

## “From the Duck Blind...” Manager’s Memo

Hello friends and neighbors. We are at my favorite time of the year. We can still enjoy trees with various colors of leaves. The temperatures are lower. The good days of summer have turned into beautiful array of fall foliage. We have hosted a few Town events: Wicked Fast 5K, and the Trails and Treats had awesome participation levels. Thanks to many of you for helping promote the South Iredell High School Homecoming Celebration. Those events are what makes us special and what former Mayor Elbert Richardson, Wes Edmiston at Troutman Tire & Auto and I have proclaimed us as the “Center of the Universe” that is the Town of Troutman. We all are happy to be here.



Many of our neighbors are concerned about the “recession” we are in, but not officially declared by the US government. Our area is in the top 10 destinations of all United States growth wise. Our community is not impacted as badly as many of our neighbors in eastern and western North Carolina. Many of them are hurting because they were not prepared, and the surrounding area does not offer jobs or housing alternatives. Conventional homeowner housing does not suit a significant and increasing part of our community population. Some empty nesters need housing that does not require them to maintain the home exterior or yard. Some prefer to live in housing and not rent apartments. Some younger people cannot afford a \$350,000 house with 20% down at current 7.546% interest rate for 30 years making a monthly payment of \$1,967 without taxes and fees. Both situations need other housing options as Troutman does not have any of those now. Many ask me, “do I like all the growth and the expansion of our Town Limits with each new development?” My response is usually along the lines of, I have lived in the Troutman town limits for almost 30 years. If every project was denied as some have always requested, most people asking me that question would not be here to do so. I believe in the saying “if you are not growing you are dying” But no, I personally do not like many of the things and especially the rudeness of some that have and are coming with growth. I can also say there are positives. I mean really, who am I to oppose others for wanting to live and enjoy our beautiful “Center of the Universe” we proudly call the Town of Troutman.

Happy 247th Birthday to my fellow US Marines on November 10th. On Veterans’ Day November 11th, I hope you join me in giving thanks for all those that serve our country through the military, so that we are a “free” nation. On Thanksgiving Day, I will continue my tradition of saying a special prayer of thanks to God for allowing me to live here another year and to so many good neighbors and friends. I could not choose a better place.

Quote for the month: “Thank You’ is the best prayer that anyone could say. I say that a lot. Thank you expresses extreme gratitude, humility, understanding” ~ Alice Walker

## Town Schedules:

### November 2022

11/1: Green Recycling Day (if your trash is picked up on Tuesday)

11/2: Green Recycling Day for Parkwood, Falls Park, Twin Coves, and Falls Cove at Lake Norman

11/3: Design Review Board: 3pm

11/7: Agenda Briefing Meeting: 4pm

11/7 & 11/8: Limb Collection

11/8: Blue Recycling Day (if your trash is picked up on Tuesday; Weathers Creek, Sanders Ridge and Colonial Crossing)

11/9 Blue Recycling Day (if your trash is picked up Mon/Wed/Thurs. except Parkwood, Falls Park, Twin Coves, & Falls Cove at Lake Norman)

11/10: Town Council Meeting: 7pm

11/11: Town Hall Closed/ Veterans Day

11/14 to 11/18: Leaf Collection

11/15: Green Recycling Day (if your trash is picked up on Tuesday)

11/16: Green Recycling Day for Parkwood, Falls Park, Twin Coves, and Falls Cove at Lake Norman

11/17: Board of Adjustment: 3pm

11/21: Parks & Rec. Committee: 3:30pm

11/21: Planning & Zoning Board: 7pm

11/22: Blue Recycling Day (if your trash is picked up on Tuesday; Weathers Creek, Sanders Ridge & Colonial Crossing)

11/23: Blue Recycling Day (if your trash is picked up Mon/Wed/Thurs. except Parkwood, Falls Park, Twin Coves, & Falls Cove at Lake Norman)

11/24-11/25: Closed for Thanksgiving

11/28 to 11/30: Leaf Collection

11/29: Green Recycling Day (if your trash is picked up on Tuesday)

11/30: Green Recycling Day for Parkwood, Falls Park, Twin Coves, and Falls Cove at Lake Norman

## Town of Troutman Governing Body

### Mayor:

Teross W. Young, Jr.

### Councilmembers:

- W. Paul Henkel- Mayor Pro Tem
- Felina L. Harris
- Edward R. Nau
- George W. Harris
- Jerry R. Oxsher



Troutman is governed by a Mayor and a five member Town Council. All elected positions are non-partisan. The Town Council has regularly scheduled meetings on the second Thursday of each month at Town Hall. All meetings are open to the public.



Volume 11—Issue 11

The Whistle Stop Monthly Newsletter

November 2022

## Council Briefs—A Summary of Significant Council Actions



### Consent Agenda Items Approved:

- Set Public Hearing Date of November 10, 2022 for Annexation Request AX-22-08; (Shinn Farms); Applicant: John Shinn; 149.17(+/-) acres; PIN(s) 4760034830, 4750953208 and 4760131733 (Weathers Creek Road) and Applicant: Robert Shinn; 127.09 (+/-) acres; PIN(s) 4750924960 (773 Houston Road) Total acreage: 276.26 (+/-)
- Approved Facade for Dollar General-1060 Charlotte Hwy
- Approved Troutman Mobility Plan Agreement for Professional Services between the Town of Troutman and RS&H Architects-Engineers-Planners, Inc.
- Approved Budget Amendments for the Police Department
  - Capital Outlay-Police Vehicles (\$66,296.00)
  - Rollover-Unused funds from FY 2022 to FY 2023 (\$18,921.00)
- Quarterly Reports were presented by J. Hoyt Hayes Memorial Troutman Library, Troutman Fire Department and ABC Store

### New Business Items:

- Approved Annexation Request AX-22-10 (Non-Contiguous); Applicant: Applicant: Red Maple Resources, LLC (Robert Davis); Project: Rocky Creek Commercial; 1.17(+/-) acres; PIN(s) 4740687844 and 4740689845; (778 South Main Street)
- Approved Rezoning RZ-22-05; Applicant: Red Maple Resources, LLC (Robert Davis); Project: Rocky Creek Commercial; 1.17(+/-) acres; PIN(s) 4740687844 and 4740689845; (778 South Main Street) from IC-RA (Iredell County-Residential Agricultural) to Town of Troutman HB (Highway Business)
- Approved to Defer for one month - Annexation Request AX-22-11 (Non-Contiguous); Applicant: Dorothy Collins Properties: Project: River Rock/Perth Road; 28.3(+/-) acres; PIN(s) 4730563676 and 4730661423; (970 Perth Road)
- Approved to Defer for one month - Rezoning CZ-RM-22-10; Applicant: Dorothy Collins Properties: Project: River Rock/Perth Road; 28.3(+/-) acres; PIN(s) 4730563676 and 4730661423; (970 Perth Road) from IC-R20 (Iredell County-Single Family Residential to Town of Troutman CZ-RM (Conditional Zoning-Mixed Residential)

## In This Issue:

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- Town Meetings Schedule, Leaf & Limb Schedules

## Contact Us:

Troutman Town Hall  
400 North Eastway Dr.  
Troutman, NC 28166  
(704) 528-7600  
info@troutmannnc.gov

Visit us on the web:  
[www.troutmannnc.gov](http://www.troutmannnc.gov)

Utility Payments:  
(704) 946-5612



## Troutman Police Department: Scams or Fraud

### Don't Be a Victim of Fraud Or Scams

The Troutman Police Department wants to help you avoid being a victim of scams and fraud. Prevent fraud by following these simple steps:

- Never give out your Social Security number or bank account information to anyone over the phone or by email. Only provide it to trusted individuals or businesses.
- Beware of individuals who come to your home offering services you have not solicited or requested.
- Never provide payment to anyone that asks you to purchase gift cards, and never provide the gift card number over the phone.
- Always remember if it sounds too good to be true, it most likely is.

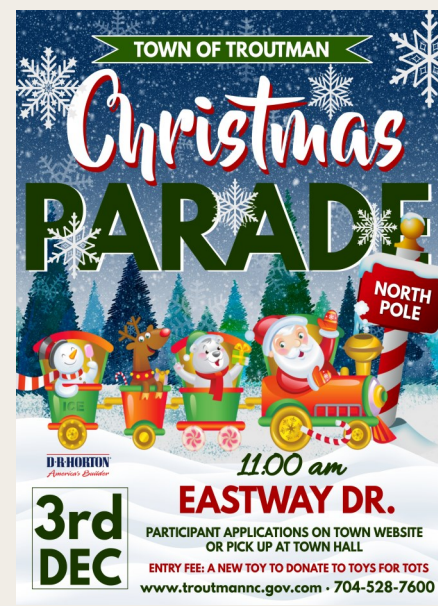
If you suspect you may be a victim of fraud or have questions regarding a situation that feels suspicious, call the Troutman Police Department at (704)528-7610

Troutman Police Department would like to wish you and your family a Happy Thanksgiving. We are grateful for our community and the support we receive from our citizens.



## Parks and Recreation Department: Upcoming Events

- **Tree Lighting: December 1, 2022– 6pm, Troutman ESC Park.** Join friends & neighbors as we kick off the Christmas season with our Community Tree Lighting event. This event will have festive music and goodies.
- **Christmas Parade: December 3, 2022– 11:00am, Eastway Dr.** Mark your calendars to join us for our annual Christmas Parade. Participant applications are on the town website– [www.troutmannnc.gov](http://www.troutmannnc.gov)- or pick one up at Town Hall. In lieu of an entry fee, we ask participants to bring a new toy to donate to the “Toys for Tots” program.
- **Jingle Run 5k: December 4, 2022– 3pm, Town Hall 400 N. Eastway Drive.** Join us for our annual Jingle Run 5k. You can register at [www.runsignup.com](http://www.runsignup.com) or in person at Town Hall. The cost is \$15.00 which includes a t-shirt & medal for each participant. This event is a festive, family friendly event. Please bring a donation item for My Sister’s House.



## Update Contact Information

Want to make sure you get phone calls, text messages and emails with important Town information? Register or update your contact information by going to the link below.

<https://troutmannnc.bbcportal.com/>

## Dates to Remember:

### November 6, 2022

- Daylight Savings Time Ends. Turn your clocks back 1 hour.

### November 11, 2022

- Veterans Day– Town Hall Closed

### November 24, 2022

- Thanksgiving Day– Town Hall Closed

### November 25, 2022

- Town Hall Closed

## Community Event

Holy Trinity Lutheran Church & New Perth ARP Church  
 Invite the community to:  
**“NINE LESSONS & CAROLS”**  
 AN OLD ENGLISH CHRISTMAS SERVICE  
**When: Sunday, Dec. 4<sup>th</sup>**  
**TIME: 3:00pm**  
**WHERE: New Perth ARP Church**  
 204 West Ave W, Troutman, NC  
 Come join us as we welcome the Christmas season with Christmas Carols, Anthems, and Bible readings.  
 REGISTER: [WWW.RUNSIGNUP.COM](http://WWW.RUNSIGNUP.COM) OR IN PERSON AT TOWN HALL  
 more info: [WWW.TROUTMANNNC.GOV](http://WWW.TROUTMANNNC.GOV) OR [EWATSON@TROUTMANNNC.GOV](mailto:EWATSON@TROUTMANNNC.GOV)

## Planning & Zoning Department

### What is a Development Moratorium?

This is a question that we have recently been asked, and the short answer is; “a land use moratorium is a local enactment which temporarily suspends a landowner’s right to obtain development approvals while the community considers and potentially adopts changes to its comprehensive plan and/or its land use regulations to address new circumstances not addressed by its current laws.”

This sounds like it could help slow down the residential growth that south Iredell County is experiencing, but is it feasible? The short answer to that question is “yes and no”.

In 2019, the state re-wrote the general statutes that regulate land use in the State of North Carolina, referred to as N.C.G.S 160D. This updated legislation allows towns and counties to adopt zoning, and requires that all jurisdictions have a land use plan, a change from previous land use legislation. Other changes were made, including an update to N.C.G.S 160D-107 Moratoria, specifically to section a) Authority which states the following; “Authority. – As provided in this section, local governments may adopt temporary moratoria on any development approval required by law, **except for the purpose of developing and adopting new or amended plans or development regulations governing residential uses.** The duration of any moratorium shall be reasonable in light of the specific conditions that warrant imposition of the moratorium and may not exceed the period of time necessary to correct, modify, or resolve such conditions.”

So, can Troutman adopt a development moratorium to evaluate infrastructure needs? For commercial and industrial development, yes; for residential development – no.

So, how does Troutman evaluate new development to ensure adequate infrastructure?

- **Public Utilities.** We work closely with engineers and to insure there is adequate capacity for water and sewer to serve a proposed project. Development is not permitted unless this has been established.
- **Roads.** We require Traffic Impact Analysis (TIA) for new development that identifies deficiencies and requires the developer to install needed traffic improvements. Many of the new turn lanes and signals you see around Town are being installed by a developer as a result of a TIA required by the Town and NCDOT.
- **Schools.** We provide ISS with proposed plan so that they can plan for needed classroom space.
- **Other Ordinance Requirements.** We also evaluate all development proposal to ensure compliance with the regulations established by the UDO

If you have questions about development in Troutman, please contact the Planning Department at 704-528-7600.

## Citizen & Organization of the Year

The Town of Troutman is taking nominations for Citizen and Organization of the Year. Information and nomination forms are available at Town Hall– 400 N. Eastway Dr- and on our website [www.troutmannnc.gov](http://www.troutmannnc.gov) under Forms and Documents. Deadline for nominations for Citizen or Organization of the Year is November 25, 2022 at 5:00 pm.