bringing good dollars to the Town in efforts to avoid raising property taxes.
- **Councilmember Jerry Oxsher**
 - Thanked everyone for the kind works and for welcoming him to Council and he is ready to get started.

- **Mayor Young**
 - To all Council members he commented that he looks forward to continue to serve with them.
 - Commented the good thing about our Town is we are growing, the problem with our Town is we are growing. At some point we can look back and hopefully feel like they made the right decisions that benefited the Town.
 - Commented it has been a long night, thanking staff, the town attorney, citizens and the press for hanging in with them.

- **Town Manager Wyatt**
 - Thanked Mayor Young, Council, staff, and citizens for their patience with much appreciation for the citizens and the conduct of most. For the few that could not, he commented shame on them and that they need to learn to respect Council and the process. Manager Wyatt stated that decisions are what they are and the social media sometimes make it worse. If staff knows there are concerns, staff tries to address every concern as best as we can agreeing with Council's comments that in a couple of years citizens will see the fruition of the decisions Council makes. Mayor Young expressed appreciation with the public in following procedure and keeping organization within the meeting.

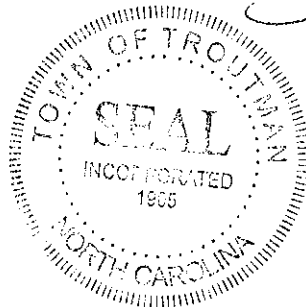
IX. ADJOURNMENT

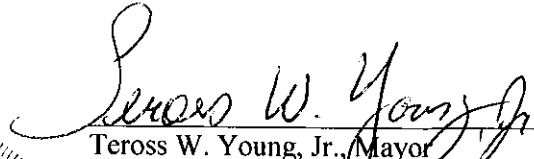
Upon motion by Councilmember George Harris, seconded by Councilmember Felina Harris, and unanimously carried, approved to adjourn the December 9, 2021 Town Council meeting at 11:34 p.m.



 Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda





 Teross W. Young, Jr., Mayor