



**Date:** Thursday, May 8, 2025  
**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. Invocation
- IV. Pledge of Allegiance
- V. Amendments to and Approval of the Agenda (\*\*)

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

*Addition: As New Item XII - Closed Session Pursuant to NCGS 143-318.11(a)(6) to discuss personnel; and pursuant to NCGS 143-318.11(a)(5) to discuss acquisition of property.*

## VI. Consent Agenda

- VI.a Consider Approval of Strategic Planning Retreat Minutes of March 20, 2025  
[3-20-25 Town Council Strategic Planning Retreat.pdf](#)
- VI.b Consider Annexation AX-25-05 (Non-Contiguous), Applicant(s): Bette Browder PIN(s) 4629-84-8585, Total Acreage: 0.801 (+/-) Located at 513 Stillwater Road
  - 1. Adoption of Resolution 10-25 Titled: "*Resolution Directing The Clerk To Investigate A Petition Received Under Article 4A of G.S. 160A*"
  - 2. Approval of Certificate of Sufficiency
  - 3. Adoption of Resolution 11-25 Titled: "*Resolution Fixing Date Of Public Hearing On Question Of (Non-Contiguous) Annexation Pursuant To Article 4A Of G.S. 160A*"[Res. 10-25 Directing the Clerk to Investigate AX-25-05 513 Stillwater Road.pdf](#)  
[Certificate of Sufficiency AX-25-05.pdf](#)  
[Res. 11-25 Fixing Date of Public Hearing AX-25-05 513 Stillwater Road.pdf](#)  
[LAKESURVEY2024.pdf](#)  
[Aerial.pdf](#)  
[FLUM.pdf](#)  
[Zoning.pdf](#)
- VI.c Considering Setting a Public Hearing Date of **June 12, 2025** for the Town of Troutman FY 2025-2026 Proposed Budget
- VI.d Consider Approval of Amendment(s) to the Town of Troutman Schedule of Fees  
[Schedule of Fees 5-8-2025 Proposal.pdf](#)
- VI.e Consider Approval to Amend the Town of Troutman Water Sewer Service Policy (Policy #29)  
[Policy #29 Water Sewer Service Policy Amended 5-8-25.pdf](#)

- VI.f** Consider Approval of Audit Contract with Thompson, Price, Scott & Adams for FY 2025  
[Town of Troutman- 2025 Contract and Eng Letter.pdf](#)
- VI.g** Consider Approval of Ordinance 06-25 Titled: "*An Ordinance To Establish The 2022 Wastewater Capacity Improvements Project, Project No. SRP-W-ARP-0055, Capital Project Fund* "  
[Ord. 06-25 Troutman 2022 WW Capacity Impvts \(SRP-W-ARP-0055\) Capital Budget Ordinance\\_ \(002\).pdf](#)
- VI.h** Consider Approval of Ordinance 07-25 Titled: "*An Ordinance To Establish The 2022 Sewer Collection Rehabilitation Project, Project Nos. CS370580-06 & SRP-W-ARP-0249, Capital Project Fund*"  
[Ord. 07-25 Troutman 2022 SC Rehab CS370580-06 SRP-W-ARP-0249 Capital Budget Ordinance.pdf](#)
- VI.i** Consider Approval of Ordinance 08-25 Titled: "*An Ordinance to Establish The Clay Pipe Sewer System Inventory And Assessment (AIA) Study Project, Project No. AIA-W-ARP-0105, Capital Project Fund*"  
[Ord. 08-25 Troutman Clay Pipe Sewer AIA-W-ARP-0105 Capital Budget Ordinance.pdf](#)
- VI.j** Consider Approval of Ordinance 09-25 Titled: "*An Ordinance to Establish The 2022 Water System Asset Inventory And Assessment (AIA) Study, Project No. AIA-D-ARP-0123, Capital Project Fund*"  
[Ord. 09-25 Troutman Water AIA \(AIA-D-ARP-0123\) Capital Budget Ordinance\\_ \(002\).pdf](#)

## **VII. Recognition(s)/Presentation(s)**

- VII.a** Presentation of the 2025 "Town of Troutman Citizen of the Year" to Ana Johnson, (*Mayor Young*)  
[A. Johnson.pdf](#)
- VII.b** Presentation of the 2025 "Organization of the Year" to the Troutman Ruritan Club, (*Mayor Young*)  
[Troutman Ruritan Club.pdf](#)
- VII.c** Recognition of Maureen Purcell as the Town of Troutman "Employee of the Month". for the Month of April 2025, (*Ron Wyatt, Town Manager*)  
[Employee of the Month-Maureen Purcell.pptx](#)
- VII.d** Presentation of Proclamation 02-25 Titled: "Proclamation Declaring May as Mental Health Awareness Month", (*Mayor Young*)  
[Proclamation 02-25 Mental Health Awareness Month - May \(GG\).pdf](#)

## **VIII. New Business**

- VIII.a** Consider Annexation AX-25-03 (Contiguous) Applicant(s) Charlotte Clontz PIN(s) 4740133852; Vernon and Brenda Clontz PIN(s) 4740125725, 4740230738, 4740025682; Kirk Clontz PIN(s) 4740039651; Kirk and Amy Clontz PIN(s) 4740037820; Robert and Deann Lipe; PIN(s) 4740335823, 4740235876; Total Acreage:151.318 (+/-) located on Clontz Hill Road (*Andrew Ventresca, Planning Director*)
  1. Hold a Public Hearing

2. Consider Ordinance 10-25 Titled: *"An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Contiguous)"*

[Staff Report-AX-25-03 Clontz Hill.pdf](#)

[AX-25-03 Voluntary-Annexation-Petition-2020.pdf](#)

[Additional Page to Annexation Petition\\_2.5.2025.pdf](#)

[AX-25-03 Voluntary-Annexation-Petition-2020.pdf](#)

[2024-12-19 Clontz Hill Rezoning & Annexation Joinders - Kirk & Amy Clontz.pdf](#)

[2024-12-19 Clontz Hill Rezoning & Annexation Joinders - Robert & Deann Lipe.pdf](#)

[2024-12-19 Clontz Hill Rezoning & Annexation Joinders - Vernon & Brenda Clontz.pdf](#)

[2025-02-11 Combined Survey.pdf](#)

[5-8-25\\_TC\\_Public Hearing Posting \(002\).pdf](#)

**VIII.b** Consider Annexation AX-25-04 (Non-Contiguous), Applicant(s) Dean Dishman PIN(s) 4722-37-4705 Total Acreage: 0.76 (+/-) Located at 875 Old Mountain Road, (*Ventresca*)

1. Hold a Public Hearing

2. Consider Ordinance 11-25 Titled: *"An Ordinance To Extend The Corporate Limits Of The Town Of Troutman, North Carolina (Non-Contiguous)"*

[Annex. Petition-Dishman AX-25-04.pdf](#)

[Ord. 11-25 AX-25-05 \(Non-Contiguous\) 875 Old Mountain Road.pdf](#)

[AX-25-04 Annex. Map 875 Old Mountain.pdf](#)

[Aerial.pdf](#)

[5-8-25\\_TC\\_Public Hearing Posting \(002\).pdf](#)

**VIII.c** Consider Rezoning RZ-25-01, Applicant: Dean Dishman, PIN(s) 4722-37-4705, Total Acreage: 0.76 (+/-) Located at 875 Old Mountain Road from Iredell County Residential Agricultural (IC-RA) to Town of Troutman Suburban Residential (RS), (*Ventresca*)

1. Hold a Public Hearing

2. Consider Adoption of Ordinance 12-25 Titled: *"An Ordinance Changing The Zoning Classification Of The After Described Property From Iredell County Residential Agriculture (IC-RA) to Town of Troutman Suburban Residential (RS)"*

3. Consider Approval of Consistency Statement

[RZ-25-01 Town Council Staff Report.pdf](#)

[Ord. 12-25 RZ-25-01 875 Old Mountain Road \(Dishman\).pdf](#)

[Aerial.pdf](#)

[FLUM.pdf](#)

[Zoning.pdf](#)

[Adjoining Property Notification Letter RZ-25-01.pdf](#)

[Adjacents.xlsx](#)

[5-8-25\\_TC\\_Public Hearing Posting \(002\).pdf](#)

**VIII.d** Text Amendment TA-25-02: Mini-Warehouse/Self Storage. Request to Amend Section 3.4.24 of the UDO Regarding the One-mile Requirement for Mini-Warehouses in the Highway Business (HB) Zoning District, (*Ventresca*)

1. Hold a Public Hearing

2. Consider Adoption of Ordinance 13-25 Titled: *"An Ordinance Amending The Town Of Troutman Unified Development Ordinance"*

3. Consider Approval of Consistency Statement

[Staff Report TA-25-02 mini warehouses.pdf](#)

[Section 3.4.24.pdf](#)  
[Application.pdf](#)  
[Ord. 13-25 TA-25-02 UDO Miniwarhouses.pdf](#)  
[5-8-25\\_TC\\_Public Hearing Posting \(002\).pdf](#)

- VIII.e** Text Amendment TA-25-03: Parking Location Standards. Request to amend Section 5.3.4 of the UDO to Amend the Requirements for Front Yard Parking in Residentially Zoned Districts, (*Ventresca*)
1. Hold a Public Hearing
  2. Consider Adoption of Ordinance 14-25 Titled: "*An Ordinance Amending The Town Of Troutman Unified Development Ordinance*"
  3. Consider Approval of Consistency Statement  
[Staff Report TA-25-03 front yard parking.pdf](#)  
[Ord. 14-25 TA-25-03 UDO Front yard parking.pdf](#)  
[5-8-25\\_TC\\_Public Hearing Posting \(002\).pdf](#)
- VIII.f** Consider Approval of Resolution 12-25 Titled: "*Resolution Accepting Sutter's Mill Drive, Caprine Court, and Parkmont Drive in the Sutter's Mill Subdivision as Public Streets Within the Town of Troutman*", (*Ventresca*)  
[Staff Report-Sutters Mill Street Acceptance.pdf](#)  
[Road Acceptance Petition.pdf](#)  
[Acceptance Request Letter.pdf](#)  
[Street\\_Acceptance\\_Recommendation\\_Letter\\_4-24-25.pdf](#)  
[Street\\_Acceptance\\_Recommendation\\_Letter\\_4-24-25.pdf](#)  
[Res. 12-25 Accepting Portion of Sutters Mill Streets.pdf](#)  
[CO-Sutters Mill Ph 3 Map 1 Plat Recorded 050919.pdf](#)  
[CO-Sutters Mill Ph 3 Map 2 Plat Recorded.pdf](#)
- VIII.g** Consider Approval of Temporary Limitations For Future Residential Annexations, (*Ventresca*)
- VIII.h** Consider Re-appointment of Tamera Hatley Inside Voting Member to the Town of Troutman Board of Adjustment (Term expires 5/9/25), (*Wyatt*)  
[T. Hatley Reappointment Request BOAdj.docx](#)
- VIII.i** Consider Nomination of Helen Byers to the Iredell County Commissioners for Consideration of Re-appointment as ETJ Voting Member on the Town of Troutman Board of Adjustment (Term expires 6/18/25), (*Wyatt*)  
[H. Byers TOT BOAdj Reappointment appl.jpg](#)  
[H. Byers I. Co. BOAdj Reappointment Appl.jpg](#)
- VIII.j** Consider Approval of Resolution 13-25 Titled: "*Resolution Authorizing The Participation In The North Carolina Health Insurance Pool*", (*Terrance Smyre*)  
[Res. 13-25 NCHIP - RES Resolution Authorizing Membership - v.2025.pdf](#)

**IX. Public Comments**

**X. Elected/Officials Reports and Comments**

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

**XI. Staff Report and Comments**

**XII. \*\*Closed Session Pursuant to 143-318.11(a)(3) Consult with an Attorney and 143-318.11(a)(6) to Discuss Personnel**

**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.*