Date: *Thursday, September 10, 2026*
Time: *7:00 P.M.*
Location: *Troutman Town Hall*
400 N. Eastway Drive,
Troutman, NC

Regular Meeting Agenda

I. Call to Order

II. Welcome Visitors and Guests

III. Roll Call

IV. Invocation - Pastor Justin Leverette, Rocky Mount Church

V. Pledge of Allegiance

VI. Amendments to and Approval of the Agenda

By majority vote, Council Members may add, subtract or adjust the presented agenda items.

VII. Consent Agenda

VII.a Approve Agenda Briefing Minutes of August 10, 2026
8-10-26 Town Council Agenda Briefing Meeting.pdf

VII.b Approve Regular Meeting Minutes of August 13, 2026
8-13-2026 Town Council Regular Meeting Minutes.pdf

VII.c Approve Closed Session Minutes of August 13, 2026

VII.d Approve the Repeal of Town Policies as follows...

- Policy #30: Rotation Wrecker Policy
- Policy #38: Policy Governing Use of Depot Park Facility
- Policy #44: Recreational Greenway & Alternative Transportation Facilities Approval Process for Amenities
- Policy #47: Policy Governing the Use of Troutman ESC Park Pavilion
- Policy #49: Lake Norman Humane Dog Park
- Policy #55: Iredell County Lodge #10 Fraternal Order of Police Splash Pad Rules and Regulations
- Policy #58: Troutman ESC Park Softball/Baseball Fields Rules and Regulations
- Policy #66: Georgie Street Park Rules and Regulations
- Policy #67: Troutman ESC Park Basketball Courts Rules and Regulations
- Policy #68: Troutman ESC Park Pickleball Courts Rules and Regulations

Policy_30_Staff_Report.docx
600.31 Rotation Wrecker Policy.docx

VII.e Approve Amending Town Policy #36 Titled: *"Town of Troutman Parks and Facilities Rules & Regulations"*
Policy Staff Report

Amended_Policy #36 Troutman Parks and Facilities Rules Regulations2.docx
Original_Policy #36 Troutman ESC Park Rules and Regulations.docx

VII.f Approve Amending Town Policy #50 Titled: *" Adopt-A-Street Program"*
Policy #50 Adopt-A-Street Program Redlined amendment.docx

VII.g Approve Adoption of Resolution 24-26 Titled: *"Resolution Accepting All Roads in Phases 1 & 2 Of Norwood Walk For Town Of Troutman Maintenance"*
Staff Report-Norwood Walk Street Acceptance.docx
Street Maintenance Acceptance Application.pdf
Res. 24-26 Accepting Norwood Walk Streets.docx
Map 1.pdf
Map 2.pdf
S1000476.JPG
S1000478.JPG
S1000480.JPG
S1000482.JPG
S1000492.JPG
S1000506.JPG

VII.h Approve Adoption of Resolution 25-26 Titled: *"Resolution Amending the Town of Troutman Schedule of Fees"*
FY27 Fee Schedule Update Staff Report #1.docx
FY27 Fee Schedule Amendment Resolution 25-26.docx
FY27_Amendment__1_Schedule_of_Fees.pdf

VII.i Approve Setting a Public Hearing Date of October 08, 2026, for an Economic Incentive Request by Iredell Economic Development Corporation (IEDC) for "Project Speed"

VIII. 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 must sign in at the podium and adhere to Town Policy #51 Titled: "Policy Governing Comments from the Public at Town Meetings"

(For Live Streaming, go to the link on the home page of the Town Website at www.troutmannc.gov)

IX. Old Business

IX.a Consider Untabling of Rezoning Case No. RZ-25-06; Applicant: BBC Rocky Creek, LLC; Request to Rezone 19.511 (+/-) acres located on Byers Road from CZ-RM (Conditional Zoning-Mixed Residential) to RS (Suburban Residential) (Tabled at Council's December 2025 Regular Meeting)*(Andrew Ventresca, Planning Director)*
a. Consider Approval of Ordinance 35-25 Titled: *"An Ordinance Changing the Zoning Classification Of The After Described Property From Conditional Zoning-Mixed Residential (CZ-RM) To Suburban Residential (RS)"*
b. Consider Statement of Consistency
RZ-25-06 Town Council Staff Report.pdf
Application RZ-25-06.pdf
Ord. 35-25 RZ-25-06 BBC Rocky Creek.docx
P&Z Certif. of Recommendation.pdf
Aerial.pdf
Zoning.pdf
FLUM.pdf
11-13-25_TC_Public_Hearing_Posting.pdf

X. New Business

X.a Consider Approval of Case No. TA-26-02 Text Amendment to the Unified Development Ordinance Section 7.6: Water and Sewer (Septic Development) *(Ventresca)*
a. Hold a Public Hearing
b. Consider Approval of Ordinance 21-26 Titled: *"An Ordinance Amending The Town Of Troutman Unified Development Ordinance"*
c. Consider Statement of Consistency
TA26-02 Septic Staff Report - Council.docx
Ord. 21-26 TA-26-02 Water and Sewer.docx
P&Z Board Certification of Recommendation.pdf
PHNotice.pdf

X.b Consider Resolution 23-26 Titled: *"Resolution Accepting All Roads In Phases 5 & 6 Of Falls Enclave For Town Of Troutman Maintenance"*
Staff_Report-Falls_Cove_Enclave_Street_Acceptance.docx
Res. 23-26 Accepting Portion of Falls Cove Enclave St's.docx
Street_Maintenance_Acceptance_Application.pdf
Street_Acceptance_Recommendation_Letter_07-21-2026.pdf
Map.pdf
S1000511.JPG
S1000517.JPG
S1000519.JPG
S1000529.JPG
S1000537.JPG
S1000539.JPG

X.c Consider Appointment/Reappointment of an Inside Alternate to the Town's Planning and Zoning Board (3-year term), (Current Term Expires September 9-14-2026)*(Ventresca)*

XI. Elected/Officials Reports and Comments

At this time, Mayor Young provides an opportunity for elected and other officials to make reports and/or comments.

XII. Staff Report and Comments

XIII. Adjournment

Mayor seeks Council motion and second to adjourn.

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

TOWN OF TROUTMAN TOWN COUNCIL
AGENDA BRIEFING MEETING MINUTES
August 10, 2026

The Town of Troutman Town Council Agenda Briefing Meeting was held at the Troutman Town Hall, 400 North Eastway Drive, Troutman, North Carolina, on Monday, August 10, 2026, at 4:00 p.m., with Mayor Teross W. Young Jr. presiding.

I Call To Order

Mayor Teross Young Jr. called the meeting to order.

II Roll Call

Council Present: Teross W. Young, Jr., Mayor; Councilmember Nicholas Jaroszynski, Councilmember Felina Harris, Councilmember George Harris, Councilmember Tonya Bartlett

Council Absent: Councilmember Eddie Nau

Staff Present: Justin Longino, Town Manager; Kimberly Davis, Town Clerk; Isabella Hamby, Deputy Town Clerk; Gina Merrell, Finance Director; Andrew Ventresca, Planning Director; Austin Waugh, Public Works Director; Josh Watson, Police Chief; Emily Watson, Parks & Recreation Director; Terrence Smyre, HR Director; Jason Ralston, Town Attorney; and Travis Goldstein, IT Specialist

III Adjustments to the Agenda (**)

No adjustments were made.

IV Agenda Adoption

Upon motion by Councilmember G. Harris, seconded by Councilmember Bartlett, and unanimously carried, the agenda was approved as presented.

V General Business

Va Mayor and Council: At this time, Mayor Young invites elected officials to provide reports, comments, and/or ask questions.

Councilmember F. Harris

- Thanked staff for their hard work at the Party in the Park and other recent events, emphasizing the unseen sacrifices they make.
- Noted that it is "college time," wished students and parents well as students return to school, and shared a personal note about her own child leaving for college.

Councilmember Jaroszynski

- Thanked the Police Department for hosting National Night Out despite inclement weather and appreciated the vendors and the community's turnout.
- Raised concerns about the school board and the Troutman Police Department.
- Requested that staff and council examine a possible developer "amenity donation" ordinance (not an impact fee) to allow or encourage developers to provide townwide amenities (e.g., greenway extensions, park improvements, amphitheater) as development occurs, particularly as the town prepares to lift the current moratorium.
- Raised concerns about Flock and automated license plate reader (ALPR) cameras, including regional reports of unauthorized access and broader concerns. He asked how the state's approval of ALPR cameras on state roads interacts with the town's budget to ensure local taxpayers are not "paying twice" for a service.

  Police Chief Watson's Response:
  - Noted that the SBI was given state funds to administer and provide oversight for ALPR use, but local agencies must still pay for their own ALPR contracts with vendors. The State does not cover Troutman's costs, so the Town remains responsible for its own network.
  - Explained that Troutman officers at school board meetings are off-duty contractors, paid by the school system, and there to provide security and maintain the peace. The Sheriff's Office will not be involved in this capacity at this time. He stated that he consulted the School of Government and provided officers with additional training on public-meeting laws, disturbances, and First Amendment issues. Several meetings have since occurred with no further incidents, and the benefits of having officers on-site during these meetings were further explained.

  Planning Director Ventresca's Response:
  - Explained that the Town can have back-and-forth conversations with a developer to build or dedicate improvements directly related to the developer's site. However, it may not be legal to require donations or improvements unrelated to the specific development site. Also stated that any broader "developer amenity donation" policy would need further legal review before drafting an ordinance or UDO change.

Councilmember G. Harris

- Thanked Deputy Town Clerk Hamby and staff for assistance with iPad training and technology, noting the benefit of avoiding large volumes of paper.
- Commented positively on the turnout for Party in the Park and National Night Out despite the weather.

Mayor Young

- Expressed gratitude to staff and recognized the work behind town events.
- Appreciated IT support in getting iPads and electronic agendas up and running and noted that meeting minutes are now up to date.

Vb Discuss the Charlotte Regional Transportation Planning Organization (CRTPO) vote by the Town representative *(Mayor and Council)*

Council and staff discussed the CRTPO vote on the I-77 toll lane project:

Councilmember G. Harris provided a detailed background:

- CRTPO had previously supported using toll lanes on I-77 as a funding mechanism.
- Charlotte City Council later voted to rescind that support; a May vote prompted CRTPO to rescind its support for the toll project.
- Subsequent legislation sponsored by Senator Vicki Sawyer would require jurisdictions that rescinded support to be financially responsible for expenditures from January through the rescission date (approximately $60 million statewide), with Troutman potentially liable for about $1 million, depending on the final allocation.
- Several jurisdictions have since reversed course to avoid financial liability.
- CRTPO will revisit the matter at its September meeting (rescheduled to late September). Troutman's CRTPO representative, Councilmember G. Harris, sought guidance from Council.

Councilmember Jaroszynski argued strongly for continuing opposition to the toll lane project, citing:

- Historic local opposition to the I-77 toll lanes through the Lake Norman corridor.
- High toll costs make regular use unaffordable for many local residents.
- Local voices have not been heeded regarding tolls, with revenues going to a foreign system rather than remaining in-state.
- Future extensions (e.g., from Exit 36 north) may further disadvantage local traffic with limited access points.

Councilmember G. Harris noted Troutman's limited voting power at CRTPO compared to Charlotte and larger jurisdictions. He expressed concern about exposing the Town to approximately $1 million in liability on a project where Troutman has limited influence and that Troutman may have a vested interest and should avoid financial jeopardy.

Upon motion by Councilmember Jaroszynski, moved that the Town's CRTPO representative vote not to continue the I-77 toll-lane project. The motion failed for lack of a second.

Upon motion by Councilmember Bartlett, seconded by Councilmember G. Harris, and carried, the Town's CRTPO representative was directed to support continuation of the I-77 toll-lane project rather than rescinding support.

Yeas: G. Harris, F. Harris, Bartlett Nays: Jaroszynski

Vc Staff: At this time, Mayor Young invites Staff to provide reports, comments, and/or ask questions.

Town Manager Justin Longino

Thanked Council and staff for working through the first round of iPad-based agendas and

invited members to share any feedback with Town Clerk Kimberly Davis or Deputy Town Clerk Isabella Hamby so adjustments can be made going forward. He also noted that Apple Pencils have arrived and are available for anyone who would like one.

Vd Introduction of Design Review Board (DRB) Applicant Stu Gilman *(Andrew Ventresca, Planning Director)*

Planning Director Ventresca reported that the Design Review Board (DRB) recommended applicant Stu Gilman for appointment. Mr. Gilman was not present at the briefing, and Councilmembers preferred meeting board applicants in person. Mr. Ventresca stated that they could ask Mr. Gilman to attend the Thursday regular meeting for a brief introduction before Council takes formal action on the appointment.

Væ Overview of Development Closeout Process *(Ventresca)*

Planning Director Andrew Ventresca first provided a high-level overview of the subdivision closeout process. After Council approves a rezoning and a developer assumes the project, the developer submits construction documents (CDs) detailing streets, stormwater, curb and gutter, and related infrastructure. West Consultants reviews the engineering portions of those plans, while the Planning Department reviews layout and location items, such as trees and site configuration.

Mr. Ventresca explained that when a final plat is submitted to subdivide the lots, the developer must post a performance bond to cover public infrastructure the Town will eventually maintain, including streets, sidewalks, curbs and gutters, stormwater structures in the right-of-way, and any Town-maintained greenways the Town will take over. HOA greenways are excluded from the Town's bond estimate. West Consultants reviews and approves the bond estimate to ensure it reflects current construction costs.

During construction, West Consultants provides on-call inspections at the developer's request. As work progresses, developers may request bond reductions, which West evaluates through field inspections and updated cost estimates. Inspectors mark deficiencies in the field—such as spray-painted X's on curbs or sidewalks—and the Town does not allow the final asphalt layer until base-layer problems are corrected. When a phase nears completion, the developer requests a final inspection. If the infrastructure meets Town standards, West sends a letter to staff recommending acceptance. Staff then brings the item to Council for formal acceptance of streets and public improvements, often including drone photos for visual context. Large subdivisions may be accepted by phase; for example, Falls Cove phases 2–4 have been accepted, while phases 5–7 have not.

In response to Council questions, Mr. Ventresca said West's inspector works on an on-call basis and visits sites when developers are ready for the next inspection stage. When Councilmember Jaroszynski asked about the steep-grade sidewalk at Dorian Apartments, Mr. Ventresca said West's inspector reviewed it, confirmed it matched the approved plans, and explained that the grade will be graded and will tie into the future Talley Street sidewalk once that project is built.

Mayor Young asked how bond amounts are determined and whether statute sets them. Mr. Ventresca replied that bonds are based on the current construction value, multiplied by 1.25 to provide a 25% buffer for potential overages. This structure is required by statute, although inflation can sometimes outpace that margin. Mayor Young also asked

whether the Town could address situations where most of a subdivision is complete, but the last portion remains unfinished for an extended period, creating resident concerns. Mr. Ventresca said he is not aware of a specific statute that directly addresses that situation and suggested that staff may need to consult legal counsel, noting that someone else is currently researching bond issues. Town Attorney Jason Raulston confirmed who has researched this and discussed it further.

Vf Review of Proposed Text Amendment Language Allowing Residential Septic Systems *(Ventresca)*

Planning Director Ventresca presented the proposed text amendment TA26-02 to allow residential septic systems on larger lots. He explained that sanitary sewer would be required for all lots under 0.5 acres, and that in the RS and RP districts, developers could choose individual septic systems on lots larger than 0.5 acres. If town water is requested for such septic developments outside the current town limits, annexation into the Town would be required as a condition of service. Any non-residential alternatives would need approval from the Town engineer and DEQ, though staff does not expect many non-residential septic approvals. Mr. Ventresca stated that the amendment is intended to provide an option for larger-lot residential development, given current and anticipated wastewater capacity constraints, allowing growth without overcommitting sewer capacity. He noted that the amendment must go to the Planning Board at the end of August, then return to Council in September. Councilmember G. Harris supported the approach, citing ongoing wastewater limitations and the benefit of giving developers a septic option without the Town guaranteeing sewer availability. Councilmember Jaroszynski asked about the interaction with House Bill 628; Mr. Ventresca responded that House Bill 628 was considered but was not the primary driver of the amendment.

Vg Update on the Talley Street Sidewalk Project *(Ventresca)*

Planning Director Andrew Ventresca reported that the Talley Street sidewalk project has entered the right-of-way phase. He stated that NCDOT has approved a right-of-way consultant for the project and that, as of the meeting date, the consultant had submitted the application to release funding, enabling the Town to transition from design to right-of-way acquisition. The consultant will conduct appraisals, secure easements, or purchase any needed property interests outside the existing right-of-way, and begin negotiations with approximately 40 property owners along the route. Mr. Ventresca noted that the Town owns several affected parcels.

Vh Update on Park & Greenway Lighting *(Emily Watson, Parks & Recreation Director)*

Parks & Recreation Director Emily Watson reported on Phase 1 of the ballfield lighting, noting that contractors had begun about two weeks earlier, completed site preparation, installed poles around both softball fields, and were assembling the tops of the poles and fixtures. She explained that Phase 1 was progressing well and that the overall park lighting project—ballfields, dog park, playground, and parking lots—was expected to be fully completed by the end of October. In response to a follow-up question about timing, she added that ballfield lighting should be available by mid-to-late September, allowing youth teams to use the fields in the evenings.

Further discussion of the greenway lighting noted that staff had been asked to remove banners, brackets, and hardware from existing poles so the contractor could replace them. She requested that the work be staggered so that only about 11 poles are removed and replaced at a time, allowing some lights to remain on for users who walk or commute along the greenway. Each stage is expected to take only a few days, and the overall greenway lighting work is targeted for completion within about 30 days once released to construction.

In response to Councilmember Jaroszynski's question about whether there would be a reservation system for pickleball courts once those areas are lit, Parks and Rec. Director Watson explained that the Town already has a reservation process. Courts are generally first-come, first-served, but groups may reserve time through Civic Rec or by contacting staff.

Planning Director Ventresca reminded Council that the Byers Road rezoning case RZ-25-06 was tabled earlier in the year, noted that the applicant has requested its return, and suggested September (with notice to adjacent property owners) as the earliest appropriate time for Council to reconsider it. Mayor Young asked Planning Director Ventresca to resend the information to Council.

Parks & Recreation Director Emily Watson asked for guidance on purchasing additional Christmas decorations, including potentially expanding the Town's Christmas tree displays, and was directed to bring pricing and options back to Council, particularly because off-season discounts are available.

Vi Project Updates *(Justin Longino, Town Manager)*

1. Temporary Office Building

A modular office building has been placed next to the Planning House to provide workspace for newly budgeted staff, relieve overcrowding at Town Hall, and serve as flexible space during the Town Hall expansion, allowing staff to move in and out of renovated areas with minimal disruption. Utilities are being connected, but staff are awaiting Duke Energy to connect to the building. Occupancy is expected in two to three weeks. Landscaping is being added around the front and sides to screen and soften the exterior. Staff noted that the building's interior is much nicer than its exterior appearance suggests.

2. Town Hall Expansion

Town Manager Justin Longino reported that a complete set of updated Town Hall expansion floor plans has been prepared and shared with the Property Committee while the architect develops a 3D model of the expanded building, including a new third floor at the rear. Staff intends for Council to review both the floor plans and exterior renderings before the project is bid. Manager Longino stated that the goal is to bring the model and plans back to the full Council in September, after the Property Committee's review and any needed revisions, and then to move to bidding soon thereafter.

3. Liat Building

Town Manager Justin Longino provided an update on exploratory steps for the Liat building. Following prior Council direction to take "small steps forward," staff has been working with the Town Attorney on a draft commercial lease framework,

contacted a commercial appraiser to determine fair market rent, and plans to bring in the county fire marshal and building inspector to identify the life-safety and code upgrades required to make the building compliant and suitable for leasing. A prospective tenant is a government contractor that manufactures bullet-resistant glass for government vehicles and is initially interested in leasing about half of the building, with the possibility of expanding later. Councilmember Bartlett expressed concern that reintroducing industrial activity at this location conflicts with long-standing discussions and the emerging land-use plan, which emphasize a recreational or hospitality focus near the fairgrounds; she stressed the need to follow the Town's stated land-use direction. Mayor Young noted that the current discussion involves a lease, not a sale, and that any sale would require separate Council approval. It was determined that additional discussion is needed on lease terms and their compatibility with the Town's long-term vision.

Councilmember Jaroszynski asked questions about the sale of the Keystone building and the transfer of land to the town. Town Manager Longino stated that this must be completed within nine months. The plan is to begin discussions soon to work through the details.

VI. Overview of Town Council Upcoming August 13, 2026, Regular Meeting Agenda Items Scheduled to be Presented.

VII. Consent Agenda

VII.a - VI.h Minutes to be approved (routine).

VII.i Approve Amendment(s) to the Position Classification Plan

The Council reviewed proposed amendments to the Position Classification Plan. The amendments add the title of Police Captain to more accurately reflect the responsibilities of a Lieutenant in the Police Department who oversees the largest group of officers, without creating a new position or requiring a budget amendment. The amendments also reclassify front-office positions in Finance/Customer Service by renaming the Customer Service Representative to Utility Billing and Administrative Clerk (to emphasize utility billing and payment responsibilities) and the Administrative Support Supervisor to Administrative Coordinator (to focus the role on administrative support for the Town Manager, HR, and Finance while continuing front-counter duties). These changes align job titles with actual responsibilities and support planned recruitment for the vacant Administrative Coordinator position.

Town Manager Longino also noted that there has been consideration of bringing in a consultant to conduct a study of positions and position classifications and briefly discussed how this could yield positive results for the Town going forward. Council also discussed creating additional positions in the future, as well as a change to the format of the position classification plan document.

VII.j Approve Adoption of Ordinance 16-26 Titled *"Capital Project Ordinance Town Hall Expansion"*

Town Manager Longino explained that adoption of Ordinance 16-26, would establish a Capital Project Ordinance for the Town Hall Expansion. The ordinance formally transfers funds set aside in a capital reserve for the Town Hall Expansion into an active capital project, allowing the Town to proceed with the architect.

VII.k Approve Adoption of Capital Project Ordinance 17-26 Titled *"Main/Murdock Road Intersection Improvements"*

Finance Director Gina Merrell explained that the ordinance is needed to establish the project budget so that existing and future engineering invoices (primarily from Kimley-Horn) can be paid properly, with funding structured as 80% federal grant and 20% general fund. In response to a question about whether the design is complete, staff explained that it is not yet finished, but they have already received some engineering invoices. Establishing the capital project ordinance now will create the necessary long-term budget framework for the project, avoiding the need to budget annually.

Planning Director Andrew Ventresca then cautioned that this is a complex intersection and that early cost estimates may not align with actual construction costs. He and the Town Manager are working with NCDOT and Kimley-Horn to refine the numbers to ensure the Town does not overcommit if bids come back at an unaffordable level.

During the discussion, Councilmember Jaroszynski expressed concern that this could resemble the CRTPO toll-lane situation—paying engineering costs for a project later abandoned—and asked whether the Town would need to repay any funds if it chose not to proceed. Planning Director Ventresca responded that they had raised the question with NCDOT earlier in the day and that it sounded promising that the Town would not be responsible for reimbursing those costs. He emphasized that they would want that assurance in writing before relying on it.

VII.l Approve Façade for Design Review Board Case DRB-26-02 Skyka Boutique Located at 134 North Eastway Drive

Planning Director Andrew Ventresca presented Design Review Board Case DRB-26-02 (Skyka Boutique), explaining that it is a temporary structure at 134 North Eastway Drive (the current location of the farmers market site). Because the UDO does not specifically address temporary commercial buildings, staff brought the façade to the DRB and Council for review. Mr. Ventresca stated that the DRB recommends approval, noting that the structure will not be built on a permanent foundation. Council asked clarifying questions, and the applicants described their boutique concept, their connection to the community, and their intent to ultimately secure a permanent location in Troutman while using this building as a first step.

VII.m Approve Adoption of Resolution 20-26 Titled: *"Resolution Ratifying and Designating Official Depositories and Authorizing Electronic Payments"*

Council considered Resolution 20-26, which ratifies and designates official depositories for Town funds and authorizes electronic payments, such as ACH and wire transfers, under G.S. 159-33. The resolution formally confirms the Town's banking relationships (including Truist and other listed institutions) and authorizes staff to initiate electronic disbursements and receipts in accordance with internal controls. Finance Director Merrell explained that this action enables the Town to implement a new banking structure with Truist, which is expected to significantly increase interest earnings (projected at roughly $18,000 per month) while incurring about $2,000 per month in bank fees, for an estimated net gain of $16,000 per month. The change also supports more efficient vendor payments and helps reduce the risk of check fraud.

VII.n Consider Adoption of Ordinance 20-26 Titled: *"Amendment to the Town of Troutman FY 2026-2027 Budget Ordinance, Amendment No. 2"*

Town Manager Longino explained that this primarily adjusts the budget to reflect the final financial details of the Keystone property sale. The amendment appropriates additional funds to cover closing costs and to account for a modest reduction from the originally anticipated sale price, ensuring that the Town's financial records and current-year budget accurately reflect the executed transaction.

VII.o Consider Amending Policy #34 Titled: *"Town of Troutman Purchasing and Sales Policy"*

The Council considered amendments to Policy #34 – Town of Troutman Purchasing and Sales Policy. The primary changes raise the single-purchase limit from $500 to $1,500, reflecting higher prices and departments' practical needs while maintaining budgetary oversight. The amendments also clarify the Town's purchasing procedures and emphasize the use of encumbrances to track obligations throughout the fiscal year. Discussion also covered a purchasing card (P-card) policy and a comprehensive purchasing manual. Finance Director Merrell explained that these revisions modernize the policy, streamline small purchases, and improve internal controls and expenditure tracking.

VII.p Consider Repealing Town Policies

Town Manager Justin Longino noted that since Council's adoption of the new Personnel Policy, staff has been reviewing the Town's other policies to clean up and modernize the overall framework. He introduced a recommendation to repeal three outdated policies: Policy #9 (Procedure for Cable Television Basic Services Rate Review), which is no longer applicable; Policy #15 (Street Lighting Policy), whose content has already been incorporated into the UDO; and Policy #40 (Accepting and Displaying Trophies), which addressed a former Town Hall trophy case that no longer exists. He noted that repealing these would remove redundancy and obsolete guidance

VII.q Consider Repealing Policy #21 – Accident Review Policy and Adopting Policy #71 – Accident/Injury Reporting Policy

Town Manager Longino explained that Policy #21 created a detailed, multi-tier review process that requires a seven-member accident review committee, including the Mayor, for various vehicle accidents and incidents. Because the process is cumbersome and no longer necessary under the Town's updated Personnel Policy and disciplinary procedures, the proposed Policy #71 would shift the focus to immediate accident and injury reporting. Specifically, employees would be required to promptly notify the appropriate personnel, document the incident, and complete the required forms. Any later disciplinary action would be handled through the existing personnel framework rather than through a separate accident review committee. Adoption of Policy #71, along with repeal of Policy #21, is intended to streamline incident response while preserving accountability and safety.

VIII. New Business

IX.a Consider a Request from South Iredell High School (SIHS) for a Road Closure on Eastway Drive for a Homecoming Parade *(SIHS)*

Council reviewed a request from South Iredell High School, submitted by the Lady Vikings Volleyball Team, to close a portion of Eastway Drive for the school's

homecoming parade. Staff noted that the Town would use newly purchased barricades to manage the closure safely.

IX.b Consider Approval of an Easement for the Larkin Development *(Justin Longino, Town Manager)*

The Town currently operates a wastewater force main through the Larkin property to the Third Creek Wastewater Treatment Plant. The new property owners have requested that the force main be relocated to allow construction of a larger building. While such adjustments are typically handled administratively, the Town's ongoing wastewater moratorium and interlocal discussions have complicated this request. Staff is seeking council guidance on how to proceed. Councilmember Jaroszynski asked a couple of questions about the process and the project.

IX.c Consider Approval to Adopt Resolution 21-26 Titled: *"Resolution to Award Water Capacity Improvements Project, Phase 2 Project No. SRP-D-134-0274"* and Adopt Ordinance 18-26 Titled: "*Capital Project Ordinance - Parkertown Road Water Extension"* *(Longino)*

Town Manager Justin Longino explained that this will extend a water line along US-21 to Parkertown Road to serve the new Parkertown Elementary School. The Town received state funding for the project, and seven bidders submitted bids, with the apparent low bid coming in under the available funding.

IX.d Consider Approval to Adopt Resolution 22-26 Titled: *"Resolution to Award Wastewater Transmission Project, Phase 1 "* and Adopt Ordinance 19-26 Titled: "*Amendment to the Town of Troutman FY2026-2027 Budget Ordinance, Amendment No. 1"* *(Longino)*

Town Manager Justin Longino explained that this phase will construct a new wastewater force main from the Shinn Farm Pump Station to the Wiggins Road Pump Station in Mooresville, replacing the line to the South Iredell Pump Station in Mooresville and upgrading it to handle additional flow. The Town has received state funding, and eleven bids were submitted, with the low bid coming in under budget. Councilmember Bartlett asked questions about the processes involved in this project.

VIII. ADJOURNMENT

Upon motion by Councilmember Jaroszynski, seconded by Councilmember G. Harris and unanimously carried, the Agenda Briefing Meeting was approved to adjourn at 5:35 p.m.

_____
Teross W. Young Jr., Mayor

_____
Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda

MINUTE BOOK XXXV PAGES 78-83
TOWN COUNCIL REGULAR MEETING MINUTES
August 13, 2026

The Regular Meeting of the Town of Troutman Town Council was held at the Troutman Town Hall, 400 North Eastway Drive, North Carolina, on Thursday, August 13, 2026, at 7:00 p.m., with Mayor Teross W. Young Jr. presiding.

I **Call to Order**

Mayor Teross W. Young, Jr., called the meeting to order.

II **Welcome Visitors and Guests**

III **Roll Call**

Councilmembers Present: Teross W. Young, Jr., Mayor; Councilmembers George W. Harris, Nicholas D. Jaroszynski, Tonya R. Bartlett

Council Absent: Councilmember Eddie Nau

Remote Participation: Councilmember Felina Harris

Staff Present: Justin Longino, Town Manager; Kimberly Davis, Town Clerk; Isabella Hamby, Deputy Town Clerk; Gina Merrell, Finance Director; Josh Watson, Police Chief; Andrew Ventresca, Planning Director; Jason Ralston, Town Attorney; and Travis Goldstein, Senior Systems Administrator

IV **Invocation** – *Reverend Wesley Morris, Ostwalt Baptist Church*

V **Pledge of Allegiance**

VI **Amendments to and Approval of the Agenda**

Upon motion by Councilmember G. Harris, seconded by Councilmember Bartlett, and unanimously carried, the agenda was approved as follows:

Addition(s): XIII. Closed Session Pursuant to NCGS 143-318.11(a)(5) to Discuss Acquisition of Property.

VII. **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 Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered as the first item under New Business.*

VII.a Approve Agenda Briefing Meeting Minutes of June 8, 2026
VII.b Approve Closed Session Minutes of June 8, 2026
VII.c Approve Regular Meeting Minutes of June 11, 2026
VII.d Approve Special Meeting Minutes of June 29, 2026
VII.e Approve Agenda Briefing Minutes of July 6, 2026
VII.f Approve Closed Session Minutes of July 6, 2026
VII.g Approve Regular Meeting Minutes of July 9, 2026
VII.h Approve Closed Session Minutes of July 9, 2026
VII.i Approve Amendment(s) to the Position Classification Plan

VII.j Approve Adoption of Ordinance 16-26 Titled *"Capital Project Ordinance Town Hall Expansion"*

VII.k Approve Adoption of Capital Project Ordinance 17-26 Titled *"Main/ Murdock Road Intersection Improvements"*

VII.l Approve Facade for Design Review Board Case DRB-26-02 Skyka Boutique Located at 134 North Eastway Drive

VII.m Approve Adoption of Resolution 20-26 Titled: *"Resolution Ratifying and Designating Official Depositories and Authorizing Electronic Payments"*

VII.n Consider Adoption of Ordinance 20-26 Titled: "*Amendment to the Town of Troutman FY 2026-2027 Budget Ordinance, Amendment No. 2"*

VII.o Consider Amending Policy #34 Titled: *"Town of Troutman Purchasing and Sales Policy"*

VII.p Consider Repealing Town Policies

- ***Policy #9 Titled: "Procedure for Cable Television Basic Services Rate Review"***
- ***Policy #15 Titled: "Street Lighting Policy"***
- ***Policy #40 Titled: "Accepting and Displaying Trophies"***

VII.q Consider Repealing Policy #21 - Accident Review Policy and Adopting Policy #71 - Accident/Injury Reporting Policy

Upon motion by Councilmember G. Harris, seconded by Councilmember Bartlett, and unanimously carried, the consent agenda was approved as presented.

VIII Public Comments

IX New Business

IX.a Consider a Request from South Iredell High School (SIHS) for a Road Closure on Eastway Drive for a Homecoming Parade *(SIHS)*

Council considered a request from South Iredell High School to temporarily close Eastway Drive for its homecoming parade. Police Chief Josh Watson confirmed that the parade would follow its customary route—from the park along North Avenue and Church Street, then Eastway Drive to Old Murdock Road—and would conclude at CATS (Career Academy & Technical School), lasting one hour or less.

Upon motion by Councilmember Bartlett, seconded by Councilmember G. Harris, and unanimously carried, the request from South Iredell High School (SIHS) for a temporary road closure on Eastway Drive for a homecoming parade was approved as presented.

IX.b Consider Approval of an Easement for the Larkin Development *(Justin Longino, Town Manager)*

Town Manager Longino presented the request, stating that the Keith Corporation is pursuing development within Larkin Commerce Park. He explained that the Troutman wastewater system includes a sewer line that runs through Larkin Park to the Third Creek Treatment Plant in the City of Statesville. He said that staff has worked with the Keith Corporation over the past few months on the possibility of relocating the Town's sewer line to accommodate potential buildings within the park. Therefore, approval of this request would allow staff to sign an easement for the relocation of the sewer line.

Richard “Alan” Lewis, the Managing Partner of Industrial Development for the Keith Corporation (Larkin Regional Commerce Center), explained that the relocation project is fully designed, engineered, and permitted. Mr. Lewis said the developer would complete it at their own expense and that it has nothing to do with capacity. He stated that this is a no-flow project with no impact on flow and that they could go directly into the Third Creek station with a gravity line from the site if necessary. He emphasized that they are not asking to tie into Troutman lines or to discuss the moratorium; they just want to relocate a pipe in the park at this time. Mr. Lewis also highlighted the project’s regional economic development benefits and the need for timely approval. He explained that moving the force main pipe will increase the existing fifteen- to twenty-foot easement to a sixty-foot easement through this property and that there will be a dedicated forty-foot access easement to the lift station, which will be graded and graveled. The line will be about thirty-five feet lower than the existing force main.

Council asked about the project's timeframe. Mr. Lewis emphasized that the project is ready to begin and on a fast-track timeline. He noted that it is highly impactful, indicating that construction would likely start within the next 30 days. Troutman, Statesville, and the North Carolina Department of Environmental Quality (NCDEQ) have reviewed the project.

Council members' questions focused on how the Larkin easement request fits within Troutman’s broader wastewater challenges and legal responsibilities. They referenced the Town’s current moratorium, noting that although overall capacity may exist on paper, the availability and control of that capacity remain unresolved, raising concerns about ongoing interlocal discussions. Councilmember Jaroszynski asked about the legal documentation and easement language, as well as the review by the town attorney and the wastewater committee, composed of engineers and planners. He emphasized that he did not feel comfortable making a long-term infrastructure decision based solely on a presentation without comprehensive legal and technical analysis.

Upon motion by Councilmember Jaroszynski, seconded by Councilmember G. Harris, and unanimously carried, moved to refer this matter to the wastewater committee meeting for further review at their next regularly scheduled meeting.

Mayor Young asked for a time frame for getting back to Mr. Lewis regarding the review. Councilmember Jaroszynski stated that, since the wastewater committee’s next meeting is the following Wednesday, they should likely have an answer emerging from that meeting within about seven days. He added that consultants and engineers would need time to review and confer with the Town, and the Town Manager may determine whether a special meeting will be needed. Overall, communication regarding this review could reasonably be expected within seven to fourteen days of that meeting.

IX.c Consider Approval to Adopt Resolution 21-26 Titled: *"Resolution to Award Water Capacity Improvements Project, Phase 2 Project No. SRP-D-134-0274"* and Adopt Ordinance 18-26 Titled*: "Capital Project Ordinance - Parkertown Road Water Extension"* *(Longino)*

Town Manager Longino presented Resolution 21-26 and Ordinance 18-26 for the Parkertown Road water extension, which is part of the Water Capacity Improvements Project Phase 2. He explained that the state-funded project will extend a water line from Highway 21 to Parkertown Road, providing a connection point for Parkertown Elementary School. Manager Longino noted that the Town received seven bids, with the low bid well below the anticipated budget. Staff recommended approval of the resolution

to award the contract and approval to adopt the associated capital project budget ordinance and budget amendment.

Upon motion by Councilmember G. Harris, seconded by Councilmember Bartlett, and unanimously carried, approved to adopt Resolution 21-26 Titled*: "Resolution to Award Water Capacity Improvements Project, Phase 2 Project No. SRP-D-134-0274."*

Following approval of the Parkertown Road water extension resolution and the capital project ordinance, Town Manager Longino requested an additional motion to adopt Budget Ordinance 18-26, titled "Capital Project Ordinance - Parkertown Road Water Extension," noting that it appeared on the second page of the packet.

Upon motion by Councilmember G. Harris, seconded by Councilmember Bartlett, and unanimously carried, approved to adopt Ordinance 18-26 Titled: *"Capital Project Ordinance - Parkertown Road Water Extension"*

IX.d Consider Approval to Adopt Resolution 22-26 Titled: *"Resolution to Award Wastewater Transmission Project, Phase 1"* and Adopt Ordinance 19-26 Titled: *"Amendment to the Town of Troutman FY2026-2027 Budget Ordinance, Amendment No. 1"* *(Longino)*

Town Manager Longino presented Resolution 22-26 and Ordinance 19-26 for the Wastewater Transmission Project, Phase 1, explaining that the project includes a sewer line from the Shinn Farm Pump Station to the Wiggins Road Pump Station in Mooresville. This will allow Troutman to replace the existing line that runs south along Highway 21 past Lowe's to the South Iredell pump station, which belongs to Mooresville. The new line will be a larger pipe, providing capacity for current and future needs. He reported that the Town received 11 bids, with the lowest bid coming in at roughly half of the originally anticipated cost. Staff has had prior positive experience with this bidder and recommends moving forward with the project.

Upon motion by Councilmember G. Harris, seconded by Councilmember Bartlett, and unanimously carried, approved to adopt Resolution 22-26 Titled: *"Resolution to Award Wastewater Transmission Project, Phase 1"* and adopt Ordinance 19-26 Titled: *"Amendment to the Town of Troutman FY2026-2027 Budget Ordinance, Amendment No. 1."*

IX.e Consider Appointment of Design Review Board (DRB) Applicant Stu Gilman *(Ventresca)*

Planning Director Andrew Ventresca introduced applicant Stu Gilman, noting that Mr. Gilman had already appeared before and introduced himself to the DRB, which voted to recommend to Council appointment to the Design Review Board.

Mr. Gilman addressed Council, providing a brief background of his personal and professional history, describing his professional background in the software industry, his prior service as an elected official in California, current work as a business broker, and his involvement in various nonprofits. He shared that he wants to give back to the Troutman community, including an eventual interest in serving on the Planning Board.

Council members thanked him for his willingness to serve and his community involvement.

Upon motion by Councilmember Bartlett, seconded by Councilmember G. Harris, and unanimously carried, Council approved the appointment of applicant Stu Gilman to the Design Review Board (DRB).

X Old Business

X.a Discuss Placing Byers Road Rezoning Case RZ-25-06 on Council's September 10, 2026, Meeting Agenda

Council considered the status of the Byers Road rezoning case RZ-25-06, which was previously heard in December. Mayor Young noted that the related documents were included in the packet and that Council needed to decide whether to place the case back on the regular meeting agenda for September 10, 2026.

Upon motion by Councilmember Jaroszynski, seconded by Councilmember Bartlett, and unanimously carried, Council approved placing Byers Road Rezoning Case RZ-25-06 on Council's September 10, 2026, meeting agenda.

XI. Elected/Officials Reports and Comments

Councilmember Bartlett

- Thanked the audience for attending and noted that meetings typically do not attract such strong in-person turnout.
- Encouraged attendees to consider volunteering to help the town, pointing to Stu's example of stepping up to serve.
- Mentioned that there are currently open positions on town boards and committees.

Councilmember Jaroszynski

- No comments at this time.

Councilmember F. Harris (Remote Participant)

- No comments at this time.

Councilmember G. Harris

- Reflected on long-term involvement in the town’s wastewater planning efforts, including directing larger sewer lines south toward Wiggins Road and noting past challenges
- Expressed satisfaction with Phase 1 of the wastewater line to Mooresville, describing it as a positive and relatively rapid development after years of effort.
- Highlighted that, despite the importance of infrastructure progress, the most exciting outcome of the evening was Skyka Boutique's official approval.

Mayor Young

- Offered congratulations and appreciation to Skyka Boutique for joining the Town, engaging with the community, and introducing new products that honor and reflect the young lady Skyka was.

XII. Staff Report and Comments

Town Manager Longino

- Thanked everyone who attended the recent Party in the Park, noting that it featured a foam cannon and the splash pad's reopening, both of which were well received.
- Mentioned that upcoming events are planned and asked Council to send RSVPs to Kim after the meeting.
- Expressed appreciation to the IT department for quickly setting up the meeting's technology, and to the staff who assisted.

Mayor Young thanked everyone for attending the meeting and reiterated appreciation for the IT staff, noting that Travis and the team have had to devote extra time this month to meet increased technical demands.

XIII. *Hold a Closed Session Pursuant to NCGS 143-318.11(a)(5) to Discuss Acquisition of Property

Mayor Young called for a Closed Session

Upon motion by Councilmember Bartlett, seconded by Councilmember G. Harris, and unanimously carried, approved to hold a Closed Session Pursuant to NCGS 143-318.11(a)(5) to Discuss Acquisition of Property.

Along with Mayor Young and Town Council, Justin Longino, Town Manager; Gina Merrell, Finance Director; Andrew Ventresca, Planning Director; Kimberly Davis, Town Clerk; and Jason Ralston, Town Attorney, joined the Closed Session.

*****MINUTES OF CLOSED SESSION HAVE BEEN SEALED UNTIL SUCH TIME PUBLIC INSPECTION WILL NO LONGER FRUSTRATE THE PURPOSE OF THE CLOSED SESSION*****

Mayor Young closed the Closed Session and asked for a motion to reconvene the Open Session

Upon motion by Councilmember G. Harris, seconded by Councilmember Bartlett, and unanimously carried, approved to reconvene Open Session.

XIV. Adjournment

Upon the motion of Councilmember Jaroszynski, seconded by Councilmember G. Harris, and unanimously carried, the August 13, 2026 meeting was adjourned at 8:19 pm.

_____
Teross W. Young Jr., Mayor

_____
Kimberly H. Davis, Town Clerk

(**) Adjustments to the Agenda

Town of Troutman Town Council Regular

September 10, 2026

Staff Report

TO: Mayor and Town Council

FROM: Justin E. Longino, Town Manager

SUBJECT: Approve the Repeal of Town Policies as follows...

- Policy #30: Rotation Wrecker Policy
- Policy #38: Policy Governing Use of Depot Park Facility
- Policy #44: Recreational Greenway & Alternative Transportation Facilities Approval Process for Amenities
- Policy #47: Policy Governing the Use of Troutman ESC Park Pavilion
- Policy #49: Lake Norman Humane Dog Park
- Policy #55: Iredell County Lodge #10 Fraternal Order of Police Splash Pad Rules and Regulations
- Policy #58: Troutman ESC Park Softball/Baseball Fields Rules and Regulations
- Policy #66: Georgie Street Park Rules and Regulations
- Policy #67: Troutman ESC Park Basketball Courts Rules and Regulations
- Policy #68: Troutman ESC Park Pickleball Courts Rules and Regulations

Staff Summary

Included in this agenda item is the repealing of a number of Town policies. However, this item does not *eliminate* these rules or policies.

1. The Police Department recommends repealing the Rotation Wrecker Policy. In place of this, they will implement a departmental policy to address the use of wrecker services by the Department. A memo from Chief Watson is attached and a copy of the departmental policy is included.

2. Policies #38, 44, 47, 49, 55, 58, 66, 67, and 68 are recommended to be repealed and will be *combined* into Policy #36. Currently, this policy is titled "Troutman ESC Park Rules and Regulations." The next item on the consent agenda is to *amend* Policy #36. This recommended action will name the policy "Town of Troutman Parks and Facilities Rules & Regulations" and will incorporate the aforementioned policies into one policy. The different sections in the revised Policy #36 will address the various amenities and their rules/guidelines. The goal is to have one policy with all of the regulations in one place going forward.

**These policies are not included in full in the agenda packet, but are available through your OneDrive folder. If you would like hard copies, or have issues accessing, please contact the Town Clerk.*

Recommendations

There is no fiscal impact for this item.

Staff recommends approval.

Attachments

- Policy_30_Staff_Report.docx
- 600.31 Rotation Wrecker Policy.docx

Town of Troutman Council

TO: Manager, Mayor and Town Council

FROM: Josh Watson, Chief of Police

SUBJECT: Repeal of Policy # 30 Rotation Wrecker Policy

A. Background & Recommendation(s)

The Town of Troutman a Town Council approved Rotation Wrecker Policy that establishes policy and procedures for rotation wrecker services used by the Troutman Police Department for the towing of vehicles from motor vehicle crashes, arrests, parking violations, and abandoned in the roadway. The policy also establishes a fee schedule that wrecker services on the Troutman Police Department's rotation wrecker list must abide by. After reviewing neighboring agencies policies, it has been found that most cities or towns have the policy set as part of their police department's policy and procedure.

Staff recommends that the current Rotation Wrecker Policy be repealed and that the Police Department adopt a departmental policy governing the rotation wrecker program. This would place the responsibility for those operational procedures with the department that administers the program. Rotation wrecker services are directly connected to law enforcement operations. Maintaining these procedures as a departmental policy would allow the Police Department to respond more effectively to operational issues and make necessary updates to the policy as needed in a more efficient manner.

Therefore, Staff recommends the repeal of Policy 30 Rotation Wrecker Policy and that the Police Department establish a departmental policy for rotation wrecker services.

Approving this agenda item as presented: Repeals Policy 30 Rotation Wrecker Policy

B. Town Council Action(s)

1) Repeals Policy 30 and allows the Police Department to adopt its own departmental policy.

C. Attachments

1) Troutman Police Department Policy that will be adopted by the department upon repeal of Policy 30.

Troutman Police Department Policy and Procedures	Effective Date: 07/11/2026	Amended Date:	Policy # 600.30 Rotation Wrecker Policy

I. PURPOSE

The purpose of this policy is to establish procedures and standards for rotation wreckers used by the Troutman Police Department.

II. POLICY

The Troutman Police Department will maintain an efficient system of allocating requests for service from wrecker services that qualify for inclusion on the rotation wrecker list. Adherence to this policy will promote public safety at the scene of any incident and protect the community from damage or loss by ensuring the safety of property and preserving a safe and unobstructed flow of traffic.

III. DEFINITIONS

A. Rotation Wrecker Administrator- A command staff member of the Troutman Police Department designated by the Chief of Police to manage the rotation wrecker list. The rotation wrecker administrator will ensure that all rotation wrecker services on the department's list adhere to all policies and procedures required to remain on the rotation wrecker list.

B. Rotation Wrecker List- A list of privately owned wrecker services that respond when requested by the Troutman Police Department with vehicle towing or other vehicle related situations.

C. Rotation Wrecker Service- A privately owned wrecker service that has met the necessary requirements and is included on the rotation wrecker list for the Troutman Police Department.

IV. ADMINISTRATION

A. The rotation wrecker administrator will be responsible for:

1. Administration of the rotation wrecker list;

2. The investigation of complaints against rotation wrecker services by citizens and Police Department personnel;

3. Managing the number of services allowed on the rotation wrecker list and determining if additional or replacement services are needed;

4. Ensuring that all rotation wrecker services are compliant to all rules and regulations within this policy, as well as state and federal laws.

B. Upon discovery of a violation of this policy by a rotation wrecker service, the administrator will provide the rotation wrecker service owner notice of the violation along with any sanctions against the wrecker service.

V. APPLICATION FOR INCLUSION ON THE ROTATION WRECKER LIST

A. The rotation wrecker administrator will determine if a service applying to be on the list meets all the requirements of this policy.

B. If a service fails to satisfy one or more of the requirements, the administrator will notify the service owner of the specific failure.

C. If a failed requirement is corrected the wrecker service owner may contact the administrator for re-inspection. Upon determination that all requirements are met, the applying wrecker service will be added to the rotation wrecker list.

D. Any service that is denied addition to the list may appeal to the Chief of Police, in writing, within 30 days of the denial.

VI. ROTATION WRECKER REQUIREMENTS

A. Charges and Fees

1. This policy shall approve a fee list containing the highest amounts that may be charged for particular services. All rotation wrecker services shall adhere to the approved list for all rotation calls. These fees shall be evaluated every 12 months.

2. Upon arriving at an incident, a rotation wrecker service may secure assistance from another rotation wrecker service when necessary to complete the services requested. Only one bill is to be presented to the owner or operator of the vehicle for the work performed.

3. A rotation call by the Troutman Police Department does not create an obligation on the part of the Troutman Police Department or the Town of Troutman to pay any fee or other charge except when towing a vehicle owned by the Town of Troutman, a vehicle towed and secured as evidence by the Troutman Police Department, or a vehicle that is later forfeited to the Troutman Police Department.

B. Eligibility

For a wrecker service to be added to, and remain, on the rotation wrecker list, each shall meet the following requirements:

1. The wrecker service's office and the storage area shall be located within five miles of the corporate city limits of the Town of Troutman.

2. The rotation wrecker service shall be able to meet the response requirements as listed in this policy.

3. The wrecker service's storage area shall be sufficiently lighted and secured by a fence of at least six (6) feet of height.

4. The wrecker service must provide access for the owner of a towed vehicle to obtain release of the vehicle between the hours of 8:00 am to 5:00 pm, Monday through Friday. Release outside of these normal hours during nights, weekends, and recognized holidays may be by appointment only.

C. Minimum Equipment Requirements

1. Wrecker services must have one or more wreckers or tow trucks in use, with all of those being properly registered with the North Carolina Department of Motor Vehicles, which pass all requirements set forth by state law and this policy. All wreckers and equipment must be kept in good working condition. Wrecker services must also agree to allow inspection of their wreckers and equipment by the rotation wrecker administrator.

2. Rollbacks may be used to supplement a wrecker firm, but no wrecker service may be placed on the rotation wrecker list if they have only a rollback.

3. All wrecker service wreckers must be marked on each side with the business name. Magnetic or stick-on signs will not be used. Decals are permitted.

4. Wreckers must be equipped with amber warning lights and have a valid North Carolina Safety Inspection Certificate and all items covered in N.C. G.S. 20-183.3. All wreckers must have all other lighting in good working order such as headlights, taillights, brake lights, and turn signals.

5. Wrecker services will ensure that each wrecker carries a minimum of the following items:

   a. Axe;
   b. Broom capable of cleaning glass and debris from the scene;
   c. Fire extinguisher;
   d. Flares or electronic signaling devices;
   e. Shovel;
   f. Dollies;
   g. Snatch blocks;

h. Wrecking bar;
i. Recovery lights or spot lights;
j. Bolt cutters;
k. Oil absorbent;
l. Jumper cables or jump box;
m. Container to dispose of debris;
n. Reflective vest for wrecker operator;
o. Minimum of 75 feet of cable

D. Wrecker Personnel Qualifications and Rules

1. Drivers employed by wrecker services must possess a valid driver's license with applicable endorsements for the size and weight of the wrecker that they are operating.

2. Drivers will not be abusive, disrespectful or use profane language when dealing with the public or any employee of the Troutman Police Department

3. Any intentional deception used by a driver or other employee of a wrecker service toward any citizen, business, or Troutman Police Department employee shall be grounds for immediate suspension and/or permanent removal from the rotation wrecker list.

4. Drivers must have a safe driving record and no criminal record of serious offenses or offenses involving larceny, fraud, or assault. This will be verified by the rotation wrecker administrator.

5. Drivers will obey all traffic laws while responding to a call from the Troutman Police Department and must not be under the influence of drugs or alcohol while on duty.

E. Liability and Insurance Requirements

1. Wrecker services shall be liable for vehicles and their contents once hooked to a wrecker or in any way serviced at the scene by an employee of the wrecker service.

2. Wrecker services are liable for all damages to vehicles entrusted to their custody that results from negligence of wrecker service employees.

3. Wrecker services must be fully insured and bonded against claims of liability for loss or damage resulting from the removal and/or storage of vehicles.

4. Insurance coverage must include coverage in the amount of not less than $100,000.00 for any one person injured or killed, $300,000.00 for more than one person injured or killed in any one accident, and $50,000.00 for property damage.

5. The wrecker service must have on-hook coverage at a minimum of $25,000.00.

6. In addition, the wrecker service must have garage keeper's insurance covering damages from fire, theft, windstorm, and explosions in the amount of not less than $100,000.00

7. Proof of coverage shall be filed with the Troutman Police Department prior to the wrecker service being place on the rotation wrecker list.

8. Wrecker service shall have liability insurance as required by N.C. G.S. 20-309.

F. Response to Calls for Service

1. Rotation wrecker services shall be available for rotation service on a 24-hour basis and consistently respond, under normal conditions, in a timely manner, not to exceed thirty (30) minutes. The rotation wrecker service shall notify the communications center when unable to respond in a timely manner.

2. All requests for rotation wrecker service by phone shall be answered.

3. A rotation wrecker service will respond to a minimum of seventy-five (75) percent of the rotation calls given to them per month.

4. No wrecker service may refer a call to another wrecker company or act as a substitute for each other.

5. Refusals or failures to respond to a rotation shall result in being placed at the bottom of the wrecker rotation list. Repeated failures to respond to calls for service may result in violations being issued and possible suspension or removal from the rotation wrecker list.

6. Rotation wrecker services shall only respond to incidents upon request from the Troutman Police Department or upon owner's request. Any rotation wrecker service that arrives at an incident without being requested shall be placed at the bottom of the rotation list. Subsequent violations may result in suspension from the rotation wrecker list.

7. Rotation wrecker services shall not refuse to tow a vehicle after arriving at the scene of a rotation request.

VII. ROTATION WRECKER SERVICE RESPONSIBILITIES

A. The responding wrecker service shall clean up and remove any broken glass, all vehicle parts, any contents of a disabled vehicle, or other debris before leaving the scene of the incident. In the event multiple rotation services are contacted to remove vehicles they share equally share responsibility for clearing the debris

B. Rotation wrecker services are not required to clean up any type of hazardous materials. Properly trained and equipped personnel will respond to manage hazardous materials.

C. Responding wrecker services shall be responsible for the personal property within any vehicle which is towed as a rotation request.

D. Personal property within a vehicle towed as a rotation request shall be released to the rightful owner without fee.

VIII. USE OF ROTATION WRECKER SERVICES

A. When an officer with the Troutman Police Department requests a rotation wrecker service the dispatcher at Emergency Communications will consult the rotation wrecker list to determine which service is next. The dispatcher will notify the service accordingly. If the wrecker service is unable to respond, has repeated busy signals or fails to answer the at the listed telephone number, the next wrecker service on the list will be contacted.

B. Failure to answer a call from Emergency Communications will result in that wrecker service being placed at the bottom of the list.

C. If a wrecker service is called to a scene and for any reason is canceled by Police Department personnel, the call will not be counted as a turn on the list. The wrecker service will then be placed back at the top of the rotation list.

D. In situations where more than one vehicle is to be towed by rotation wreckers the next wrecker service(s) on the list will be requested for each additional vehicle.

E. In dangerous or hazardous conditions, the on-duty police supervisor may request the closest immediately available wrecker service in lieu of the next available rotation wrecker service.

IX. FEES

A. Rotation wrecker services will collect towing and storage fees from the owner of the vehicle, the owner's insurance company, or through the lawful sale of the vehicle, without recourse to the Town of Troutman, unless it is found that no probable cause existed for the towing of a vehicle pursuant to N.C. G.S. 20-219.11

B. Wrecker services who respond as a rotation wrecker list participant will charge fees for towing and storage as indicated in the Fee Schedule, attached and incorporated herein by reference as Attachment A. Fees charged must reflect only reasonable and necessary cost. Any wrecker service found to overcharge owners for services will be suspended from the rotation wrecker list for 90 days for the first offense. Subsequent offenses will result in the wrecker service being permanently suspended from the list.

C. No call out when requested by Troutman Police Department will be considered an "Emergency Call Out".

X. VIOLATIONS

A. The following penalties are progressive and cumulative, unless otherwise stated in written notice from the rotation wrecker administrator or the Chief of Police. Each violation shall be considered an independent offense and shall carry a separate penalty.

1. Failure to respond to seventy-five (75) percent of calls for service during a calendar month:

   a. First Offense: 30-day removal from the list

   b. Second Offense: 45-day removal from the list

   c. Third Offense: 90-day removal from the list

   d. Fourth Offense: Permanent removal from the list

2. Failure to meet the thirty (30) minute response time during any calendar month:

   a. First Offense: Warning Letter

   b. Second Offense: 30-day removal from the list

   c. Third Offense: 45-day removal from the list

   d. Fourth Offense: 90-day removal from the list

e. Fifth Offense: 180-day removal from the list

f. Sixth Offense: Permanent Removal from the list

3. Failure to adequately clear the roadway during any calendar month:

a. First Offense: Warning Letter

b. Second Offense: 30-day removal from the list

c. Third Offense: 45-day removal from the list

d. Fourth Offense: 90-day removal from the list

e. Fifth Offense: 180-day removal from the list

f. Sixth Offense: 1-year removal from the list

4. The use of deception, dishonesty, unprofessional or abusive behavior or failure to follow the approved fee schedule for services during any calendar year:

a. First Offense: Permanent removal from the list

XI. MISCELLANEOUS

A. All wrecker services must fully comply with N.C. G.S. 20-77 regarding the reporting of unclaimed vehicles to the North Carolina Division of Motor Vehicles.

B. Wrecker services must execute an agreement indemnifying the Town of Troutman and setting forth that all services are provided as independent contractors and not as an agent of the Troutman Police Department. This agreement will further stipulate that all wrecker service owners agree to comply with, and have their employees comply with, all requirements specified herein.

C. Any disputes or questions regarding the administration of the rotation wrecker list will be directed to the rotation wrecker administrator for appropriate inquiry and disposition. Any appeals from a decision made by the rotation wrecker administrator or the Chief of Police shall be filed with the Town Manager.

D. All complaints from citizens regarding any service or possible violation of this policy by a rotation wrecker service will be directed to the rotation wrecker administrator for appropriate inquiry and disposition.

E. No wrecker service on the rotation wrecker service list shall offer any gifts or gratuities to any member of the Troutman Police Department or other employee of the Town of Troutman to include money, tangible or intangible property, food, beverages, loans, promises, services, or entertainment

ATTACHMENT A: FEE SCHEDULE

MAXIMUM FEES

A. Standard Wrecker

1. Standard Tow (Non-Collision): $300.00
2. Crash Tow: $350.00
3. Cable Use Fee: $75.00
   (Note: This applies only when used in connection with a rollover, ditch, retrieval, or removal from other inaccessible area. This does not include using a cable to winch a vehicle onto the back of a rollback wrecker)

B. Heavy Wrecker

1. Standard Tow (Non-Collision): $400.00 per hour
2. Collision Tow: $475.00 per hour (1 hour minimum)

C. Vehicle Storage

1. A maximum of $50.00 per day storage outside for standard personal vehicles.

2. A maximum of $70.00 per day for road tractor or trailer storage.

3. A maximum of $60.00 per day for indoor storage. Such storage must be requested by Troutman Police Department personnel, the registered owner, or be necessary due to circumstances of a collision.

4. An additional day of storage may be charged when releasing vehicles between the hours of 7:00 pm to 7:00 am.

ATTACHMENT B

POLICY AND RELEASE AGREEMENT

I, the undersigned representative of the wrecker service indicated, in accordance with the Town of Troutman Rotation Wrecker Policy, hereby certify that it is expressly understood and agreed that the Town of Troutman and the Troutman Police Department, will not assume liability or responsibility for any expense or loss incurred by reason of removal, storage, or sale of any vehicle placed in my custody as a result of my inclusion on the Rotation Wrecker List. It is agreed and understood that all serves provided through myself or my agents are as independent contractors and not as agents of the Town of Troutman or the Troutman Police Department. I further agree to accept and comply with the terms and requirements as provided and understated failure to comply will result in suspension or removal from the Rotation Wrecker List.

_____

Signature of Representative

_____

Printed Name of Representative

_____

Wrecker Service Name

_____

Address

STATE OF NORTH CAROLINA

_____ COUNTY

Sworn and subscribed before me this _____ day of _____, 20_____

_____

(Notary Public)

My commission expires: _____

Town of Troutman Town Council
September 8, 2026 Agenda Briefing

TO: Mayor & Town Council

FROM: Emily Watson, Parks and Recreation Director

SUBJECT: Policy Repeals and Amendments

A. Background & Recommendation(s)

Language from previously repealed Policies 38, 39, 47, 49, 55, 58, 66, 67, and 68 is included in this amendment. The Policy was also renamed from ″**Troutman ESC Park Rules and Regulations**″ to ″**Town of Troutman Parks and Facilities Rules & Regulations,**″ combining the rules and regulations of all Parks and Recreation facilities into one policy.

Therefore, Staff recommends approval of Policy #36, titled "**Town of Troutman Parks and Facilities Rules & Regulations**"

B. Attachments

A: Policy #36: "**Town of Troutman Parks and Facilities Rules and Regulations**"

POLICY #36

TOWN OF TROUTMAN

PARKS AND FACILITIES RULES & REGULATIONS

I. GENERAL PARK RULES

1. Park Hours: Park hours are dawn to dusk, except in conjunction with authorized ball games and other authorized events, in which case the park closes fifteen minutes after the end of the last event.
2. Tobacco: Tobacco possession and use are prohibited.*
3. Vehicles: Vehicles shall be parked in designated areas.
4. Playground Supervision: Adult supervision is required for playground use.
5. Pet Waste: Pet owners are responsible for the cleanup and disposal of pet waste.

Prohibited Objects and Activities

6. Loitering.
7. Glass containers.
8. Littering/Dumping.

Prohibited Objects and Activities Except with a Proper Permit

9. Firearms/Weapons.*
10. Fireworks.
11. Excessive Noise.
12. Selling goods/services.
13. Alcoholic beverages.*
14. Soliciting funds/donations.

Prohibited Activities Except in Designated Areas

15. Unleashed dogs.

II. SOFTBALL/BASEBALL FIELD RULES

1. A field reservation is required for team use of the field. Make reservations through the Troutman Parks and Recreation Department.

2. Softball/Baseball fields are to be utilized for softball/baseball games and practices only.
3. Foul language and unsportsmanlike behavior are prohibited. Individuals may be asked to leave.
4. Pitchers must pitch from the pitching rubber.
5. Catchers must catch from behind home plate.
6. Only authorized personnel are allowed to move or adjust bases.
7. Food, Glass, and Alcohol: Glass, alcoholic beverages, and food are prohibited. Water is permitted
8. The field cannot be utilized when wet due to rain, snow, or other conditions.
9. Tobacco use is prohibited, including smoking, chewing tobacco, vapes, etc.
10. Only game personnel are allowed in the dugout or on the field, including coaches, players, officials, and other authorized personnel.
11. Intentionally hitting equipment of any kind into a fence is prohibited.
12. Throwing or slamming helmets and/or bats is prohibited.
13. All vehicles, including bikes, scooters, and equipment trailers, shall remain in designated parking areas.
14. No pets are allowed, on or off leash, at the Softball/Baseball Fields, except service-assisting animals.
15. Use caution and stay alert to flying ball hazards.

III. BASKETBALL COURT RULES

1. Hours of Operation: Courts are open dawn to dusk daily. Please limit playing time to one (1) hour if others are waiting.
2. Organized Programs: All organized programs must be conducted through Troutman Parks and Recreation.
3. Paid Services: Unauthorized paid athletic services or lessons are prohibited.
4. Basketball Rims: Do not hang on the rim.
5. Athletic Attire: Proper athletic attire, including a shirt, shorts or pants, and shoes, is required at all times.
6. Language: Profanity and foul language are prohibited.

7. Court Use: Courts are for basketball play only. Bikes, scooters, skateboards, inline/roller skates, and motorized vehicles are not permitted on the courts.
8. Pets: No pets are allowed on the courts at any time.
9. Food, Glass and Alcohol: Glass, alcoholic beverages, and food are prohibited. Water is permitted.
10. Maintenance Concerns: Report maintenance concerns to the Parks and Recreation Department at 704-528-7600.
11. Priority Use: Troutman Parks and Recreation programming has priority use of the courts.
12. Court Availability: Courts are available on a first-come, first-served basis.

IV. PICKLEBALL COURT RULES

1. Hours of Operation: Courts are open dawn to dusk daily.
2. Playing Time: Please limit playing time to one (1) hour if others are waiting.
3. Organized Programs: All organized programs must be conducted through Troutman Parks and Recreation.
4. Paid Services: Unauthorized paid athletic services or lessons are prohibited.
5. Court Markings: Marking the courts is prohibited.
6. Active Players: Only active players are allowed on the courts.
7. Athletic Attire: Proper athletic attire, including a shirt, shorts or pants, and shoes, is required at all times.
8. Language: Profanity and foul language are prohibited.
9. Court Use: Courts are for pickleball play only. Bikes, scooters, skateboards, inline/roller skates, and motorized vehicles are not permitted on the courts.
10. Open Doubles: When all four (4) courts are in use, the type of play is open doubles. All skill levels play together. After one game, players leave the court, and those waiting rotate in.
11. Fences: Do not attach items to the fence.
12. Standing Water: No play is allowed when standing water is present on the courts.
13. Nets: Sitting or bouncing on the nets is prohibited.
14. Pets: No pets are allowed on the courts at any time.

15. Food, Glass and Alcohol: Glass, alcoholic beverages, and food are prohibited. Water is permitted.
16. Maintenance Concerns: Report maintenance concerns to the Parks and Recreation Department at 704-528-7600.
17. Priority Use: Troutman Parks and Recreation programming has priority use of the courts.
18. Court Availability: Courts are available on a first-come, first-served basis.

V. SPLASH PAD RULES

1. Activate the water sprayers by pressing the black foot pedal in the middle of the splash pad yellow push button posted and signed by the Pavilion.
2. Be aware that concrete areas may be slippery when wet.
3. No lifeguards are on duty. Adult supervision is required. Use of the splash pad is at your own risk.
4. All children who are not potty trained must wear swim diapers. Cloth diapers are not permitted. Check diapers often and change diapers only in a restroom.
5. Avoid drinking the water.
6. Running and rough play are prohibited.
7. Food, Glass and Alcohol: Glass, alcoholic beverages, and food are prohibited.
8. Pets are not allowed on the splash pad.
9. Skateboards, roller blades, bicycles, and motorized vehicles are not allowed on the splash pad.
10. Use of the splash pad is prohibited during inclement weather. Vacate the splash pad at the first sound of thunder or sign of lightning. This amenity may close at any time due to weather.
11. All participants must conduct themselves in a courteous, safe, and family-oriented manner.
12. The splash pad season runs from Memorial Day through Labor Day.
13. The splash pad cannot be reserved.
14. Do not climb, pull, or hang on splash pad equipment.
15. All other Troutman ESC Park rules apply.
16. Having fun is permissible and highly encouraged!

VI. LAKE NORMAN HUMANE DOG PARK RULES

The Lake Norman Humane Dog Park is subject to the following rules and regulations. Owners who fail to abide by these rules and regulations may lose park privileges.

1. Hours: The Dog Park is open from dawn to dusk.
2. Collars and Vaccinations: Dogs shall have a collar and must display rabies vaccination tags at all times.
3. Spiked Collars: Spiked collars are prohibited.
4. Number of Dogs: Each adult may have a maximum of two (2) dogs at a time in the park.
5. Aggressive Behavior: Any dog with a history of aggressive behavior is prohibited in the park. If a dog shows signs of aggressive behavior after entering the park, the owner must remove the dog from the park premises immediately.
6. Owner Responsibility: Owners are responsible for any injury or damage caused by their dog. Owners must supervise their dogs at all times and must never leave their dogs unattended. Owners are solely responsible for their dog's behavior and any damage their dog may cause.
7. Vaccination Records: All owners must have proof of their dog's vaccinations.
8. Dog Waste: Owners must properly dispose of dog waste in the designated containers provided.
9. Female Dogs in Heat: Female dogs in heat are not allowed on the premises.
10. Food and Treats: No animal food, people food, treats, or bones are allowed inside the fenced area.
11. Littering: Littering is prohibited. Wrappers and other litter can create choking or digestive hazards for dogs.
12. Tobacco: Troutman ESC Park is tobacco-free. Smoking is prohibited inside the Dog Park.
13. Wheeled Items: Strollers, bicycles, tricycles, big wheels, wagons, rollerblades, and similar items are not allowed in the Dog Park, except wheelchairs used by people with physical challenges.
14. Shoes: Shoes must be worn at all times.
15. Age Restriction: Dogs under six (6) months of age are prohibited.

16. Use at Own Risk: Users assume all risk of harm, injury, or damage to themselves, their dogs, and their personal property.

17. Dog Bites: All bites must be reported as soon as possible to the Troutman Police Department at 704-528-7610 and the Troutman Parks and Recreation Department at 704-528-7600. In case of an emergency, call 911.

Dog Park Guidelines and Tips for Use

1. Keep your dog on a leash until entering the off-leash areas. Carry a leash for each dog at all times while in the park.

2. Dogs shall remain under the owner's visual contact and voice control at all times. Owners should stay within close range of their dogs.

3. Be aware that dogs have different play styles. Dog owners are encouraged to consult their veterinarian, communicate with other park users, and educate themselves on dog behavior.

4. Ensure each gate closes behind you before entering the next one.

5. Fill in any holes your dog may dig or make appropriate repairs to disturbed areas.

VII. PAVILION AND DEPOT RULES AND RENTAL REGULATIONS

The Troutman ESC Park Pavilion and Downtown Depot are available for public use and rental for activities approved by the Town. The Parks and Recreation Director or his/her designee is responsible for scheduling facility reservations, supervising use, and issuing Facility Use Permits. The Parks and Recreation Director or his/her designee must approve all requests for reserved use of the Town facilities and has the right to refuse any use.

Scheduling and Rental Procedures

1. The Pavilion and Depot facilities are available for reservation from dawn until two hours before dusk.

2. The Pavilion and Depot facilities are defined as the covered areas under the facility roof. Pavilion restrooms are open to all visitors during operating hours of the park. The Pavilion concession area is not available for use.

3. Groups and organizations other than Town of Troutman departments and their co-sponsored or affiliated groups must submit a Town of Troutman Facility Rental and Special Events Application at least thirty (30) days before the date of the event, except as determined by the Parks and Recreation Director.

4. Confirmation of a reservation will be made upon receipt of the request, payment of required fees, and issuance of a Facility Use Permit.

5. Cancellation of a booking must be made forty-eight (48) hours in advance of the reserved date to be reimbursed for all fees. In the event of inclement weather, a refund will be issued. The planned event may be rescheduled for an available day and time, with funds applied to that reservation.

6. No group shall be allowed to use the Pavilion or Depot facility for more than one event per month without prior approval of the Parks and Recreation Director, Town Manager, or his/her designee.

7. The Pavilion and Depot facilities may be reserved up to 365 days in advance.

8. Each group, organization, or individual using the Pavilion facility shall execute an indemnity agreement indemnifying the Town against loss or damage, as outlined in the Town of Troutman Facility Rental and Special Event Application.

9. All park and facility policies and operating hours must be observed. The time of use indicated on the permit must be adhered to.

10. The person to whom the Facility Use Permit is issued is the contact person and must be on the premises during the entire event and have the approved permit in his/her possession during the approved use.

11. The permit holder is responsible for cleanup after the event and for damages incurred to the Pavilion or Depot facility, equipment, or furniture during the event. The cleaning/maintenance deposit may be held until damages are paid in full.

Pavilion/Depot General Rules

1. Children must be supervised at all times.

2. Tobacco possession and use are prohibited.*

3. Vehicles shall be parked in marked spaces.

4. Signs and banners promoting the event may be placed at the Pavilion structure and within five (5) feet of the structure during the event, but not prior to the event. Signs and banners must be removed promptly after the event. A Sign and Banner Permit must be completed, approved, and on file as outlined in the Town of Troutman Facility Rental and Special Events Application.

5. Grills are allowed but must be located a minimum of twenty (20) feet away from the Pavilion structure. Grills are not allowed under the covered portion of the Pavilion.

6. Pet owners are responsible for cleanup and disposal of pet waste.

7. Activities shall not disturb or unreasonably interfere with any person utilizing public areas near or adjacent to the Pavilion facility.

8. Decorations must be removed at the end of the event. Nails and staples may not be used to affix decorations or for any other purpose. Failure to comply may result in forfeiture of the cleaning/maintenance deposit.

9. Food sales must comply with Iredell County Health Department rules and regulations. It is the responsibility of the party renting the facility to obtain authorization from the Health Department for food sales. All required paperwork must be submitted with the Town of Troutman Facility Rental and Special Events Application.

Prohibited Objects and Activities Except with Proper Permit

10. Glass containers.

11. Littering/Dumping.

12. Nails and staples.

13. Unleashed dogs.

14. Firearms/Weapons.*

15. Alcoholic beverages.*

16. Fireworks.

17. Excessive noise/amplified music.

18. Selling goods/services.

19. Soliciting funds/donations.

VIII. ENFORCEMENT

The Town of Troutman Town Manager, Parks and Recreation Director, Town of Troutman Parks and Recreation Staff, and his/her designee are authorized to enforce these rules and regulations.

Unless otherwise specified in the Town of Troutman Code of Ordinances or General Statutes of the State of North Carolina, the penalty for violation of these rules and regulations shall first be a request to cease the prohibited activity and, second, removal from the premises if the violation continues or reoccurs.

When applicable, failure to comply with these rules and regulations may result in forfeiture of cleaning/maintenance deposits, payment of additional damage fees, and loss of privileges for use of the facility.

*Denotes violation definitions and enforcement procedures contained in Town of Troutman Ordinance No. 23-13.

IX. STATEMENT OF DISCLAIMER

In using Town of Troutman facilities, neither the Town Council nor Town of Troutman employees assume any responsibility for loss of or damage to any property or personal effects placed on the premises by the user. This includes motor vehicles and their contents belonging to the user, its members, employees, agents, participants, guests, or attendees.

Adopted: September 12, 2013
Amended: September 10, 2026

_____
Teross W. Young, Jr., Mayor

_____
Kimberly H. Davis, Town Clerk

Policy No. 36

Troutman ESC Park
Rules and Regulations

General Rules

1. Park Hours are dawn to dusk
2. Tobacco possession and use is prohibited*
3. Vehicles shall be parked in designated areas
4. Adult supervision required for playground use
5. Pet owners are responsible for cleanup and disposal of pet waste

Prohibited Objects and Activities

6. Loitering
7. Glass containers
8. Littering/Dumping

Prohibited Objects and Activities except with proper permit

9. Firearms/Weapons*
10. Fireworks
11. Excessive Noise
12. Selling goods/Services
13. Alcoholic Beverages*
14. Soliciting funds/Donations

Prohibited Activity except in designated areas

15. Unleashed dogs

The Town of Troutman Town Manager is authorized to enforce these rules and regulations. Unless otherwise specified in Town of Troutman Code of Ordinances or General Statutes of the State of North Carolina, the penalty for violation of these rules and regulations shall first be a request to cease the prohibited activity and second by removal from the premises if the violation continues or reoccurs.

* Denotes violation definitions and enforcement procedures contained in Town of Troutman Ordinance No. 23-13

Adopted Sept. 12, 2013

Town of Troutman Town Council Regular

September 10, 2026

Staff Report

TO: Mayor & Town Council

FROM: Justin E. Longino, Town Manager

SUBJECT: Approve Amending Town Policy #50 Titled: *" Adopt-A-Street Program"*

Staff Summary

Staff has reviewed the attached, Policy #50 - Adopt-A-Street Program.

Minor changes are recommended to update the policy with more accurate contact information (i.e. Parks Department in place of 'Town Hall')

Recommendations

There is no fiscal impact for this item.

Staff recommends approval.

Attachments

- Policy #50 Adopt-A-Street Program Redlined amendment.docx

Policy #50
Town of Troutman Adopt-A-Street

Town of Troutman's Adopt-A-Street Program aims to encourage community residents and organizations to adopt residential blocks of streets within the Town that are not maintained by the North Carolina Department of Transportation and to keep them litter-free. The adopted areas are to be cleaned at least three times per year in an effort to maintain a healthy environment and t~~o produce feelings of~~ foster pride in our town.

Program Details:

- There is no fee associated with adopting a roadway.
- There is a 3-year agreement between the Town of Troutman and Adopt-A-Street volunteer(s).
- Litter should be picked up at least 3 times per year. Volunteers are encouraged to clean their streets more often, if needed.
- Each participant in the Adopt-A-Street group must view the North Carolina Department of Transportation's "Safety Rules and Guidelines for Volunteers".
- Clean-ups involve both sides of the road within the adopted section of roadway.
- Adopt-A-Street groups can obtain safety vests, gloves, and bags at Troutman Town Hall.
- Adopt-A-Street signs with a recognition panel will be installed on the adopted roadway.
- Whenever possible, recycling is encouraged.
- Disposal of collected trash is required. If you are unable to dispose of the bags yourself, or come across harmful or unsafe items, please coordinate trash disposal with ~~the Town of~~ Troutman Parks and Recreation.
- Notify ~~Town Hall~~ the Parks and Recreation Department upon completion of litter/trash pickup.

Applying to Adopt a Street:

- Discuss the desired roadway availability with Town of Troutman Parks and Recreation.
- Complete an Adopt-A-Street application. (See Exhibit A)
- Complete a sign design form. (See Exhibit B)

Safety Requirements:

- Volunteers are encouraged to wear a safety vest at all times.
- Face oncoming traffic.
- Stop working in inclement weather.
- Avoid overexertion.
- Do not remove hazardous substances.
- Stay clear of any construction.
- Volunteers should maintain a safe distance from the side of the road and stay alert and conscious of traffic.
- Other common sense safety tips should also be followed.

Your participation in Town of Troutman's Adopt-A-Street program is very much appreciated. The Town of Troutman commends you for your interest and efforts to keep Troutman clean, safe, and beautiful.

If you are interested in participating in the Adopt-A-Street program, please contact Town of Troutman Parks and Recreation at (704) 528-7600~~8~~ or ewatson@troutmannc.gov

Adopted: May 11, 2017
Amended: September 10, 2026

Teross W. Young, Jr., Mayor

_____
Kimberly H. Davis, Town Clerk

Town of Troutman
Town Council

September 10, 2026 Meeting Staff Report

TO: Mayor & Town Council

FROM: Andrew Ventresca, Planning Director

SUBJECT: **Consider Resolution for Acceptance of Town of Troutman Maintenance for all Roads in Phases 1&2 of the Norwood Walk Neighborhood**

Purpose:

In 2022, Council adopted a policy regarding acceptance of street maintenance for new roadways. DR Horton is requesting the town accept all roadways in Phases 1&2 of the Norwood Walk neighborhood which includes:

- Approximately 525'(0.10miles) of Hammond Road
- Approximately 1,713'(0.32miles) of Cassius Drive
- Approximately 1,046' (0.20 miles) of Cherella Lane
- Approximately 165' (0.03 miles) of Cadish Place
- Approximately 1,747'(0.34 miles) of Scarlett Drive
- Approximately 1,765'(0.34 miles) of Allston Way
- Approximately 2,590'(0.33miles) of Nathall Trail
- Approximately 994'(0.19 miles) of Clinton Court

Per policy the following documents are required to be submitted and are included as attachments to this request:

- One (1) copy of the recorded plat map (all lots have been issued a C/O)
- One (1) Application of Street Acceptance Form
- Resolution 24-26
- Written verification from the Town Engineer's stating streets have been constructed according to the required standards and completed
- Drone photos of the area

Welcome To Troutman
Enjoy Lake Norman . . . Naturally

Town of Troutman 400 North Eastway Drive
Troutman, NC 282166
PH: 704 528 7600

Date: 7/28/26

TOWN OF TROUTMAN
APPLICATION FOR STREET MAINTENANCE ACCEPTANCE

I hereby certify, as the owner, that to the best of my knowledge the improvements in Norwood Walk Phase 1 and 2 have been constructed in accordance with the construction documents and are shown on a record map filed in the Iredell County Register of Deeds Office. All work conforms o the construction standards of the Town of Troutman.

I, therefore, request that the following streets in Norwood Walk Phase 1 and 2 be considered for maintenance acceptance by the Town of Troutman. I understand that acceptance of said streets shall be made only by the Troutman Town Council in accordance with the Town's Street Acceptance Policy.

Street Name	From	To	Appx. Length
Hammond Lane	Perry Road	Cassius Drive	658'
Cassius Drive	Lot 1	Nathall Trail	2,144'
Cherella Lane	Scarlet Drive	Cassius Drive	1,422'
Cadish Place	Lot 106	Allston Way	164'
Scarlet Drive	Lot 121	Perry Road	2,266'
Allston Way	Clinton Court	Cherella Lane	2,179'
Nathall Trail	Lot 141	Scarlet Drive	2,590'
Clinton Court	Lot 155	Lot 40	1,630'

If additional space is required, please attach separate document.

Reynolds Clark
Signature of Owner

7/28/26
Date

8025 Arrowridge Blvd Charlotte, NC 28273
Address

980-214-3147
Phone Number

RESOLUTION 24-26

RESOLUTION ACCEPTING
ALL ROADS IN PHASES 1&2 OF NORWOOD WALK FOR TOWN OF TROUTMAN MAINTENANCE

WHEREAS, a portion of the streets (including sidewalks and drainage improvements) have been constructed within the neighborhood known as Norwood Walk, dedicated as public within a 60 ft right-of-way, and offered for ownership, operation, and maintenance by the Town of Troutman; and

WHEREAS, it has been determined by the Town that the dedicated improvements and related appurtenances, within the public rights-of-way and public drainage easements, were constructed to Town standards and in accordance with Town requirements; and

WHEREAS, it is in the best interest of the Town that the improvements be accepted as public.

NOW THEREFORE, BE IT RESOLVED: that the Town of Troutman hereby accepts for ownership, operation, and maintenance the public improvements along

- Approximately 525'(0.10miles) of Hammond Road
- Approximately 1,713'(0.32miles) of Cassius Drive
- Approximately 1,046' (0.20 miles) of Cherella Lane
- Approximately 165' (0.03 miles) of Cadish Place
- Approximately 1,747'(0.33 miles) of Scarlett Drive
- Approximately 1,765'(0.34 miles) of Allston Way
- Approximately 2,590'(0.33miles) of Nathall Trail
- Approximately 994'(0.19 miles) of Clinton Court

The streets are set forth in Exhibit 'A' (map) attached hereto and incorporated hereby by reference and comprise a total of 1.84 miles of streets eligible for Powell Bill Street Aid.

This official acceptance shall become effective immediately upon adoption of this resolution.

Adopted this 10th day of September 2026.

_____
Teross W. Young, Jr., Mayor

Attest:

_____
Kimberly H. Davis, Town Clerk
Town of Troutman, N.C.

"I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK 2821, PG 2, IREDELL COUNTY, THAT THE BOUNDARIES AS CALCULATED IS IN EXCESS OF 1/10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26 DAY OF October A.D.,2022.

I, Andrew Vanreen, REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 12/2/22

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF TROUTMAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

FOR DHINGE D R HORTON INC — DATE 10/26/22

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF TROUTMAN, NORTH CAROLINA UNIFIED DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDATION IN THE IREDELL COUNTY REGISTER OF DEEDS OFFICE.

12/2/22 DATE — SUBDIVISION ADMINISTRATOR, TOWN OF TROUTMAN, NORTH CAROLINA

WATERSHED CERTIFICATE

ALL LOTS WITHIN THIS SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DO NOT LIE WITHIN A WATER SUPPLY WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION PF ENVIRONMENTAL MANAGEMENT. IMPERVIOUS AREA RESTRICTIONS DO NOT APPLY.

12/2/22 DATE — SUBDIVISION ADMINISTRATOR, TOWN OF TROUTMAN, NORTH CAROLINA

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, PUBLIC UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO N.C. DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF TROUTMAN SPECIFICATIONS AND STANDARDS OR AS OTHERWISE PROVIDED FOR IN THIS ORDINANCE, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT SUFFICIENT TO COVER THE COST OF SUCH IMPROVEMENTS HAS BEEN RECEIVED, AND THAT THE REQUIRED FILING FEE FOR THIS PLAT, HAS BEEN PAID.

12/5/22 DATE — TOWN ENGINEER, TOWN OF TROUTMAN, NORTH CAROLINA

Doc ID: 018313990001 Type: CRP
Recorded: 12/05/2022 at 01:06:50 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Renee L. Holland Register of Deeds
BK 78 PG 97

PROJECT INFORMATION
JURISDICTION: TOWN OF TROUTMAN/IREDELL COUNTY
TAX PARCEL#: 4741-37-9280
SITE ACREAGE = ±91.49 ACRES
ZONING: CZ-HIN-19-04

OPEN SPACE
AREA IN RIGHT-OF-WAY ±13.6 ACRES
REQUIRED OPEN SPACE(10%) ±9.15 ACRES
PROVIDED OPEN SPACE ±30.1 ACRES
UNDISTURBED NATURE PRESERVE ±24.9 ACRES
NEIGHBORHOOD GREEN ±5.3 ACRES

LOT INFORMATION
TOTAL UNITS: 165
DWELLING UNITS/ACRE 1.80
MAX PRIMARY BUILDING HEIGHT 2 STORIES (ATTIC LIVING AREA ALLOWABLE)
MAX ACCESSORY BUILDING HEIGHT 2 STORIES
MIN LOT SIZE = 9,000 SF
MIN LOT WIDTH = 75' (AT SETBACK)
MIN LOT WIDTH AT CUL-DE-SAC 40' (AT R/W)

PRIMARY BUILDING PLACEMENT
FRONT SETBACK 25'
CORNER SETBACK 20'
SIDE SETBACK (SIDEYARD) 10'
REAR SETBACK (REARYARD) 25'

ACCESSORY BUILDING PLACEMENT
CORNER SETBACK 20'
SIDE SETBACK (SIDEYARD) 10'
REAR SETBACK (REARYARD) 10'

NO FENCES OR PLANTINGS ARE ALLOWED WITHIN THE WATER, SEWER OR STORM DRAIN EASEMENTS.

THIS SITE IS LOCATED IN FEMA ZONE X AS INDICATED ON FEMA FIRM MAP NUMBER 3710470000J, DATED MARCH 16, 2008.

NO USGS MONUMENTATION WAS FOUND WITHIN 2000' OF THIS SITE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED NOW OR FORMERLY.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

ALL SUBDIVISION ROADS FOR NORWOOD WALK ARE PUBLIC ROADS AND TO BE MAINTAINED BY THE TOWN OF TROUTMAN.

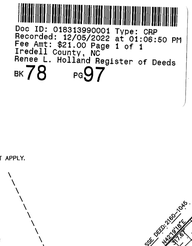
ALL STORM DRAIN EASEMENTS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL NOT BE MAINTAINED BY THE TOWN OF TROUTMAN AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER/HOA.

STREETS LINEAR FEET
HAMMOND LANE – 524.91 LINEAR FEET
CASSIUS DRIVE – 958.10 LINEAR FEET
ALLSTON WAY – 760.48 LINEAR FEET
SCARLET DRIVE – 828.99 LINEAR FEET
CHERELLA LANE – 1045.99 LINEAR FEET
CADISH PLACE – 130.00 LINEAR FEET

DEDICATION OF COMMON OPEN SPACE

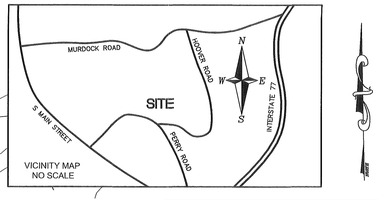
"IN RECORDING THIS PLAT, D R HORTON INC, ANTICIPATES THAT IT WILL DEDICATE THE AREAS DESIGNATED ON THIS PLAT AS PARCELS THAT INCLUDED WITHIN THIS PLAT AS COMMON OPEN SPACE TO BE UTILIZED AND ENJOYED BY HOMEOWNERS AND RESIDENTS OF NORWOOD WALK AND TO BE MAINTAINED BY THE TO BE FORMED THE NORWOOD WALK HOMEOWNERS ASSOCIATION, BOTH IN ACCORDANCE WITH THE TERMS OUTLINED IN THE TO BE RECORDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NORWOOD WALK ("DECLARATION"). SUCH DEDICATION WILL BE RECORDED WITH IREDELL COUNTY REGISTRY PRIOR TO THE CLOSING OF THE PURCHASE AND SALE OF THE FIRST LOT WITHIN NORWOOD WALK."

LEGEND
COS – COMMON OPEN SPACE
MB – MAP BOOK
NG – NEIGHBORHOOD GREEN
SD – STORM DRAINAGE EASEMENT
SSE – SANITARY SEWER EASEMENT
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT OF WAY
RY – REARYARD
SB – SETBACK
SF – SQUARE FEET
SY – SIDEYARD
ST – 30'X30' SIGHT TRIANGLE EASEMENT
STORM DRAIN LINE
FLARED END SECTION
STORM DRAIN MANHOLE
CATCH BASIN
FIRE HYDRANT









VICINITY MAP
NO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	181.81	450.00	180.58	N81°36'01"E	23°08'56"
C2	102.21	444.13	101.98	N77°31'20"E	13°11'07"
C3	64.18	444.13	64.12	N88°15'16"E	8°16'45"
C4	139.37	17690.58	139.37	S87°22'49"E	0°27'05"
C5	107.80	17690.58	107.80	S86°58'48"E	0°20'57"
C6	40.89	29.42	37.68	N42°56'52"E	79°38'13"
C7	19.08	330.00	19.08	N04°50'31"E	3°18'35"
C8	38.75	330.00	38.73	N09°51'40"E	6°43'42"
C9	31.36	20.00	28.25	S31°41'50"E	89°50'42"
C10	63.05	270.00	62.91	S83°18'35"E	13°22'49"
C11	36.90	385.00	36.88	N02°44'44"E	5°29'27"
C12	31.42	20.00	28.28	N45°00'00"E	90°00'00"
C13	24.92	260.00	24.91	N02°44'44"E	5°29'27"
C14	60.30	260.00	60.16	N12°08'08"E	13°17'17"
C15	68.42	260.00	68.22	N26°19'04"E	15°04'40"
C16	68.42	260.00	68.22	N41°23'45"E	15°04'40"
C17	50.12	260.00	50.04	N54°27'26"E	11°02'42"
C18	76.26	470.00	76.17	N55°19'54"E	9°17'46"
C19	39.12	470.00	39.11	N48°17'57"E	4°46'07"
C20	24.48	20.00	22.98	N10°50'45"E	70°08'16"
C21	6.21	260.00	6.21	S23°32'19"E	1°22'07"
C22	28.16	25.00	26.70	S55°07'43"E	64°32'54"
C23	101.84	53.00	86.88	S32°21'12"E	110°05'56"
C24	48.36	53.00	46.70	N48°50'05"E	52°16'36"
C25	77.20	53.00	70.56	S63°17'47"E	83°27'41"
C26	24.53	200.00	24.51	S25°04'44"E	7°01'36"
C27	124.33	200.00	122.34	S46°24'05"E	35°37'05"
C28	68.82	355.00	68.71	S58°39'24"E	11°06'27"
C29	75.51	355.00	75.36	S47°00'35"E	12°11'11"
C30	73.66	355.00	73.53	S34°58'20"E	11°53'18"
C31	71.07	355.00	70.95	S23°17'34"E	11°28'14"
C32	38.30	355.00	38.28	N14°28'00"W	6°10'55"
C33	19.59	12.00	17.49	S58°08'53"E	93°32'42"
C34	60.27	470.00	60.23	N71°24'20"E	7°20'51"
C35	34.26	20.00	30.22	N37°41'31"E	98°08'07"
C36	62.91	470.00	62.86	S89°24'21"E	7°40'08"
C37	29.57	270.00	29.55	S82°26'04"E	6°16'27"
C38	30.39	20.00	27.55	S35°46'11"E	87°03'19"
C39	18.69	25.00	18.26	N29°10'29"E	42°50'00"
C40	21.27	50.00	21.11	N38°24'14"E	24°22'29"
C41	54.70	50.00	52.01	N05°07'20"W	62°40'39"
C42	40.00	50.00	38.94	S59°22'45"E	45°50'12"
C43	40.00	50.00	38.94	N74°47'03"E	45°50'12"
C44	43.17	50.00	41.84	N27°07'50"E	49°28'14"
C45	32.70	50.00	32.12	N16°20'24"W	37°28'15"
C46	18.69	25.00	18.26	N13°39'31"W	42°50'00"
C47	33.32	20.00	29.60	N55°29'30"E	95°28'02"
C48	33.70	650.00	33.69	S78°15'36"E	2°58'13"
C49	74.84	650.00	74.80	S83°02'36"E	6°35'48"
C50	41.50	650.00	41.50	S88°10'15"E	3°39'30"
C51	33.33	20.00	29.61	S42°15'16"E	95°29'27"
C52	56.28	200.00	56.09	N13°33'08"E	16°07'18"
C53	133.93	200.00	131.44	N40°47'46"E	38°22'01"
C54	19.91	530.00	19.91	N58°54'13"E	2°09'08"
C55	80.27	530.00	80.19	N53°29'20"E	8°40'38"
C56	29.93	530.00	29.92	N47°31'57"E	3°14'07"
C57	31.07	20.00	28.04	S89°34'59"E	89°00'14"
C58	86.81	260.00	86.40	N54°38'45"W	19°07'45"
C59	73.49	295.00	73.30	S57°04'25"E	14°16'24"
C60	112.88	295.00	112.19	S38°58'31"E	21°55'24"
C61	85.67	295.00	85.36	N19°41'41"W	16°38'17"
C62	21.04	530.00	21.03	S86°42'31"E	2°16'27"
C63	10.41	330.00	10.41	S84°40'03"E	1°48'29"
C64	40.25	330.00	40.23	S80°16'09"E	6°59'19"
C65	83.48	590.00	83.41	S80°49'41"E	8°06'24"
C66	52.71	590.00	52.69	S87°26'27"E	5°07'07"
C67	29.50	20.00	26.90	N47°44'44"E	84°30'33"
C68	19.17	200.00	19.16	N02°44'44"E	5°29'27"
C69	31.42	20.00	28.28	S45°00'00"E	90°00'00"
C70	1.02	330.00	1.02	S89°54'41"E	0°10'38"
C71	69.24	330.00	69.12	S83°48'42"E	12°01'20"
C72	5.91	330.00	5.91	S77°17'15"E	1°01'33"
C73	11.25	270.00	11.25	S77°58'07"E	2°23'17"
C74	30.20	270.00	30.18	S82°22'02"E	6°24'31"
C75	66.51	770.00	66.49	S88°02'46"E	4°56'57"
C76	52.25	830.00	52.24	S87°22'30"E	3°36'25"
C77	23.85	330.00	23.84	S83°30'04"E	4°08'27"
C78	26.82	330.00	26.81	S79°06'10"E	4°39'21"
C79	31.42	20.00	28.28	N58°13'31"E	90°00'00"
C80	47.30	270.00	47.24	N08°12'22"E	10°02'17"
C81	47.17	28.76	42.06	S40°46'55"E	93°57'48"
C82	43.38	350.00	43.35	N09°40'29"E	7°06'04"
C83	38.75	330.00	38.73	N09°51'40"E	6°43'42"

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.98	N07°45'29"E
L2	33.31	N07°45'29"E
L3	2.99	N11°26'04"W
L4	34.90	N78°29'19"E
L5	6.80	N03°11'14"E
L6	50.18	S81°50'42"E
L7	3.00	N08°09'18"E
L8	27.20	N42°42'10"E
L9	28.86	S46°10'04"E
L10	39.27	N90°00'00"E
L11	20.12	N90°00'00"E
L12	19.56	N13°13'31"E
L13	20.00	S76°46'29"E
L14	19.56	N13°13'31"E
L15	94.96	N00°00'00"E
L16	16.56	N05°29'27"E
L17	122.34	N01°38'43"W
L18	18.14	N90°00'00"E
L19	26.00	N00°00'00"W
L20	19.13	S35°32'24"E
L21	16.78	S35°32'24"E
L22	8.04	N54°27'36"E
L23	148.86	N82°40'29"E
L24	29.68	N25°09'31"E
L25	9.18	S64°50'29"E
L26	78.23	N58°47'21"E
L27	99.22	N60°00'56"E
L28	27.00	S29°58'03"E
L29	34.84	S64°12'37"E
L30	51.54	S20°01'48"E
L31	28.94	N70°03'40"E
L32	25.64	N17°09'24"W
L33	40.55	S38°39'45"E
L34	10.05	S51°59'50"E
L35	64.73	S40°41'20"E
L36	54.50	S34°47'50"E
L37	36.87	S29°22'50"E
L38	44.96	S24°20'31"E
L39	36.12	S18°18'42"E
L40	60.53	S42°49'38"E
L41	35.29	S20°19'54"E
L42	72.92	S51°59'50"E

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SHEET TITLE
RECORD PLAT – 37.207 ACRES
77 SINGLE FAMILY LOTS & 4 COS LOTS

PROJECT
NORWOOD WALK PHASE 2
TOWN OF TROUTMAN, IREDELL COUNTY, NC
OWNER: D R HORTON INC

NC Corporate Registration #C-0475

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(physical) 720 Windsor Oak Court, Charlotte, North Carolina, 28273, 704.556.1990
(mailing) P.O. Box 1188, Pineville, North Carolina, 28134, 704.556.0505(fax)

PROJECT NO.	
SCALE	1"=100'
DATE	10/20/2022
DRAWN BY	YWH
CHECKED BY	JEW
DRAWING NO.	XXX-XX
SHT	1 OF 1 SHTS

" I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2921, PAGE 904); THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 1 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8 DAY OF June A.D.,2022

I, Lynne Hair, REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Lynne Hair 6/16/22
REVIEW OFFICER DATE

CERTIFICATE OF OWNERSIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF TROUTMAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

FOR OWNER; D R HORTON INC 6/9/22
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF TROUTMAN, NORTH CAROLINA UNIFIED DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDATION IN THE IREDELL COUNTY REGISTER OF DEEDS OFFICE.

6/16/22 Lynne Hair
DATE SUBDIVISION ADMINISTRATOR
TOWN OF TROUTMAN, NORTH CAROLINA

WATERSHED CERTIFICATE

ALL LOTS WITHIN THIS SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DO NOT LIE WITHIN A WATER SUPPLY WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION PF ENVIRONMENTAL MANAGEMENT, IMPERVIOUS AREA RESTRICTIONS DO NOT APPLY.

6/16/22 Lynne Hair
DATE SUBDIVISION ADMINISTRATOR
TOWN OF TROUTMAN, NORTH CAROLINA

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, PUBLIC UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO N.C. DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF TROUTMAN SPECIFICATIONS AND STANDARDS OR AS OTHERWISE PROVIDED FOR IN THIS ORDINANCE, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF TROUTMAN HAS BEEN RECEIVED, AND THAT THE REQUIRED FILING FEE FOR THIS PLAT, HAS BEEN PAID.

6/16/22 Lynne Hair
DATE SUBDIVISION ADMINISTRATOR
TOWN OF TROUTMAN, NORTH CAROLINA

LEGEND:
COS – COMMON OPEN SPACE
MB – MAP BOOK
NG – NEIGHBORHOOD GREEN
SD – STORM DRAINAGE EASEMENT
SSE – SANITARY SEWER EASEMENT
RCP – REINFORCED CONCRETE PIPE
R/W – RIGHT OF WAY
RY – REARYARD
SB – SETBACK
SF – SQUARE FEET
SY – SIDEYARD
ST – 30'X30' SIGHT TRIANGLE EASEMENT
STORM DRAIN LINE
W
FLARED END SECTION
CURB INLET OR MANHOLE
CATCH BASIN
FIRE HYDRANT

PROJECT INFORMATION
JURISDICTION: TOWN OF TROUTMAN/IREDELL COUNTY
TAX PARCELS: 4741-37-9280
SITE ACREAGE: ± 91.49 ACRES
ZONING: CZ–RM-19–04

OPEN SPACE
AREA IN RIGHT–OF–WAY ±13.6 ACRES
REQUIRED OPEN SPACE(10%) ±9.15 ACRES
PROVIDED OPEN SPACE ±30.1 ACRES
UNDISTURBED NATURE PRESERVE ±24.9 ACRES
NEIGHBORHOOD GREEN ±5.3 ACRES

LOT INFORMATION
TOTAL LOTS 165
DWELLING UNITS/ACRE 1.80
MAX PRIMARY BUILDING HEIGHT 2 STORIES (ATTIC LIVING AREA ALLOWABLE)
MAX ACCESSORY BUILDING HEIGHT 2 STORIES
MIN LOT SIZE = 9,000 SF
MIN LOT WIDTH = 75' (AT SETBACK)
MIN LOT WIDTH AT CUL–DE–SAC 40' (AT R/W)

PRIMARY BUILDING PLACEMENT
FRONT SETBACK 25'
CORNER SETBACK 20'
SIDE SETBACK (SIDEYARD) 10'
REAR SETBACK (REARYARD) 20'

ACCESSORY BUILDING PLACEMENT
CORNER SETBACK 20'
SIDE SETBACK (SIDEYARD) 10'
REAR SETBACK (REARYARD) 10'

THIS SITE IS LOCATED IN WS IV CRITICAL AREA OF THE CATAWBA/LAKE NORMAN WATER SUPPLY WATERSHED.

THIS SITE IS LOCATED IN FEMA ZONE X AS INDICATED ON FEMA FIRM MAP NUMBER 3710474000J, DATED MARCH 18, 2008.

NO USGS MONUMENTATION WAS FOUND WITHIN 2000' OF THIS SITE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED NOW OR FORMERLY.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

ALL SUBDIVISION ROADS PER NORWOOD WALK ARE PUBLIC ROADS AND TO BE MAINTAINED BY THE TOWN OF TROUTMAN.

ALL STORM DRAIN EASEMENTS LOCATED OUTSIDE THE PUBLIC RIGHT–OF–WAY WILL NOT BE MAINTAINED BY THE TOWN OF TROUTMAN AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER/HOA.

STREETS LINEAR FEET
CLINTON COURT – 921.78 LINEAR FEET
CASSIUS DRIVE – 789.91 LINEAR FEET
ALLSTON WAY – 1004.27 LINEAR FEET
SCARLET DRIVE – 878.00 LINEAR FEET
NATHALL TRAIL – 1761.74 LINEAR FEET

DEDICATION OF COMMON OPEN SPACE

"IN RECORDING THIS PLAT, D R HORTON INC, ANTICIPATES THAT IT WILL CONVEY TO THE HOMEOWNERS ASSOCIATION OF THE ANIL PROPERTY INCLUDED WITHIN THIS PLAT AS COMMON OPEN SPACE TO BE UTILIZED AND ENJOYED BY HOMEOWNERS AND RESIDENTS OF MARLEY JAYE VILLAGE, AND TO BE MAINTAINED BY THE TO BE FORMED THE MARLEY JAYE VILLAGE HOMEOWNERS ASSOCIATION, BOTH IN ACCORDANCE WITH THE TERMS OUTLINED IN THE TO BE RECORDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MARLEY JAYE VILLAGE ("DECLARATION"). THE DECLARATION WILL BE RECORDED WITH IREDELL COUNTY REGISTRY PRIOR TO THE CLOSING OF THE PURCHASE AND SALE OF THE FIRST LOT WITHIN MARLEY JAYE VILLAGE."

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	46.16	29.50	41.59	N47°23'10"E	89°38'45"
C2	142.28	970.00	142.16	N01°36'21"W	8°24'16"
C3	31.76	20.00	28.53	N51°20'25"W	90°59'53"
C4	35.51	830.00	35.51	S84°23'11"W	2°27'04"
C5	75.47	830.00	75.44	S88°13'00"W	5°12'35"
C6	18.04	770.00	18.04	N89°50'58"W	1°20'33"
C7	81.33	770.00	81.29	N86°27'12"E	6°03'06"
C8	33.09	20.00	29.44	N36°01'34"E	94°48'11"
C9	29.10	20.00	26.60	N53°03'04"W	83°21'04"
C10	63.65	530.00	63.62	S86°42'50"W	6°52'53"
C11	43.79	470.00	43.77	S89°25'44"W	5°20'17"
C12	34.26	20.00	30.22	N37°41'31"E	98°08'07"
C13	19.59	12.00	17.49	N58°08'53"W	93°32'42"
C14	60.27	470.00	60.23	S71°24'20"W	7°20'51"
C15	31.42	20.00	28.28	N22°43'55"E	90°00'00"
C16	4.21	25.00	4.21	N27°05'44"W	9°39'18"
C17	14.48	25.00	14.28	N48°30'44"W	33°10'43"
C18	58.00	50.00	54.80	N31°52'13"W	66°27'44"
C19	45.86	50.00	44.27	N27°38'19"E	52°33'21"
C20	45.86	50.00	44.27	S80°11'40"W	52°33'21"
C21	45.86	50.00	44.27	N47°15'00"W	52°33'21"
C22	36.25	50.00	35.46	N00°12'12"W	41°32'15"
C23	18.69	25.00	18.26	N00°55'23"E	42°50'00"
C24	31.42	20.00	28.28	N87°16'05"W	90°00'00"
C25	31.42	20.00	28.28	N22°43'55"E	90°00'00"
C26	43.53	530.00	43.52	N19°54'54"W	4°42'22"
C27	67.78	530.00	67.73	N13°53'54"W	7°19'38"
C28	18.69	25.00	18.26	N31°39'05"W	42°50'00"
C29	31.70	50.00	31.18	N34°54'11"W	36°19'48"
C30	47.70	50.00	45.91	N10°30'23"E	54°39'19"
C31	47.70	50.00	45.91	N65°14'42"E	54°39'19"
C32	47.70	50.00	45.91	N65°08'59"W	54°39'19"
C33	57.05	50.00	54.00	N00°05'12"W	65°22'15"
C34	18.44	25.00	18.03	N11°27'55"E	42°16'02"
C35	0.25	25.00	0.25	N09°57'05"W	0°33'59"
C36	32.68	470.00	32.67	N12°13'35"W	3°59'01"
C37	66.03	470.00	65.98	N18°14'35"W	8°02'59"
C38	97.37	220.00	96.57	N34°56'48"W	25°21'27"
C39	100.19	220.00	99.33	N60°40'19"W	26°05'39"
C40	33.11	25.00	30.74	N68°20'25"E	75°52'55"
C41	12.14	53.00	12.11	N36°57'38"E	13°07'22"
C42	103.19	53.00	87.65	N80°42'04"W	111°33'13"
C43	29.39	53.00	29.02	N09°02'11"W	31°46'34"
C44	48.78	53.00	47.07	N33°33'03"E	52°43'51"
C45	25.19	53.00	24.96	S73°11'58"W	27°14'01"
C46	33.10	280.00	33.08	N89°47'51"W	6°46'22"
C47	68.65	280.00	68.47	N79°23'16"W	14°02'48"
C48	68.65	280.00	68.47	N65°20'28"W	14°02'48"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C49	68.65	280.00	68.47	N51°17'39"W	14°02'48"
C50	65.10	280.00	64.95	N37°36'39"W	13°19'13"
C51	42.43	280.00	42.39	N28°36'35"W	8°40'57"
C52	31.42	20.00	28.28	N67°16'05"W	90°00'00"
C53	31.42	20.00	28.28	N22°43'55"E	90°00'00"
C54	27.79	260.00	27.78	N19°12'22"W	6°07'25"
C55	68.80	260.00	68.60	N08°33'48"W	15°09'43"
C56	51.84	260.00	51.75	N04°43'48"E	11°25'25"
C57	56.38	355.00	56.32	N14°59'28"E	9°05'59"
C58	69.83	355.00	69.72	N25°11'04"E	11°16'11"
C59	69.93	355.00	69.82	N36°28'15"E	11°17'11"
C60	69.93	355.00	69.82	N47°45'26"E	11°17'11"
C61	69.93	355.00	69.82	N59°02'37"E	11°17'11"
C62	69.93	355.00	69.82	S70°19'48"W	11°17'11"
C63	106.36	355.00	105.96	S84°33'23"W	17°09'59"
C64	31.62	20.00	28.43	N47°51'05"E	90°34'35"
C65	16.00	29.30	15.81	N12°56'35"W	31°17'34"
C66	30.12	29.30	28.81	N58°02'23"W	58°53'21"
C67	209.03	2553.57	208.98	N84°23'31"W	4°41'25"
C68	250.31	3500.00	250.26	N84°46'35"W	4°05'52"
C69	32.74	30.00	31.14	N66°34'08"E	62°31'31"
C70	122.95	100.00	115.35	S70°31'45"W	70°26'48"
C71	30.71	27.84	29.19	S74°15'45"W	62°56'47"
C72	66.69	400.00	66.61	N47°00'19"E	9°33'06"
C73	20.57	400.00	20.57	N43°42'09"E	2°56'49"
C74	17.01	400.00	17.01	N46°23'38"E	2°26'10"
C75	138.46	1210.59	138.38	N46°02'57"E	6°33'11"
C76	148.88	1125.00	148.77	N10°38'44"W	7°34'57"
C77	28.85	20.00	26.42	N35°04'11"E	82°39'26"
C78	104.83	1030.00	104.78	N03°20'37"W	5°49'57"
C79	53.77	1030.00	53.76	N01°04'03"E	2°59'28"
C80	31.21	20.00	28.14	N42°08'55"W	89°25'25"
C81	53.24	295.00	53.17	S87°58'10"W	10°20'25"
C82	128.80	295.00	127.78	S70°17'28"W	25°01'00"
C83	122.19	295.00	121.32	N45°55'01"E	23°43'56"
C84	121.56	295.00	120.70	N22°14'46"E	23°36'34"
C85	98.85	200.00	97.85	N03°43'06"W	28°19'08"
C86	32.95	20.00	29.35	N65°04'22"W	94°23'25"
C87	51.28	830.00	51.27	N69°30'07"E	3°32'23"
C88	74.26	830.00	74.24	S73°05'06"W	5°07'35"
C89	32.41	20.00	28.98	N57°47'50"W	92°50'35"
C90	30.09	20.00	27.33	N31°43'52"E	86°12'49"
C91	37.49	530.00	37.48	S72°48'43"W	4°03'10"
C92	28.24	530.00	28.24	N69°15'31"E	3°03'12"
C93	31.42	20.00	28.28	N67°16'05"W	90°00'00"
C94	31.42	20.00	28.28	N22°43'55"E	90°00'00"
C95	23.49	770.00	23.49	N68°36'21"E	1°44'52"
C96	84.69	770.00	84.64	S72°37'50"W	6°18'05"

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.05	S88°23'17"W
L2	2.95	N07°57'53"E
L3	28.93	N81°35'10"W
L4	10.87	N02°33'47"E
L5	47.40	N01°40'17"W
L6	36.52	N02°33'47"E

NOW OR FORMERLY BRUCE P & RICK C MURDOCK BK 2514, PG 2086 PARCEL 4741367343

NOW OR FORMERLY JOE JR & PATTIANN LAFIN BK 2512, PG 1686 PARCEL 4741367243

NOW OR FORMERLY MARCUS & LINDA GILSON BK 2411, PG 2107 PARCEL 4741357966

NOW OR FORMERLY HEIRS OF MARY B HARRINGTON BK 649, PG 539 PARCEL 4741359999

NOW OR FORMERLY ALAN & HEATHER O'DONNELL BK 3346, PG PARCEL 4741452974

NOW OR FORMERLY DR HORTON INC DEED:2581-904 #4741-37-9280

NOW OR FORMERLY BARRY L. LIPPARD BK 649, PG PARCEL 4741580652

NOW OR FORMERLY JODY K & RACHEL W MILLER BK 3101, PG 1387 PARCEL 4741566653

NOW OR FORMERLY DAVID & MICHELLE GILLILAND BK 3860, PG 818 PARCEL 4741575541

NOW OR FORMERLY KB GODLEY II LLC DEED:3570-1314 PARCEL 4741381818

PERRY ROAD SR #2369

HOOPER ROAD 60' PUBLIC R/W PER DB3006-574

SCARLET DRIVE

CASSIUS DRIVE

ALLSTON WAY

NATHALL TRAIL

CLINTON COURT

AMENITY AREA

COS

NG

WETLANDS

UNDISTURBED NATURE PRESERVE

EXISTING POND

EARTHEN DAM

100' STREAM BUFFER

STREAM

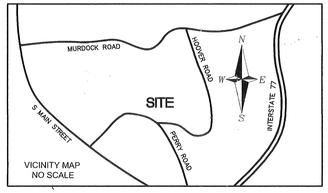
FLOODWAY

FLOODWAY

FLOOD ZONE "AE"

FLOOD ZONE "X"

VICINITY MAP
NO SCALE



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

Doc ID: 018121470001 Type: CRP
Recorded: 06/16/2022 at 01:17:32 PM
Fee Amt: $21.00 Page 1 of 1
Iredell County, NC
Maureen P. Purcell Register of Deeds
BK 77 PG 36

SHEET TITLE
RECORD PLAT – 54.272 ACRES
86 SINGLE FAMILY LOTS & 4 COS LOTS

PROJECT
NORWOOD WALK PHASE 1
TOWN OF TROUTMAN, IREDELL COUNTY, NC
OWNER: D R HORTON INC

PROJECT NO.
SCALE 1"=100'
DATE 08/26/2021
DRAWN BY YVH
CHECKED BY JEW
DRAWING NO. XXX–XX
SHT 1 OF 1 SHTS

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(physical) 720 Windsor Oak Court Charlotte, North Carolina, 28273
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134
704.556.1990 704.556.0505(fax)
NC Corporate Registration #C-0475













Town of Troutman
Town Council

September 10, 2026 Meeting Staff Report

TO: Mayor & Town Council

FROM: Gina Merrell, Finance Director

SUBJECT: **Adopt Resolution 25-26 amending the Town of Troutman Fee Schedule for Fiscal Year 2027**

BACKGROUND:

Pursuant to North Carolina General Statute 160A-77, the Town Council has the authority to adopt and establish fees of any nature and rates for utility of other public enterprise funds. The current fee schedule was adopted on June 10, 2026, for Fiscal Year 2027. At this time, staff has reviewed this schedule and determined that there are additions and changes that need to be proposed. The following is a list of the additions and/or changes proposed:

- Ballfield Lights – Phase 1 of the ballfield lighting project at Troutman ESC Park is projected to be completed by mid-to-late September. Upon completion, the Town will be able to offer the community the option to rent fields with lighting. Staff proposes an additional $15 per hour, per field fee for the use of lights, in addition to the applicable field rental fee.
- Pursuant to Policy #52 – Public Records Request, fees are to be charged to those seeking records according to the format of request.
    - Paper copies - $.025 per page
    - Thumb Drives – Actual cost of device
    - CD - $5.00 per CD
    - Transcribed audio tapes - $50.00 per page or actual cost if using a contracted service
    - Copy of Audio tape - $5.00 per tape
    - Computer generated reports - $0.10 per page
- Utility Bills: Late fees – Utility billing late fees are assessed to encourage timely payment of utility accounts and to help offset the administrative costs associated with collecting overdue balances. The town has always maintained a practice of

charging 10% of the past due balance every month when a balance has not been paid within 30 days.

FINANCIAL IMPACT

Without the amendment to the fee schedule, the town will not be to charge fees for those proposed services or items included on the amended fee schedule.

RECOMMENDATION

Staff recommends adoption of Resolution No. 25-26 to amend the Town of Troutman Fee Schedule for Fiscal Year 2027.

RESOLUTION 25-26

RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF TROUTMAN

RESOLUTION TO APPROVE ADDITIONS TO THE TOWN OF TROUTMAN FEE SCHEDULE FOR FISCAL YEAR 2027

WHEREAS, the Town Council of the Town of Troutman previously adopted a town Fee Schedule approved for fiscal year 2027; and

WHEREAS, pursuant to North Carolina General Statute 160A-77, the Town Council has the authority to adopt and issue a code of ordinances, including establishing fees of any nature and rates for utility or other public enterprise funds; and

WHEREAS, the town has determined the need to revise the Fee Schedule and make additions and changes to the rates and fees set forth therein as shown on Exhibit A attached hereto; and

WHEREAS, the updated rates, fees, and additional fees are effective as of July 1, 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TROUTMAN THAT THE AMENDED FEE SCHEDULE IS ACCEPTED AND ADOPTED AS PRESENTED.

Adopted on this 10th day of September, 2026 at Troutman, North Carolina.

_____

Teross W. Young, Jr., Mayor

Attest:

_____

Kimberly H. Davis, Town Clerk

Town of Troutman - FY2027 Schedule of Fees

UTILITY FEES				FY 2026	FY 2027	DIFFERENCE
Meter Reconnection Fee				$50.00	$50.00	$0.00
Water Non- Payment Fee				$50.00	$50.00	$0.00
Admin / Technician Fee (Per Hour)				$50.00	$50.00	$0.00
Convenience Fee				$3.00	$3.00	$0.00
Hydrant Test				$100.00	$100.00	$0.00
Meter Calibration Test		*Paid by customer requesting a test if the meter is found to be within spec.		$75.00	$75.00	$0.00
Co re-inspection Fee				$50.00	$50.00	$0.00
Meter Install 2nd Request		*These fees will be associated with all subsequent inspections until proper compliance is achieved and passed.		$50.00	$50.00	$0.00
Late Fees		*Per each month past due		10% of Past Due Balance	10% of Past Due Balance	-

WATER & SEWER RATES				FY 2026	FY 2027	DIFFERENCE
In Town Water		*Per 1,000 gallons		$10.19	$11.41	$1.22
In Town Sewer		*Per 1,000 gallons		$14.44	$16.17	$1.73
Out of Town Water		*Per 1,000 gallons		$20.38	$22.83	$2.45
Out of Town Sewer		*Per 1,000 gallons		$28.88	$32.35	$3.47
*2,000 gallon minimum charge monthly						

DEPOSIT FEES	WATER& SEWER DEPOSITS: RESIDENTIAL			FY 2026	FY 2027	DIFFERENCE
Homeowner Inside				$100.00	$100.00	$0.00
Homeowner Outside				$200.00	$200.00	$0.00
Renters Inside				$200.00	$200.00	$0.00
Renters Outside				$300.00	$300.00	$0.00

DEPOSIT FEES	WATER& SEWER DEPOSITS: INDUSTRIAL / COMMERICAL			FY 2026	FY 2027	DIFFERENCE
Property Owner				$300.00	$300.00	$0.00
Non-Property Owner				$300.00	$200.00	-$100.00

BULK WATER SALES						
Annual Tank Inspection				$75.00	$75.00	$0.00
Tanks under 5,000 gallons		*Per gallon		$0.02	$0.02	$0.00
* $20.00 minimum charge						
Single Haul over 5,000 gallons		*Per gallon		$0.01	$0.01	$0.00

NEW CONNECTIONS: WATER & SEWER				FY 2026	FY 2027	DIFFERENCE
Meter Fees						
Water Meter ¾"				$425.00	$425.00	$0.00
Water Meter ¾" (Expedited)				$605.00	$605.00	$0.00
Water Meter 1"				$800.00	$800.00	$0.00
Water Meter 2"				$1,500.00	$1,500.00	$0.00
Water Tap Fees						
¾" Connection				$1,300.00	$1,300.00	$0.00
¾" Irrigation				$1,405.00	$1,405.00	$0.00
1" Connection				$3,000.00	$3,000.00	$0.00
2" Connection				$9,000.00	$9,000.00	$0.00

Town of Troutman - FY2027 Schedule of Fees

Developer Installed Tap "Meter Only"				$425.00	$425.00	$0.00
Sewer Tap Fees		*Based on Contractor Pricing				
¾"				$2,300.00	$2,300.00	$0.00
1"				$4,000.00	$4,000.00	$0.00
2"				$10,000.00	$10,000.00	$0.00
3"-10"		*Based on Contractor Pricing				
System Development Fees "Water"						
¾"				$5,555.00	$5,555.00	$0.00
¾" (Irrigation if Tap is installed)				$5,555.00	$5,555.00	$0.00
1"				$9,260.00	$9,260.00	$0.00
2"				$29,625.00	$29,625.00	$0.00
3"				$64,810.00	$64,810.00	$0.00
4"				$116,655.00	$116,655.00	$0.00
6"				$240,725.00	$240,725.00	$0.00
8"				$518,485.00	$518,485.00	$0.00
10"				$777,725.00	$777,725.00	$0.00
System Development Fees "Sewer"		*Based on water meter sizing				
¾"				$6,140.00	$6,140.00	$0.00
1"				$10,230.00	$10,230.00	$0.00
2"				$32,745.00	$32,745.00	$0.00
3"				$71,630.00	$71,630.00	$0.00
4"				$128,935.00	$128,935.00	$0.00
6"				$266,055.00	$266,055.00	$0.00
8"				$573,040.00	$573,040.00	$0.00
10"				$859,560.00	$859,560.00	$0.00
**Each additional inch of service increases $1,500.00 per utility. Fire Service Availabilty: $0.50/sq. ft. of the commerical or industrial sprinkler space, up to 150,000 sq. ft. ($75,000 max)*						
Combined Water & Sewer		*Tap fee, meter & system Development fee (***Deposit not included)***				
¾"				$15,720.00	$15,720.00	$0.00
1"				$27,290.00	$27,290.00	$0.00
2"				$82,870.00	$82,870.00	$0.00
(3" and up only reflect System Development fees due to contractor requirements)						
3"				$136,440.00	$136,440.00	$0.00
4"				$245,590.00	$245,590.00	$0.00
6"				$506,780.00	$506,780.00	$0.00
8"				$1,091,525.00	$1,091,525.00	$0.00
10"				$1,637,285.00	$1,637,285.00	$0.00

ADMINISTRATION				FY 2026	FY 2027	DIFFERENCE
Notary - cash only		*Per Stamp		$10.00	$10.00	$0.00
Copies		*Per Page		$0.25	$0.25	$0.00
Fax		*Per Page		$1.00	$1.00	$0.00
Public Records Request - Paper Copies		*Per Page		$0.00	$0.25	$0.25
Public Records Request - CD				$0.00	$5.00	$5.00
Public Records Request - Thumb Drives				$0.00	Cost of Device	-
Public Records Request - Transcribed Audio Tapes		*Per Page		$0.00	$50.00	$50.00
Public Records Request - Transcribed Audio Tapes		If using contracted services		$0.00	Actual Cost	-
Public Records Request - Audio Tape				$0.00	$5.00	$5.00
Public Records Request - Computer Generate Reports		*Per Page		$0.00	$0.10	$0.10

Town of Troutman - FY2027 Schedule of Fees

COUNCIL CHAMBERS RENTAL				FY 2026	FY 2027	DIFFERENCE
IN-TOWN		*Per Hour		$50.00	$50.00	$0.00
NON-TOWN		*Per Hour		$100.00	$100.00	$0.00
NON-PROFIT				No Fee	No Fee	No Fee
Maximum of two hours. Rates based on Town residency of applicant. No cleaning deposit required.						

SOLID WASTE FEES				FY 2026	FY 2027	DIFFERENCE
1st Set of Bins		*Which includes 1 (one) Trash Bin & 1 (one) Recycling Bin		$18.52	$20.45	$1.93
Extra Trash Bin				$11.77	$12.32	$0.55
Extra Recycling Bin				$6.75	$7.07	$0.32
Leaf & Limb Pickup				$0.00	$3.00	$3.00

PASSPORT				FY 2026	FY 2027	DIFFERENCE
Passport Processing Fee				$35.00	$35.00	$0.00
Passport Photo				$15.00	$15.00	$0.00
Copies		*Per Page		$0.25	$0.25	$0.00

POLICE DEPARTMENT FEE				FY 2026	FY 2027	DIFFERENCE
Police Report				$3.00	$3.00	$0.00
Finger Printing		*Per Card		$10.00	$10.00	$0.00

OFF DUTY POLICE OFFICERS				FY 2026	FY 2027	DIFFERENCE
IN-TOWN				$45.00	$45.00	$0.00
NON-TOWN				$45.00	$45.00	$0.00
NON-PROFIT				$45.00	$45.00	$0.00
Minimum hourly rate (Per officer - 2hr. Minimum)						

ZONING				FY 2026	FY 2027	DIFFERENCE
Large Map				$10.00	$10.00	$0.00
Zoning Map				$3.00	$3.00	$0.00
Peddler's License				$25.00	$25.00	$0.00
Transient License				$50.00	$50.00	$0.00
Driveway Permit				$25.00	$25.00	$0.00
Zoning Permit				$50.00	$50.00	$0.00
Sign Permit				$50.00	$50.00	$0.00
Special Use Permit				$300.00	$300.00	$0.00
Mobile Food Vendors		* Free 5-days initial visit; then 45 days for fee above with appli		$100.00	$100.00	$0.00
Rezoning Application (Conventional)				$500.00	$500.00	$0.00
Rezoning Application (Conditional)				$750.00	$750.00	$0.00
Board of Adjustment Fee				$300.00	$300.00	$0.00
UDO Amendment				$500.00	$500.00	$0.00
Subdivision - Exemption Plat				$50.00	$50.00	$0.00
Minor Plat - Prelimiary				$100.00	$100.00	$0.00
Major Plat - Preliminary Fee				$350.00	$125.00	-$225.00
Major Plat - Per Additional Lot Fee				$5.00	$5.00	$0.00
Major Plat - Final				$100.00	$100.00	$0.00
Non-Residential Site Plan Base Fee				$300.00	$300.00	$0.00
Non-Residential Site Plan Acreage Fee				$10.00	$10.00	$0.00
Zoning Verification Letter				$50.00	$50.00	$0.00
Annexation				$100.00	$100.00	$0.00
Engineering Review Fees				$140.00/hr.	$140.00/hr.	$0.00
Administrative Fee if invoice is under $2,000; calculated based on subtotal cost of services				10%	10%	$0.00

Town of Troutman - FY2027 Schedule of Fees

Administrative Fee if invoice is over $2,000; calculated based on subtotal cost of services				5%	5%	$0.00
Temporary Use Permit						
Private				$100.00	$100.00	$0.00
Non-Profit				$50.00	$50.00	$0.00
Nuisance Abatement Fee - First hour				$100.00	$150.00	$50.00
Nuisance Abatement Fee - Every hour after				$75.00	$75.00	$0.00
Fee in Lieu of Sidewalk Construction*						
*Applicable in limited circumstances and in conformance with the Town's Unified Development Ordinance. Payment shall be in an amount equal to the estimated cost of construction of the						
required sidewalk, which would include the cost of all materials, labor, and engineering as determined by a quote approved by the Town's Engineers.						

PARKS AND RECREATION DEPARTMENT				FY 2026	FY 2027	DIFFERENCE
Field Striping Fee		*Per Field		$25.00	$25.00	$0.00
Parking Lot Rental		*Per Hour		$50.00	$50.00	$0.00
Open Area Rental (Event)		*Per Hour		$50.00	$50.00	$0.00
After-Hours Staff		*Per Hour		$35.00	$35.00	$0.00
Cleaning Deposit		*Every 100 people		$100.00	$100.00	$0.00

RENTAL RATES				FY 2026	FY 2027	DIFFERENCE
Troutman Depot In-Town		*Per Hour		$10.00	$10.00	$0.00
Troutman Depot Non-Town		*Per Hour		$20.00	$20.00	$0.00
Troutman Depot Non-Profit		*Per Hour		$10.00	$10.00	$0.00
Park Pavilion (Whole) In-Town		*Per Hour		$20.00	$20.00	$0.00
Park Pavilion (Whole) Non-Town		*Per Hour		$30.00	$30.00	$0.00
Park Pavilion (Whole) Non-Profit		*Per Hour		$20.00	$20.00	$0.00
Baseball field In-Town		*Per Hour		$15.00	$15.00	$0.00
Baseball field Non-Town		*Per Hour		$25.00	$25.00	$0.00
Baseball field Non-Profit		*Per Hour		$15.00	$15.00	$0.00
Baseball field lighting		*Per Hour		$0.00	$15.00	$15.00
Soccer field In-Town		*Per Hour		$15.00	$15.00	$0.00
Soccer field Non-Town		*Per Hour		$25.00	$25.00	$0.00
Soccer field Non-Profit		*Per Hour		$15.00	$15.00	$0.00
Pickleball Court In-Town		*Per Hour		$15.00	$15.00	$0.00
Pickleball Court Non-Town		*Per Hour		$25.00	$25.00	$0.00
Pickleball Court Non-Profit		*Per Hour		$15.00	$15.00	$0.00
Basketball Court In-Town		*Per Hour		$15.00	$15.00	$0.00
Basketball Court Non-Town		*Per Hour		$25.00	$25.00	$0.00
Basketball Court Non-Profit		*Per Hour		$15.00	$15.00	$0.00
Event/Game Attendant In-Town		*Per Hour		$200.00	$200.00	$0.00
Event/Game Attendant Non-Town		*Per Hour		$200.00	$200.00	$0.00
Event/Game Attendant Non-Profit		*Per Hour		$200.00	$200.00	$0.00
(4+ Hour Event)						

Town of Troutman - FY2027 Schedule of Fees

EVENTS / PROGRAM FEES	FY 2026	FY 2027	DIFFERENCE
Adult Craft Workshop	$35.00	$35.00	$0.00
Adult Flashlight Easter Egg Scramble	$10.00	$10.00	$0.00
Jingle Run 5K	$40.00	$40.00	$0.00
Pre-K Picassos Art Clinic	$15.00	$15.00	$0.00
Puzzle Palooza	$35.00	$35.00	$0.00
Spring into Spring 5k	$40.00	$40.00	$0.00
Spring into Spring 10k	$45.00	$45.00	$0.00
Wicked Fast 5K	$40.00	$40.00	$0.00

VENDOR / FOOD TRUCK FEES	FY 2026	FY 2027	DIFFERENCE
Art in the Park Vendor	$60.00	$60.00	$0.00
Art in the Park Food Truck	$50.00	$50.00	$0.00
Community Tree Lighting Vendor	$50.00	$50.00	$0.00
Christmas Parade Vendor	$50.00	$50.00	$0.00
Fireworks Festival Vendor	$100.00	$100.00	$0.00
Fireworks Festival Food Truck	$150.00	$150.00	$0.00
Independence Day Parade Vendor	$50.00	$50.00	$0.00
Party in the Park Event Vendor	$100.00	$100.00	$0.00
Park in the Park Food Truck	$150.00	$150.00	$0.00
Spring Craft Expo Vendor	$60.00	$60.00	$0.00
Spring Craft Expo Food Truck	$50.00	$50.00	$0.00
Athletic Game Food Truck	$25.00	$25.00	$0.00

ATHLETICS (ADULT)	FY 2026	FY 2027	DIFFERENCE
Adult Basketball	$65.00	$65.00	$0.00
Adult Softball	$65.00	$65.00	$0.00
Adult Volleyball	$50.00	$50.00	$0.00
Adult Soccer	$65.00	$65.00	$0.00
Adult Pickleball	$65.00	$65.00	$0.00
Line Dancing	$5.00	$5.00	$0.00
Yoga in the Park	$5.00	$5.00	$0.00

ATHLETICS (YOUTH)	FY 2026	FY 2027	DIFFERENCE
Youth Soccer	$105.00	$105.00	$0.00
Youth Basketball	$105.00	$105.00	$0.00
Youth T-Ball	$85.00	$85.00	$0.00
Youth Baseball	$120.00	$120.00	$0.00
Youth Softball	$105.00	$105.00	$0.00
Youth Volleyball	$70.00	$70.00	$0.00
**** Youth Athletics pricing is determined by Statesville Recreation and Parks Department and Babe Ruth Baseball Organization.***			

APPAREL	FY 2026	FY 2027	DIFFERENCE
Town of Troutman T-Shirt (Short Sleeve)	$15.00	$15.00	$0.00
Town of Troutman Crew Neck Sweatshirt	$30.00	$30.00	$0.00
Town of Troutman Beanie	$20.00	$20.00	$0.00
Town of Troutman Ballcap	$15.00	$15.00	$0.00
Town of Troutman Sticker	$3.00	$3.00	$0.00
No charge for Town of Troutman programs and organizations / agencies co-sponsored or affliated with the Town of Troutman			

Town of Troutman Town Council

November 13, 2025, Regular Meeting

Staff Report

TO: Mayor & Council

FROM: Andrew Ventresca, Planning Director

SUBJECT: **Case No. RZ-25-06 – BBC Rocky Creek, LLC;** Request to Rezone 19.511 (+/-) acres located on Byers Road from CZ-RM (Conditional Zoning-Mixed Residential) to RS (Suburban Residential)

A. Background

Purpose:

This is a request received from BBC Rocky Creek, LLC to rezone 19.511 acres (PIN 4740-49-0827) from CZ-RM (Conditional Zoning-Mixed Residential) District to RS (Suburban Residential) District.

No site plan was submitted as a part of the rezoning request. The property is in the Town limit.

PLANNING BOARD RECOMMENDATION:

The Planning Board unanimously recommends **APPROVAL** of the request.

Staff Recommendation: Staff recommends approval of the proposed rezoning request.

Project and site Information:

Location:

- The 19.511-acre subject parcel is located on the east side of Byers Road, to the south of South Main Street.

Existing Site Conditions:

The site was approved for conditional rezoning in 2022 (CZ-RM-22-02) as the second phase of the Rocky Creek development (now Norman Creek). Per the approval the site was to have up to 53 single-family lots not to exceed a density of 2.71 units/acre. The site also would provide

3.9-acres of open space. The site would be accessible from Byers Road and have stub out roads to the north and east. Approved conditions and concept plan are included in the packet.

Adjoining Land Use & Zoning:

- Adjacent parcels consist of:
  - Properties to the north of the site are used for single-family homes and are zoned **RS (Suburban Residential);**
  - Properties to the east are used for a manufacture home park along with the approved Sutton Village and Norman Creek development (both under construction) and are zoned **RMH (Manufactured Home Park) District and CZ-RM (Conditional Zoning – Mixed Residential)**;
  - Properties to the south are single-family residential uses and Customized Designs and zoned **RS (Suburban Residential) and HI (Heavy Industrial);**
  - Properties to the west of the site are single family residential properties and are zoned **RS (Suburban Residential);**
  - *(See attached Exhibit – Current Zoning Map)*.

Future Land Use Considerations:

- The *Updated Future Land Use Map* (2022) which is a part of the ***Troutman Strategic Plan*** (2018) indicates that this area be developed as "Medium-Density Residential" land uses. *(See attached Exhibit – Future Land Use Map)*.

- **Medium-Density Residential**| *These areas are primarily intended for detached single-family residential development in close proximity to commercial areas and arterial transportation corridors. Public water and sewer provision is required, as are minimum requirements for screening from the main roadway and adjacent properties and larger lot sizes on a percentage or all parcels. Densities are typically two to three units per acre of land for optimum conservation of green space. In a major subdivision (more than 5 lots) variation of lot sizes, housing types, and price points are required. Associated Zoning Districts: RS – Suburban Residential; RT- Town Residential.*

Future Zoning Considerations:

This request proposes to rezone the subject parcel to RS (Suburban Residential), a district in which the principal use of land is for low density single-family residences along with their customary accessory uses.

Proposed Development:

This is a traditional zoning request. Therefore, no conditions or site plan are attached as part of the request. The RS District is meant for single-family on lots no less than ½-acre in size. The maximum density allowed is 2-units per acre.

Watershed:

The property is in the WS-IV-Protected Watershed. When developed, the property will have to meet any regulations provided in Chapter 8 of the UDO.

Traffic Impact Analysis:

When the property is developed, if the use exceed 100-peak hour trips or 1,000 trips a day, a TIA will be required.

B. Community Meeting

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

C. Staff Recommendation

Planning Staff Recommendation:

The Town Future Land Use Map contained within the *Troutman Strategic Plan* recommends that this site and its environs be developed for "Medium Density Residential". A maximum density of 2-units/acre as allowed in the RS zoning district is at the lower threshold of the Medium Density Residential designations recommendation of 2-3units/acre.

Therefore, staff recommends rezoning the subject parcel to RS (Suburban Residential).

D. Town Council Actions

Available Town Council Actions for Case No. RZ-25-06:

1. **Hold Public Comment Period for discussion; then**

2. **Motion for recommendation to the Troutman Town Council regarding zoning district (one of below):**
    i. Rezone as requested to Suburban Residential (RS) zoning; or

ii. Rezone only a portion of the property to the requested district (specify as applicable); or
iii. Rezone to a combination of districts (specify as applicable); or
iv. Rezone to a less intensive district; or
v. Deny the request (leave current zoning in place); or
vi. Continue the request to a specific meeting (date, time, place) to facilitate additional dialogue or the provision of specific information (specify as applicable in the motion); or
vii. Table the request (decision must be rendered within 30 days of distribution of materials).

3. Motion Regarding Consistency

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

a. **Action Describing Consistency Example (if rezoning to RS):** The Suburban Residential District is consistent with the Medium Density Residential designation on the Future Land Use Map, the request is reasonable and in the public interest as it is consistent with the zoning designations in the local area and lower density residential uses are found in the immediate areas.

or

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

or

c. **Action to Reject Example: Rezoning to RS – Suburban Residential is inconsistent** with the 2035 Future Land Use Map [describe inconsistency with Future Land Use and/or other applicable plans].

E. Attachments

- Application
- Site Map/Location
- Current Zoning Map
- Future Land Use
- 2022 Conditions and Concept Map

- Adjacent Notice
- Adjacent List

Town of Troutman
Enjoy Lake Norman . . . Naturally

TOWN OF TROUTMAN

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

Traditional Rezoning Application $500

Case # CZ-

1. Project Information

Date of Application	8/ /25	Name of Project	Rocky Creek
Location	Byers Road	Property Size (acres)	19.511
Current Zoning	CZ-RM	Proposed Zoning	RS
Tax Parcel Number(s)	4740490827		

2. Applicant Information (Notarized permission from property owner required if acting as agent for request)

Applicant	BBC Rocky Creek, LLC		
Address	7224 Jameson Way	City, State Zip	Stanley, NC 28164
Telephone	704-775-6736	Fax	

Elizabeth A Brown — Elizabeth Brown — 8/13/25

Signature | Print Name | Date

3. Property Owner Information (If different than applicant)

Property Owner			
Address		City, State Zip	
Telephone		Fax	

Signature | Print Name | Date

4. Description of Project

Residential Subdivision

5. Meeting Dates

Planning Board Meeting Date:

Town Council Date

Ordinance 35-25

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM CONDITIONAL ZONING - MIXED RESIDENTIAL (CZ-RM) TO SUBURBAN RESIDENTIAL (RS)

WHEREAS, the Town of Troutman did publish a legal notice in the *Statesville Record and Landmark* on November 01, 2025 and November 08, 2025, sent letters to all adjacent property owners on October 17, 2025, and placed notice on the property on October 13, 2025, setting forth that a public hearing for RZ-25-06: BBC Rocky Creek, LCC, to be held on November 13, 2025, at 7:00 o'clock p.m., in the Troutman Town Hall, 400 North Eastway Drive, Troutman, North Carolina, for the purpose of rezoning the after-described property from Conditional Zoning – Mixed Residential (CZ-RM) to Suburban Residential (RS).

WHEREAS, a public hearing was held regarding the proposed zoning classification pursuant to §160D-601.

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after described as follows be changed to Suburban Residential (RS) zoning district as described below:

Approximately 19.511 (+/-) acres located on Byers Road belonging to:
BBC Rocky Creek, LLC (PIN # 4740-49-0827)

Adopted this 10th day of September, 2026.

_____
Teross W. Young, Jr., Mayor

_____
Kimberly H. Davis, Town Clerk

CERTIFICATION OF RECOMMENDATION

To: Troutman Town Council

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

Troutman Planning and Zoning Board Recommendations for Case No. RZ-25-06- BBC Rocky Creek, LLC Request to rezone 19.511 acres (PIN 4740-49-0827) located on Byers Road, from Conditional Zoning-Mixed Residential (CZ-RM) to Suburban Residential (RS). (Meeting of October 27, 2025)

Action Taken:

Upon motion by Tonya Bartlett, seconded by Barry General, and unanimously carried, approved to recommend to the Town Council approval of rezoning request RZ-25-06, rezoning property located on Byers Road, from Conditional Zoning-Mixed Residential (CZ-RM) to Suburban Residential (RS).

Paul Rooney was excused from voting due to a possible conflict of interest.

Statement of Consistency

Upon motion by Tonya Bartlett, seconded by Barry General, and unanimously carried, approved to recommend to the Town Council that, Suburban Residential District is consistent with the Medium Density Residential designation on the Future Land Use Map, the request is reasonable and in the public interest as it is consistent with the zoning designations in the local area and lower density residential uses are found in the immediate areas.

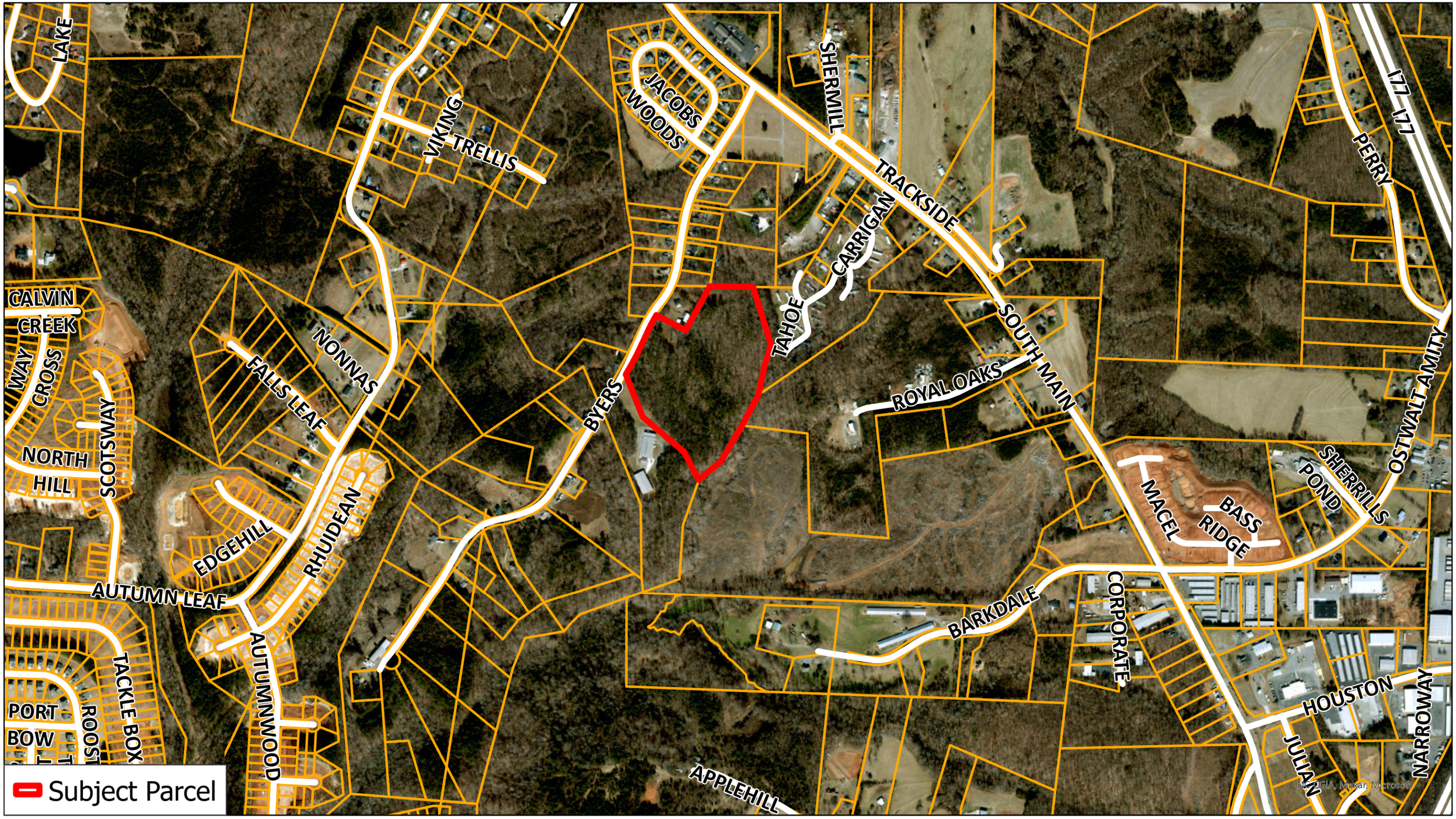
Paul Rooney was excused from voting due to a possible conflict of interest.

CERTIFICATION:

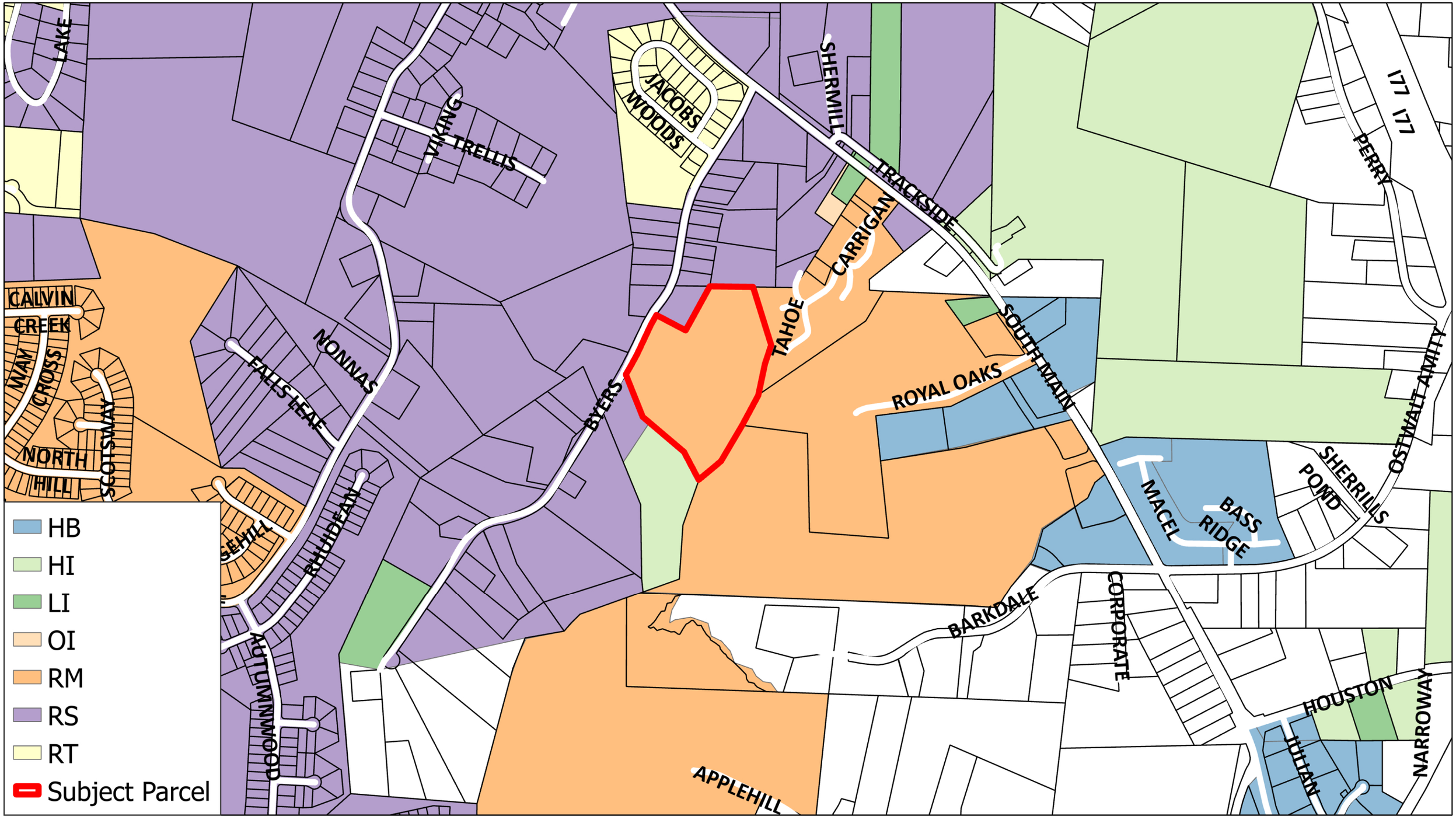
I, Randy Farmer, Chair of the Planning and Zoning Board of the Town of Troutman, North Carolina, do hereby certify that the above is a true drafted copy of action taken at the Town of Troutman Planning Board meeting, which was held on the 27th day of October 2025.

Randy Farmer, Chair
Town of Troutman
Planning and Zoning Board

11-6-25
Date


LAKE
VIKING TRELLIS
JACOBS WOODS
SHERMILL
TRACKSIDE
PERRY
I-77
CALVIN CREEK
CROSS WAY
NONNAS
FALLS LEAF
BYERS
TAHOE
CARRIGAN
SOUTH MAIN
ROYAL OAKS
NORTH HILL
SCOTSWAY
EDGEHILL
RHUIDEAN
AUTUMN LEAF
AUTUMNWOOD
TACKLE BOX
PORT BOW
MACEL
BASS RIDGE
POND
SHERRILLS
BARKDALE
CORPORATE
HOUSTON
JULIAN
NARROWAY
APPLEHILL
Subject Parcel
N
0
500
1,000
Feet

Aerial Map



N

Zoning Map

0 500 1,000 Feet

Future Land Use Map

Adopted 12-8-2022

- General Commercial
- Heavy Industrial
- High Density Residential
- Interchange Commercial
- Low Density Residential
- Medium Density Residential
- Special Lake Uses
- Subject Parcel

AUTUMN LEAF
VIKING
TRELLIS
CALVIN CREEK
FALLS LEAF
NONNAS
NORTH HILL
SCOTSWAY
EDGEHILL
RHUIDEAN
BYERS
TRACKSIDE
CARRIGAN
RENO
TAHOE
SOUTH MAIN
ROYAL OAKS
MACEL
BASS RIDGE
OSTWALT AMITY
BARKDALE
CORPORATE
JULIAN
ROOSTER TAIL
TACKLE BOX
AUTUMNWOOD

N
0 0.05 0.1 0.2 Miles

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PUBLIC HEARING NOTICE

The Town of Troutman Town Council will conduct public hearings at the Troutman Town Hall, 400 N Eastway Dr, Troutman, NC on the **13th day of November, 2025, at 7:00 PM** for the following purposes:

Rezoning Cases

- **Case No. RZ 25-06;** To consider a request from BBC Rocky Creek, LLC, PIN 4740490827, Total Acreage: 19.511 (+/-), located on Byers Road from Conditional Zoning – Mixed Residential (CZ-RM) to Suburban Residential (RS).

Annexation Cases

- **Case No. AX-25-09;** To consider a request for voluntary annexation from Julian Morales & Alexandera Ospina, PINs 4741365333 & 4741366322, Total Acreage: 1.24 (+/-), located at 491 & 495 Perry Road. This is a contiguous annexation request.

Text Amendments

- **Case No. TA-25-06;** To consider a request from Staff to amend section 5.3.5-A – Minimum Parking Quantities in the Unified Development Ordinance.

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

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

Town of Troutman Council Meeting

September 10, 2026, Regular Meeting

Staff Report

TO: Mayor and Council

FROM: Andrew Ventresca, Planning Director

SUBJECT: **Case No. TA-26-02 Text Amendment to the Unified Development Ordinance Section 7.6 Water and Sewer**

A. Background

Purpose:

This is a recommendation brought forward by Planning Staff, at the direction of the Council, requesting to amend the water and sewer section within **Chapter 7: Subdivision and Land Development** of the UDO**.**

The Unified Development Ordinance currently sets requirements of development using town water and sewer based on distance from existing utility lines and the number of lots in the proposed development.

The purpose of this amendment would allow septic development on residential lots that are in less dense zoning districts.

Deleted language is ~~marked trough~~ and new language is in red font.

B. Consideration

Recommendation:

7.6 WATER AND SEWER

A. Any developer may connect to a water or sewer line, but the Town of Troutman maintains the ability to refuse service for pump stations that do not have a lot or lots with services.

B. A note must be provided on all plats regarding well and septic that contains the following language. "In approving this plat, the Town of Troutman does not guarantee the suitability of any lot for the placement of a septic tank system."

C. A developer shall connect all lots shown on the Subdivision Plat with the municipal water supply and sanitary sewer systems for any residential or commercial development in the town limit on all lots under ½-acre in area. If a development is proposed in the RS (Suburban Residential) or RP Rural Preservation) District, and ½-acre or greater in area, a developer may choose to develop residential lots on individual septic systems. If town water is requested along with individual septic lots, annexation into the Town Limits is mandatory, if not already in the Town Limit. ~~single-lot residential property in the ETJ requesting annexation for town water must also connect to town sewer if the lot is within 500' of an existing sewer line unless the extension of the sewer line is deemed unfeasible by the Town Engineer.~~ ~~All residential subdivisions greater than 5-lots in the ETJ requesting town water shall connect to town sewer if within 1,000' of an existing sewer line unless the extension of the sewer line is deemed unfeasible by the Town Engineer.~~ All non-residential development in the ETJ, requesting town water shall connect to an existing sewer line unless the extension of the sewer line is deemed unfeasible, or an alternate method is approved by the Town Engineer and NCDEQ. Wherever applicable, the developers must present the Town of Troutman Director of Public Works with a certification from the appropriate agency which regulates the types of water supply and/or sewage disposal facilities that those facilities proposed for the development in the town complies with all relevant standards and requirements.

Planning Board Recommendation: Planning Board unanimously recommended approval of the amendment as presented.

Staff Recommendation: These changes allow for more flexibility and incentive for development on larger lots. Therefore, Staff recommends that Planning Board give a favorable recommendation to the proposed Text Amendments to the Unified Development Ordinance.

Available Council Actions for Consideration:

1) **Open Public Meeting; then**
2) **Close Public Meeting; then**
3) **Action – Motion for one of the following actions:**

    a. Recommend approval of Text Amendment Case No. TA-26-02 as presented;

    b. Recommend approval of Text Amendment Case No. TA-26-02 with amended text (specify as applicable);

    c. Recommend no change to the UDO (leave current text in place);

    d. Continue the request to a specific meeting (date, time, place) in order to facilitate additional dialogue or the provision of specific information (specify as applicable in the motion); or

    e. Table the request.

4) **Motion Regarding Consistency** *(All actions require a consistency statement; however, the statement is not subject to judicial review.)*

    a. **Example of Action Describing Consistency (if approving Text Amendment):** I make a motion regarding consistency of this action: that this Text Amendment is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and reasonable and in the public interest as it is consistent the goals of the Troutman Strategic Plan.

    Or

    b. **Example of Action to Reject:** I make a motion to deny the request due to [describe inconsistency with Future Land Use Map, Unified Development Ordinance and/or other applicable plans).

ORDINANCE 21-26

AN ORDINANCE AMENDING THE TOWN OF TROUTMAN UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the Town of Troutman did publish a legal notice in the *Statesville Record and Landmark* on the 27th day of August and 3th day of September 2026, setting forth that a public hearing would be held on September 10th, 2026 at 7:00 p.m., in the Troutman Town Hall, 400 North Eastway Drive, Troutman, North Carolina, for the purpose of amending the Troutman Unified Development Ordinance.

WHEREAS, a public hearing was held regarding the proposed amendments to the Town of Troutman Unified Development Ordinance (TA-26-02), pursuant to Section 7.6, Water and Sewer.

NOW, THEREFORE, BE IT ORDAINED: Section 7.6 of the Unified Development Ordinance shall be amended, reading as follows:

A. Any developer may connect to a water or sewer line, but the Town of Troutman maintains the ability to refuse service for pump stations that do not have a lot or lots with services.
B. A note must be provided on all plats regarding well and septic that contains the following language. "In approving this plat, the Town of Troutman does not guarantee the suitability of any lot for the placement of a septic tank system."
C. A developer shall connect all lots shown on the Subdivision Plat with the municipal water supply and sanitary sewer systems for any residential or commercial development in the town limit on all lots under ½-acre in area. If a development is proposed in the RS (Suburban Residential) or RP Rural Preservation) District, and ½-acre or greater in area, a developer may choose to develop residential lots on individual septic systems. If town water is requested along with individual septic lots, annexation into the Town Limits is mandatory, if not already in the Town Limit. All non-residential development in the ETJ, requesting town water shall connect to an existing sewer line unless the extension of the sewer line is deemed unfeasible, or an alternate method is approved by the Town Engineer and NCDEQ. Wherever applicable, the developers must present the Town of Troutman Director of Public Works with a certification from the appropriate agency which regulates the types of water supply and/or sewage disposal facilities that those facilities proposed for the development in the town complies with all relevant standards and requirements.

Adopted on this 10th day of September 2026.

_____
Teross W. Young, Jr., Mayor

ATTEST:

_____
Kimberly H. Davis, Town Clerk

CERTIFICATION OF RECOMMENDATION

To: Troutman Town Council

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

Troutman Planning and Zoning Board Recommendations for TA-26-02, request to amend the Unified Development Ordinance, Section 7.6: Water and Sewer, to allow for septic development on larger residential lots.

Action Taken:

Upon motion by Barry General, seconded by Lauren Cummings, and unanimously carried, approved to recommend to Town Council approval of TA-26-02 to amend the Unified Development Ordinance, Section 7.6: Water and Sewer, to allow for septic development on larger residential lots as presented

Statement of Consistency

Upon motion by Barry General, seconded by Lauren Cummings, and unanimously carried, approve to recommend to Town Council that TA-26-02 is consistent with the 2018 Strategic Plan and the Unified Development Ordinance and is reasonable and in the public interest as it is consistent with the goals of the Troutman Strategic Plan.

CERTIFICATION:

I, Randy Farmer, Chair of the Planning and Zoning Board of the Town of Troutman, North Carolina, do hereby certify that the above is a true and accurate copy of the action taken at the Town of Troutman Planning Board meeting held on the 24th day of August 2026.

Randy Farmer, Chair
Town of Troutman
Planning and Zoning Board

8-28-26
Date

PUBLIC HEARING NOTICE

The Town of Troutman Town Council will conduct public hearings at Town Hall, 400 N Eastway Dr, Troutman, NC, on the **13th day of September 2026 at 7:00 PM** for the following purposes:

Text Amendments

- **Case No. TA-26-02;** To consider an amendment to the Unified Development Ordinance for Section 7.6 Water and Sewer to allow for septic development in certain zoning districts.

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

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

Publication Dates: August 27, September 3, 2026. COL-NC-900987

Town of Troutman
Town Council

September 13, 2026 Meeting Staff Report

TO: Mayor & Town Council

FROM: Andrew Ventresca, Planning Director

SUBJECT: **Consider Resolution for Acceptance of Town of Troutman Maintenance for all Roads in Phases 5&6 of the Falls Enclave Neighborhood**

Purpose:

In 2022, Council adopted a policy regarding acceptance of street maintenance for new roadways. DR Horton is requesting the town accept all roadways in Phases 5&6 of the Falls Cove Lake Enclave Neighborhood which includes:

- Approximately 1,807'(0.34 miles) of Autumnwood Road
- Approximately 1,629'(0.31miles) of Rhuidean Court
- Approximately 290' (0.05 miles) of Callandor Court
- Approximately 323' (0.06 miles) of Vaughn Court
- Approximately 1,418'(0.27 miles) of Streamwood Road

Per policy the following documents are required to be submitted and are included as attachments to this request:

- One (1) copy of the recorded plat map (all lots have been issued a C/O)
- One (1) Application of Street Acceptance Form
- Resolution 23-26
- Written verification from the Town Engineer's stating streets have been constructed according to the required standards and completed

Staff has had complaints from the Enclave residents regarding the entrance into the development off Autumn Leaf Road. Approved plans do not show the curb extending around the radius of the entrance as is the case with the other developments off Autumn Leaf Road.

RESOLUTION 23-26

RESOLUTION ACCEPTING
ALL ROADS IN PHASES 5&6 OF FALLS COVE ENCLAVE FOR TOWN OF TROUTMAN MAINTENANCE

WHEREAS, a portion of the streets (including sidewalks and drainage improvements) have been constructed within the neighborhood known as Falls Cove Lake Enclave, dedicated as public within a 60 ft right-of-way, and offered for ownership, operation, and maintenance by the Town of Troutman; and

WHEREAS, it has been determined by the Town that the dedicated improvements and related appurtenances, within the public rights-of-way and public drainage easements, were constructed to Town standards and in accordance with Town requirements; and

WHEREAS, it is in the best interest of the Town that the improvements be accepted as public.

NOW THEREFORE, BE IT RESOLVED: that the Town of Troutman hereby accepts for ownership, operation, and maintenance the public improvements along

- Approximately 1,807'(0.34 miles) of Autumnwood Road
- Approximately 1,629'(0.31miles) of Rhuidean Court
- Approximately 290' (0.05 miles) of Callandor Court
- Approximately 323' (0.06 miles) of Vaughn Court
- Approximately 1,418'(0.27 miles) of Streamwood Road

The streets are set forth in Exhibit 'A' (map) attached hereto and incorporated hereby by reference and comprise a total of 1.03 miles of streets eligible for Powell Bill Street Aid.

This official acceptance shall become effective immediately upon adoption of this resolution.

Adopted this 10th day of September 2026.

_____
Teross W. Young, Jr., Mayor

Attest:

_____
Kimberly H. Davis, Town Clerk
Town of Troutman, N.C.

Welcome To Troutman
Enjoy Lake Norman . . . Naturally

Town of Troutman 400 North Eastway Drive
Troutman, NC 282166
PH: 704 528 7600

Date: 6/2/26

TOWN OF TROUTMAN
APPLICATION FOR STREET MAINTENANCE ACCEPTANCE

I hereby certify, as the owner, that to the best of my knowledge the improvements in Falls Cove Phase 5 and 6 have been constructed in accordance with the construction documents and are shown on a record map filed in the Iredell County Register of Deeds Office. All work conforms o the construction standards of the Town of Troutman.

I, therefore, request that the following streets in Falls Cove Phase 5 and 6 be considered for maintenance acceptance by the Town of Troutman. I understand that acceptance of said streets shall be made only by the Troutman Town Council in accordance with the Town's Street Acceptance Policy.

Street Name	From	To	Appx. Length
Rhuidean Court	Lot 46	Lot 21	1629'
Autumnwood Rd	Autumn Leaf Rd	Streamwood Rd	1807'
Callandor Court	Autumnwood Rd	Lot 57	253'
Vaughn Court	Autumnwood Rd	Lot 69	286'
Streamwood Rd	Stream Crossing near Tackle Box Dr	Stream Crossing near Aviendha Ln	1400'

If additional space is required, please attach separate document.

Reynolds Clark
Signature of Owner

6/2/26
Date

8025 Arrowridge Blvd Charlotte, NC 28273
Address

980-214-3147
Phone Number

Docusign Envelope ID: C1400969-0FFC-8DC1-819D-EC62BC4EE8C5

WEST CONSULTANTS PLLC
405 South Sterling Street, Morganton, NC 28655
828 433 5661 / fax 828 433 5662 / info@west-consultants.com

Recommendation of Street Acceptance

October 29, 2025

Mr. Andrew Ventresca
Town of Troutman
400 North Eastway Drive
Troutman, NC 28166

RE: Falls Cove Phases 5 and 6
Recommendation of Street Acceptance

Dear Mr. Ventresca:

On June 13, 2025 we performed final inspections of Falls Cove and we did not observe any defects. The streets appear to be complete. Based on our part-time observation throughout construction and based on proof role testing, it is our opinion that the streets have been constructed according to the Town of Troutman construction standards. Therefore, we can recommend these streets for acceptance by the Town for ownership and maintenance.

The following are the street names and lengths that can now be added to the Town's Powell Bill Map:

Street Name	Street Length (Feet)	Street Length (Miles)
Autumnwood Road	1,807	0.34
Rhuidean Court	1,629	0.31
Callandor Court	290	0.05
Vaughn Court	323	0.06
Streamwood Road	1,418	0.27

If you have any questions concerning the above, please do not hesitate to contact me.

Sincerely,

WEST CONSULTANTS, PLLC

DocuSigned by:
Todd J. Poteet
6884A5F6AB39455...

Todd J. Poteet, PE

Bk 77 Pg 27

I, JOSEPH E. WHALEY JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2852, PAGE 654); THAT THE RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9 DAY OF June A.D.2022.

SEAL L-4544 JOSEPH E. WHALEY JR. REGISTERED LAND SURVEYOR

I, Lynne Hair REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Lynne Hair 6/14/22
REVIEW OFFICER DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF TROUTMAN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

6/9/22
FOR OWNER: D R HORTON INC DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF TROUTMAN, NORTH CAROLINA UNIFIED DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDATION IN THE IREDELL COUNTY REGISTER OF DEEDS OFFICE.

6/14/22 Lynne Hair
DATE SUBDIVISION ADMINISTRATOR
TOWN OF TROUTMAN, NORTH CAROLINA

WATERSHED CERTIFICATE

ALL LOTS WITHIN THIS SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DO NOT LIE WITHIN A WATER SUPPLY WATERSHED AS DESIGNATED BY THE NORTH CAROLINA DIVISION PF ENVIRONMENTAL MANAGEMENT, IMPERVIOUS AREA RESTRICTIONS DO NOT APPLY.

6/14/22 Lynne Hair
DATE SUBDIVISION ADMINISTRATOR
TOWN OF TROUTMAN, NORTH CAROLINA

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, PUBLIC UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO N.C. DEPARTMENT OF TRANSPORTATION AND/OR THE TOWN OF TROUTMAN SPECIFICATIONS AND STANDARDS OR AS OTHERWISE PROVIDED FOR IN THIS ORDINANCE, OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF TROUTMAN HAS BEEN RECEIVED, AND THAT THE REQUIRED FILING FEE FOR THIS PLAT, HAS BEEN PAID.

DATE TOWN ENGINEER
TOWN OF TROUTMAN, NORTH CAROLINA

BEARINGS BASED ON NC GRID NAD 83

VICINITY MAP
NO SCALE

SITE

PERTH ROAD · AUTUMN LEAF RD · BYERS ROAD · STREAMWOOD ROAD

SEE SHEET 1

AUTUMNWOOD ROAD 60' PUBLIC R/W

CALLANDOR COURT 50' PUBLIC R/W

VAUGHN COURT 60' PUBLIC R/W

STREAMWOOD ROAD 60' PUBLIC R/W

COS

50' VEGETATIVE STREAM BUFFER

50' GREENBELT BUFFER

100 YEAR FLOODPLAIN

30' SSE

20' SB

30' RY

10' SB

REBAR W/CAP FOUND

1"-1/4" PIPE FOUND

1" PIPE FOUND

NOW OR FORMERLY DR HORTON INC DEED:2852-654 PIN# 4740-16-4280

NOW OR FORMERLY SAM A. BYERS & SON MOVING SERVICE INC. DEED:925-1256 PIN# 4740-18-6012

NOW OR FORMERLY JAMES BYERS & JOANN BYERS DEED:2394-780 PIN# 4740-17-9047

NOW OR FORMERLY SAM A. BYERS & SON MOVING SERVICE INC. DEED:2433-802 PIN# 4740-27-0410

NOW OR FORMERLY DANIEL BYERS & PEARL BYERS DEED:576-403 PIN# 4740-27-2418

NOW OR FORMERLY JERRY W. ROGERS & TERRY A. ROGERS DEED:2519-924 PIN# 4740-37-5206

NOW OR FORMERLY LEONARD L. THOMPSON & SANDRA M. THOMPSON DEED:809-574 PIN# 4740-36-4298

NOW OR FORMERLY JBH DEVELOPMENT LLC DEED:2520-1035 MB:67-70 PIN# 4740-05-3701

LAKE NORMAN

STREAMWOOD ROAD EXISTING 60' PUBLIC R/W PER MB:67-70

250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269

Doc ID: 018119610002 Type: CRP
Recorded: 06/15/2022 at 12:57:21 PM
Fee Amt: $42.00 Page 1 of 2
Iredell County, NC
Maureen P. Purcell Register of Deeds
BK 77 PG 27-28

SEE SHEET 1 OF 2 FOR REMAINING PROPERTY, NOTES AND CURVE TABLE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SHEET TITLE
RECORD PLAT – 59.074 ACRES
109 SINGLE FAMILY LOTS & 6 COS LOTS

PROJECT FALLS COVE AT LAKE NORMAN
PHASE 5 & PHASE 6
TOWN OF TROUTMAN, IREDELL COUNTY, NC
OWNER: D R HORTON INC

PROJECT NO.
SCALE 1"=100'
DATE 06/03/2022
DRAWN BY YWH
CHECKED BY JEW
DRAWING NO. XXX-XX
SHT 2 OF 2 SHTS

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
(physical) 720 Windsor Oak Court Charlotte, North Carolina, 28273 704.556.1990
(mailing) P.O. Box 1198 Pineville, North Carolina, 28134 704.556.0505(fax)
NC Corporate Registration #C-0475

BK 77 Pg 28

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NORTH CAROLINA PROFESSIONAL SEAL L-2558 JOSEPH E. WHALEY JR.

Lynne Hair REVIEW OFFICER OF IREDELL COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Lynne Hair 6/14/22
REVIEW OFFICER DATE

CERTIFICATE OF OWNERSIP AND DEDICATION

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FOR OWNER: D R HORTON INC 6/9/22
DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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6/14/22 Lynne Hair
DATE SUBDIVISION ADMINISTRATION
TOWN OF TROUTMAN, NORTH CAROLINA

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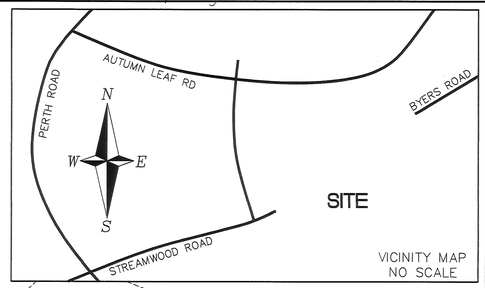
6/14/22 Lynne Hair
DATE SUBDIVISION ADMINISTRATION
TOWN OF TROUTMAN, NORTH CAROLINA

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DATE TOWN ENGINEER
TOWN OF TROUTMAN, NORTH CAROLINA

BEARINGS BASED ON NC GRID NAD 83



VICINITY MAP
NO SCALE

LEGEND
COS = COMMON OPEN SPACE
MB = MAP BOOK
NG = NEIGHBORHOOD GREEN
SDE = STORM DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
RY = REARYARD
SB = SETBACK
SF = SQUARE FEET
SY = SIDEYARD
ST = 30'X30' SIGHT TRIANGLE EASEMENT
ST2 = 10'X70' SIGHT TRIANGLE EASEMENT
UE = UTILITY EASEMENT

STORM DRAIN LINE
SANITARY SEWER LINE
FLARED END SECTION
STORM DRAIN MANHOLE
CATCH BASIN
FIRE HYDRANT

PROJECT INFORMATION
JURISDICTION: TOWN OF TROUTMAN/IREDELL COUNTY
TAX PARCELS: 4741-37-9280
SITE ACREAGE = 62239.76 ACRES
PHASE ACREAGE = ±59.03 ACRES
ZONING: RS-CZ-CC-01 (CONSERVATION CLUSTER)

PROPOSED USE:	RESIDENTIAL
MAXIMUM DENSITY	1.9 UNITS/ACRE
PROPOSED DENSITY	1.8 UNITS/ACRE

OPEN SPACE
REQUIRED OPE SPACE: 23.61 ACRES (59.03 ACRES @40%)
PROVIDED OPEN SPACE: 23.14 ACRES
REQUIRED ACTIVE OPEN SPACE: 1.2 ACRES (23.06 ACRES @ 5%)
PROVIDED ACTIVE OPEN SPACE: 1.35 ACRES
TRAILS: 1.12 ACRES (9,100 LF @ 8' WIDE EASEMENT)
ACTIVE AREA 1: 0.23 ACRES (PLAYGROUND)

REQUIRED NATURAL PRESERVE PASSIVE: 8.26 ACRES (23.61 ACRES @ 35%)
PROVIDED NATURE PRESERVE/ PASSIVE: 23.79 ACRES

USES ALLOWED BY RIGHT: YES

LOT DIMENSIONS

MINIMUN LOT WIDTH	60'
FRONT SETBACK	20'
CORNER SETBACK	10'
REAR SETBACK (REARYARD)	30'
SIDE SETBACK:	

LOT WIDTH	
60'-79'	5'
80'-89'	8'
90' +	10'

A 4' WIDE TRAIL SHALL BE ESTABLISHED IN THE OPEN SPACE AREAS. AN 8' WIDE EASEMENT WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION, 4' EACH SIDE OF THE ACTUAL TRAIL LOCATION. THE TRAIL WILL BE BUILT PRIOR TO AND AS A CONDITION OF ROAD ACCEPTANCE BY THE TOWN OF TROUTMAN.

THIS SITE IS LOCATED IN WS IV CRITICAL AREA OF THE CATAWBA/LAKE NORMAN WATER SUPPLY WATERSHED.

THIS SITE IS LOCATED IN FEMA ZONE X AS INDICATED ON FEMA FIRM MAP NUMBER 3710470004L DATED MARCH 16, 2009.

NO USGS MONUMENTATION WAS FOUND WITHIN 2000' OF THIS SITE.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED NOW OR FORMERLY.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

ALL SUBDIVISION ROADS PER FALLS COVE AT LAKE NORMAN PHASE 5 & 6 ARE PUBLIC ROADS AND TO BE MAINTAINED BY THE TOWN OF TROUTMAN.

ALL STORM DRAIN EASEMENTS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL NOT BE MAINTAINED BY THE TOWN OF TROUTMAN AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER/HOA.

STREETS LINEAR FEET
STREAMWOOD ROAD = 1355.26 LINEAR FEET
AUTUMNWOOD ROAD = 1807.24 LINEAR FEET
RHUDICAN COURT = 1626.82 LINEAR FEET
CALLANDOR COURT = 253.42 LINEAR FEET
VAUGHN COURT = 285.87 LINEAR FEET

DEDICATION OF COMMON OPEN SPACE

"IN RECORDING THIS PLAT, D R HORTON INC, ANTICIPATES THAT IT WILL SUBSEQUENTLY DESIGNATE PORTIONS OF THE REAL PROPERTY INCLUDED WITHIN THIS PLAT AS COMMON OPEN SPACE TO BE UTILIZED AND ENJOYED BY HOMEOWNERS AND RESIDENTS OF FALLS COVE AT LAKE NORMAN, HOWEVER, SUCH AREAS SHALL NOT BE CONVEYED TO FALLS COVE AT LAKE NORMAN HOMEOWNERS ASSOCIATION, INC. UNTIL IN ACCORDANCE WITH THE TERMS OUTLINED IN THE TO BE RECORDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FALL COVE AT LAKE NORMAN ("DECLARATION"). THE DECLARATION WILL BE RECORDED WITH IREDELL COUNTY REGISTRY PRIOR TO THE CLOSING OF THE PURCHASE AND SALE OF THE FIRST LOT WITHIN FALLS COVE AT LAKE NORMAN."

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	72.90	330.00	72.75	N68°06'22"E	12°39'23"
C2	75.32	330.00	75.16	N80°58'23"E	13°04'39"
C3	25.32	220.00	25.30	N84°12'53"E	6°35'37"
C4	116.30	220.00	114.95	N65°46'26"E	30°17'16"
C5	18.44	220.00	18.43	N48°13'45"E	4°48'06"
C6	35.41	180.00	35.35	N51°27'37"E	11°16'15"
C7	25.20	20.00	23.57	N20°59'32"E	72°12'25"
C8	82.38	260.00	82.04	N06°02'02"W	18°09'18"
C9	13.82	570.00	13.82	N02°20'57"E	1°23'20"
C10	121.71	570.00	121.48	N04°27'45"W	12°14'05"
C11	13.30	570.00	13.30	N11°14'55"W	1°20'14"
C12	54.29	370.00	54.24	N16°07'15"W	8°24'26"
C13	51.20	370.00	51.15	N24°17'17"W	7°55'40"
C14	29.40	20.00	26.82	S70°21'28"E	84°12'41"
C15	2.62	25.00	2.62	N64°32'09"E	6°00'04"
C16	16.07	25.00	15.80	N43°07'09"E	36°49'57"
C17	60.62	50.00	56.98	N59°28'14"E	69°28'06"
C18	51.47	50.00	49.23	S56°20'21"E	58°58'46"
C19	52.37	50.00	50.01	N03°09'16"E	60°00'28"
C20	60.92	50.00	57.22	N68°03'45"E	69°48'30"
C21	6.46	50.00	6.46	S73°19'54"E	7°24'11"
C22	18.69	25.00	18.26	N88°57'11"E	42°50'00"
C23	33.44	20.00	29.68	N19°38'32"E	95°47'19"
C24	40.13	30.00	37.20	S86°34'23"E	76°38'31"
C25	116.77	305.00	116.05	N86°04'25"E	21°56'06"
C26	128.44	305.00	127.50	N63°02'30"E	24°07'43"
C27	67.12	305.00	66.98	N44°40'24"E	12°36'30"
C28	277.53	1245.50	276.96	N31°59'08"E	12°46'02"
C29	341.38	2415.00	341.10	N29°39'05"E	8°05'57"
C30	41.48	30.00	38.26	N11°21'46"E	79°13'46"
C31	33.12	20.00	29.46	S75°41'20"E	94°52'26"
C32	99.47	470.00	99.29	N50°48'40"E	12°07'35"
C33	53.71	470.00	53.68	N41°28'27"E	6°32'51"
C34	42.14	2570.00	42.14	N37°43'51"E	0°56'22"
C35	64.38	2570.00	64.38	N36°32'36"E	1°26'07"
C36	64.38	2570.00	64.38	N35°06'29"E	1°26'07"
C37	64.38	2570.00	64.38	N33°40'21"E	1°26'07"
C38	64.38	2570.00	64.38	N32°14'14"E	1°26'07"
C39	64.38	2570.00	64.38	N30°48'07"E	1°26'07"
C40	64.38	2570.00	64.38	N29°22'00"E	1°26'07"
C41	68.54	2570.00	68.53	N27°53'06"E	1°31'41"
C42	68.54	2570.00	68.53	N26°21'26"E	1°31'41"
C43	5.59	2570.00	5.59	N25°31'51"E	0°07'28"
C44	18.69	25.00	18.26	N04°03'07"E	42°50'00"
C45	48.73	50.00	46.83	N10°33'23"E	55°50'34"
C46	43.26	50.00	41.92	N63°15'42"E	49°34'04"
C47	69.68	50.00	64.18	S52°01'46"E	79°51'00"
C48	54.70	50.00	52.01	N19°14'07"E	62°40'46"
C49	15.47	50.00	15.41	N59°26'19"E	17°43'37"
C50	18.69	25.00	18.26	N46°53'07"E	42°50'00"
C51	9.85	2630.00	9.85	N25°34'33"E	0°12'53"
C52	194.00	2630.00	193.96	N27°47'47"E	4°13'35"
C53	62.00	2630.00	62.00	N30°35'06"E	1°21'03"
C54	62.00	2630.00	62.00	N31°56'09"E	1°21'03"
C55	62.00	2630.00	62.00	N33°17'11"E	1°21'03"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C56	62.00	2630.00	62.00	N34°38'14"E	1°21'03"
C57	62.00	2630.00	62.00	N35°59'17"E	1°21'03"
C58	62.00	2630.00	62.00	N37°20'19"E	1°21'03"
C59	8.56	2630.00	8.56	N38°06'26"E	0°11'11"
C60	11.46	530.00	11.46	N38°49'11"E	1°14'18"
C61	62.04	530.00	62.00	N42°47'31"E	6°42'23"
C62	62.04	530.00	62.00	N49°28'54"E	6°42'23"
C63	55.08	530.00	55.05	N55°49'43"E	5°57'14"
C64	30.39	20.00	27.55	N15°16'36"E	87°03'27"
C65	53.40	430.00	53.37	S24°41'40"E	7°06'55"
C66	63.58	430.00	63.52	N16°54'04"W	8°28'17"
C67	5.61	430.00	5.61	N12°17'28"W	0°44'53"
C68	99.10	630.00	99.00	N07°24'38"W	9°00'47"
C69	65.40	630.00	65.37	N00°04'11"E	5°56'51"
C70	31.42	20.00	28.28	S41°57'23"E	90°00'00"
C71	18.69	25.00	18.26	N71°37'37"E	42°50'00"
C72	49.09	50.00	47.14	N78°20'07"E	56°15'00"
C73	40.53	50.00	39.43	S50°19'03"E	46°26'40"
C74	41.14	50.00	39.99	N03°31'21"W	47°08'44"
C75	36.84	50.00	36.01	N41°09'34"E	42°13'06"
C76	64.24	50.00	59.91	S80°55'38"E	73°36'30"
C77	3.13	25.00	3.13	S47°42'39"E	7°10'32"
C78	15.56	25.00	15.31	S89°07'39"E	35°39'28"
C79	31.42	20.00	28.28	N48°02'37"E	90°00'00"
C80	31.42	20.00	28.28	S41°57'23"E	90°00'00"
C81	18.69	25.00	18.26	N71°37'37"E	42°50'00"
C82	30.49	50.00	30.02	N67°40'44"E	34°56'15"
C83	58.40	50.00	55.14	S81°23'30"E	66°55'16"
C84	54.06	50.00	51.47	N03°02'37"E	61°56'57"
C85	58.40	50.00	55.14	N67°28'44"E	66°55'16"
C86	30.49	50.00	30.02	S61°35'30"E	34°56'15"
C87	18.69	25.00	18.26	S63°32'23"E	42°50'00"
C88	31.42	20.00	28.28	N48°02'37"E	90°00'00"
C89	57.00	200.00	56.81	N05°07'17"W	16°19'48"
C90	28.13	20.00	25.87	S53°34'48"E	80°35'15"
C91	114.45	180.00	112.54	S75°39'28"E	36°25'56"
C92	168.72	270.00	165.99	S75°20'32"E	35°48'11"
C93	83.02	330.00	82.80	S86°02'12"E	14°24'52"
C94	123.19	330.00	122.48	S68°08'06"E	21°23'19"
C95	26.59	120.00	26.54	S63°47'27"E	12°41'52"
C96	134.11	120.00	127.24	N77°50'36"E	64°02'00"
C97	65.15	280.00	65.00	N52°28'37"E	13°19'51"
C98	65.15	280.00	65.00	N65°48'28"E	13°19'51"
C99	65.15	280.00	65.00	N79°09'19"E	13°19'51"
C100	25.83	270.00	25.82	N84°46'17"E	5°28'50"
C101	62.71	270.00	62.57	N75°22'39"E	13°18'25"
C102	32.73	270.00	32.71	N65°15'03"E	6°56'46"
C103	74.12	345.00	73.97	N50°43'11"E	12°18'32"
C104	38.32	345.00	38.30	N41°22'58"E	6°21'53"
C105	96.78	655.00	96.69	N57°05'04"E	8°27'57"
C106	76.67	655.00	76.62	N49°29'54"E	6°42'23"
C107	76.67	655.00	76.62	N42°47'31"E	6°42'23"
C108	10.93	655.00	10.93	N38°57'39"E	0°57'22"
C109	173.45	655.00	172.94	N53°43'53"E	15°10'20"
C110	87.60	655.00	87.53	N42°18'50"E	7°39'45"
C111	8.26	280.00	8.26	N86°39'58"E	1°41'26"

SEE SHEET 2 OF 2 FOR REMAINING PROPERTY

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SHEET TITLE
RECORD PLAT – 59.074 ACRES
109 SINGLE FAMILY LOTS & 6 COS LOTS

PROJECT FALLS COVE AT LAKE NORMAN
PHASE 5 & PHASE 6
TOWN OF TROUTMAN, IREDELL COUNTY, NC
OWNER: D R HORTON INC

PROJECT NO.
SCALE 1"=100'
DATE 06/03/2022
DRAWN BY YWH
CHECKED BY JEW
DRAWING NO. XXX-XX
SHT 1 OF 2 SHTS

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