

Project Overview



What is a Comprehensive Plan?

The Troutman Comprehensive Plan is our chance to envision the future of our town!

The comprehensive plan is a long-range guide that helps Troutman make clear, consistent choices about growth and development. It reflects a shared community vision for the future and connects that vision to everyday decisions, such as zoning, development review, and protecting neighborhoods from incompatible land uses. By using the plan as a reference, staff and elected officials can make transparent decisions that align with community goals and priorities.

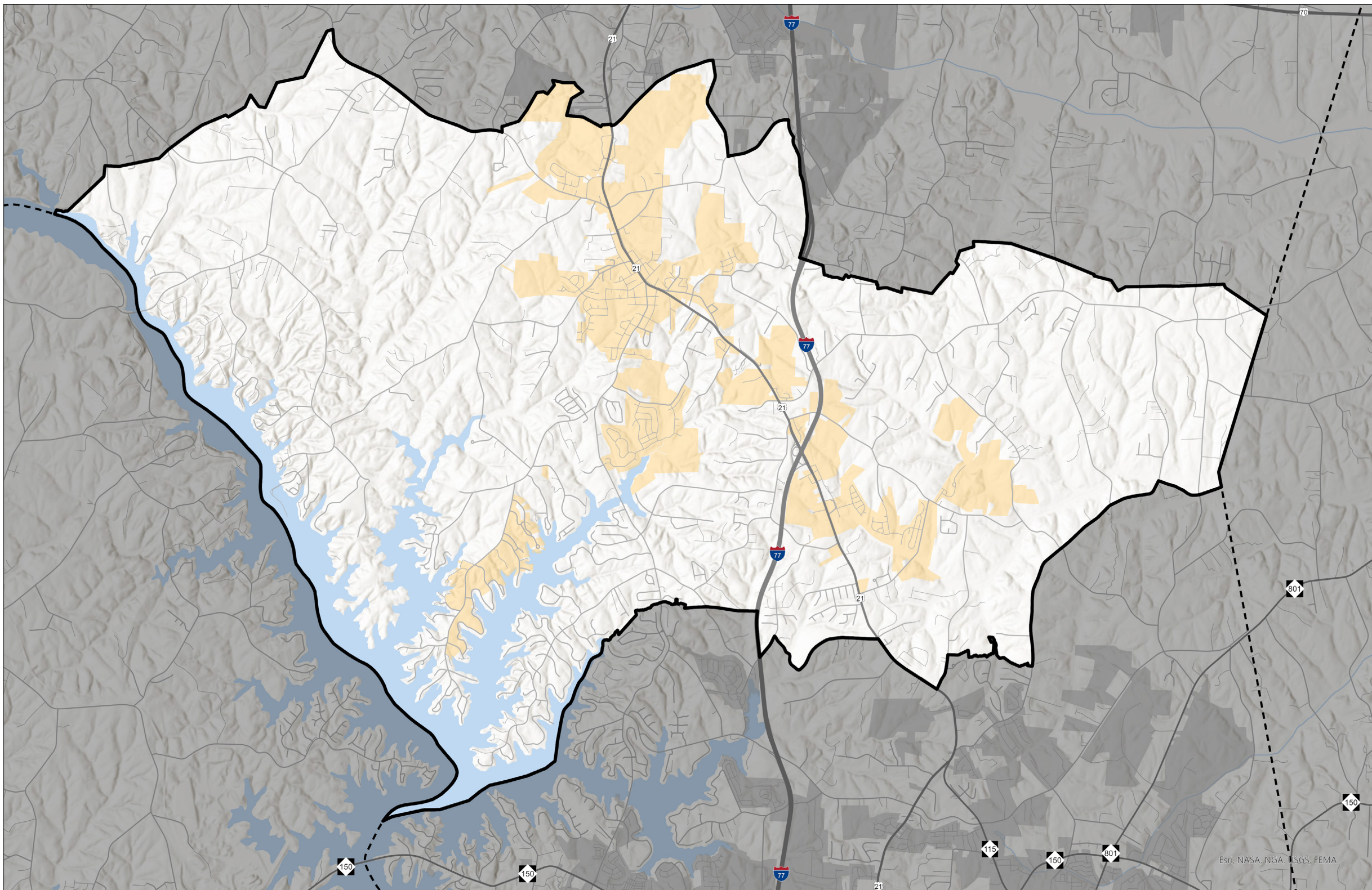
How Will the Comprehensive Plan Be Used?

The Troutman Comprehensive Plan will help guide future decisions by:

- **Shaping growth and development decisions**
Informing zoning updates, land use changes, and development proposals to ensure new growth fits the community’s vision and protects existing neighborhoods.
- **Guiding town investments and infrastructure**
Helping prioritize public spending on roads, utilities, parks, housing, and public facilities in areas where growth and reinvestment are planned.
- **Supporting economic development and revitalization**
Directing where and how the Town encourages job creation, downtown revitalization, and redevelopment of underused or vacant properties.
- **Improving transparency and consistency**
Providing a clear framework so residents, developers, and decision-makers understand how and why decisions are made.

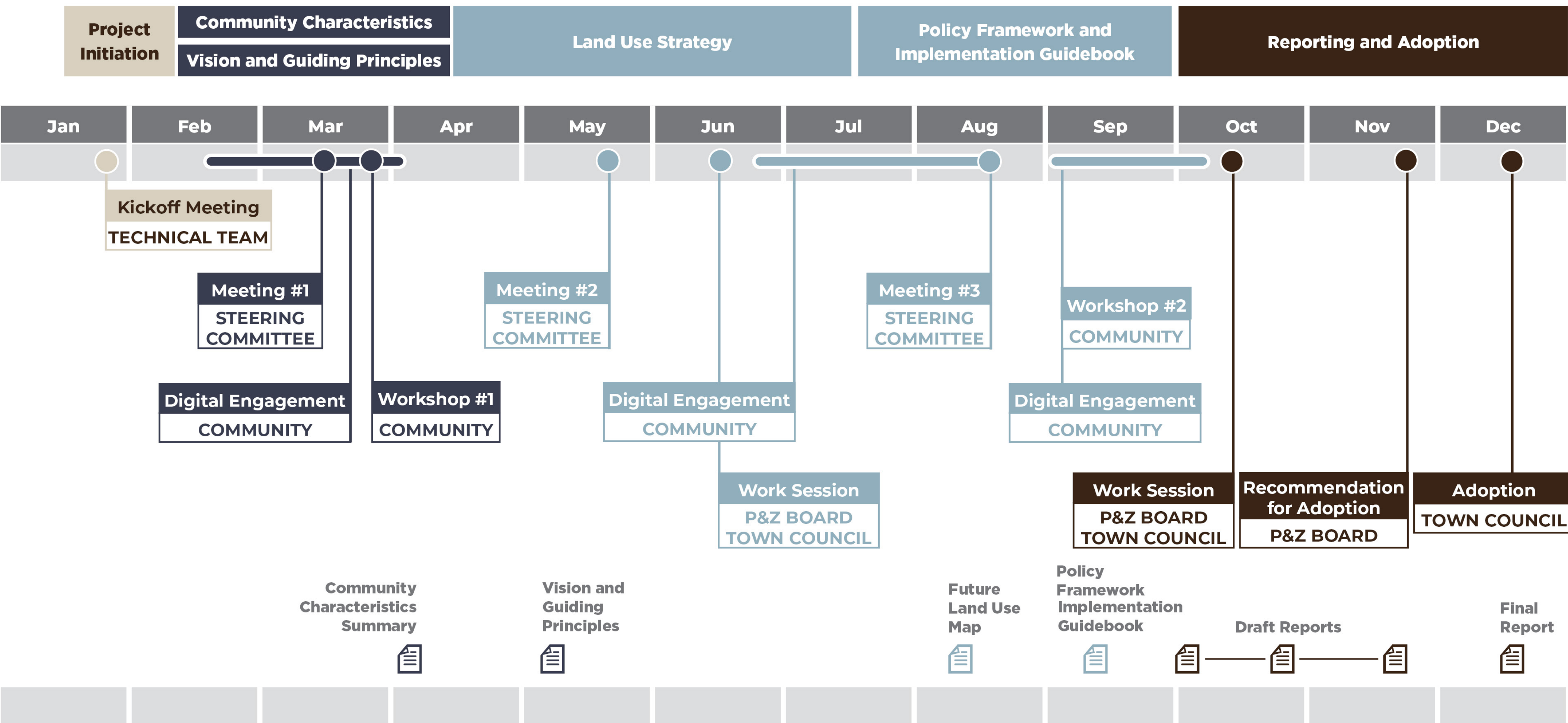
Study Area

The study area includes Troutman’s town limits and surrounding areas. The eastern and western boundaries of the study area extend to the county boundaries. The southern boundary represents the annexation boundary with Mooresville. The northern boundary encompasses the annexation boundary with Statesville.



Planning Process

The Troutman Comprehensive Plan includes seven tasks leading to adoption in December 2026. The schedule below shows the deliverables, meetings, and community engagement opportunities associated with each phase.

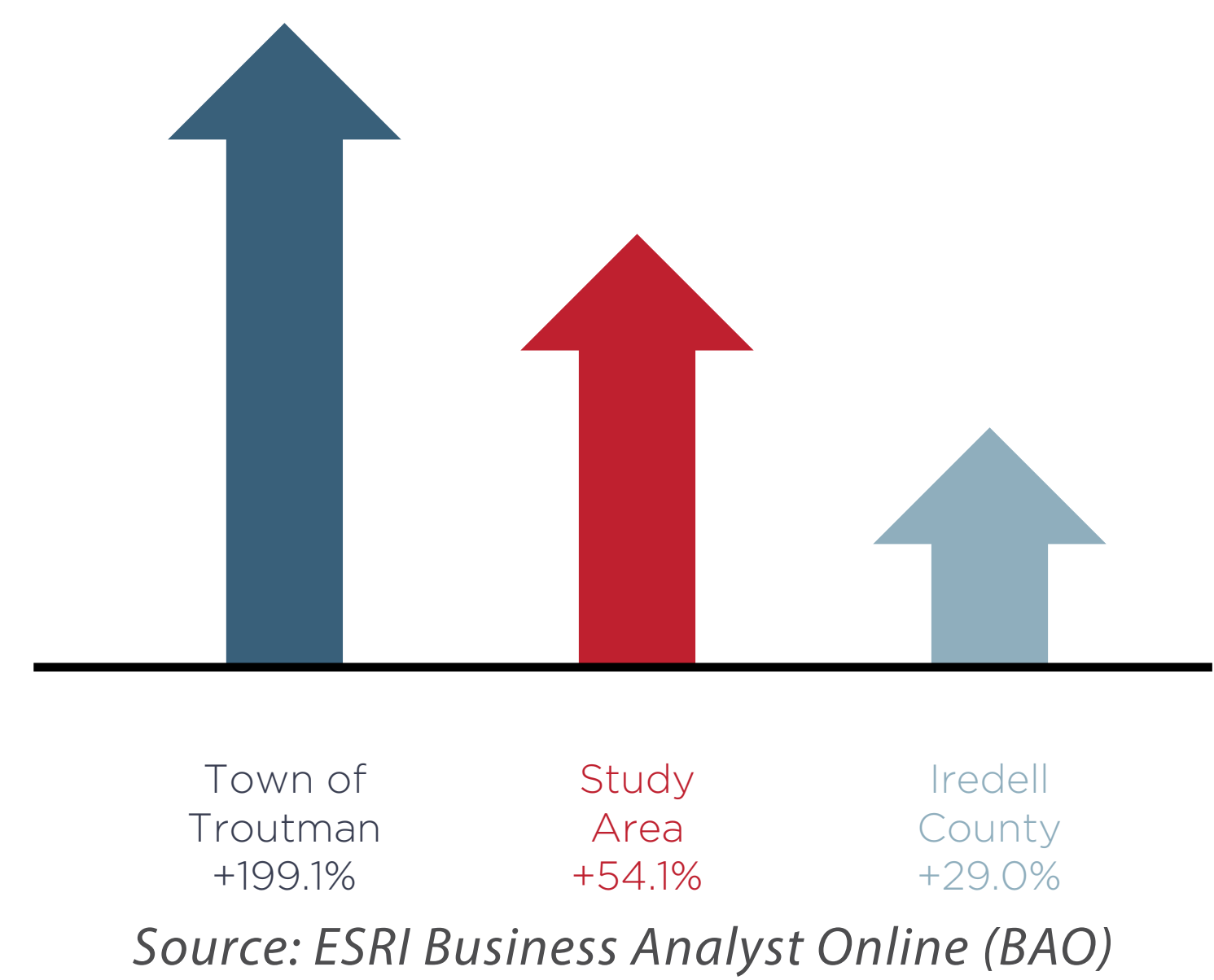


Community Background



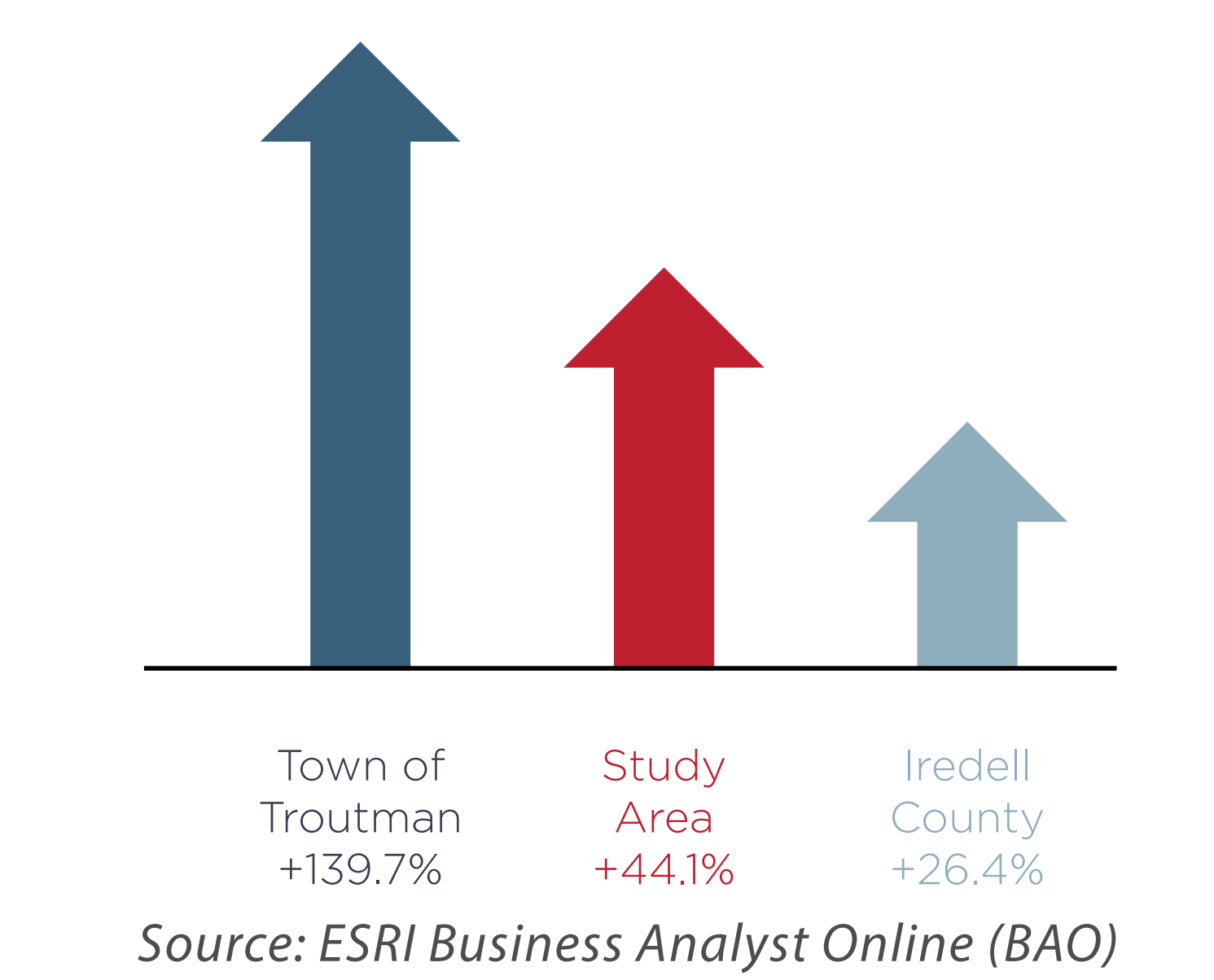
Population Change

Between 2010 and 2025, the Town of Troutman outpaced the Study Area and County in population growth, increasing by nearly 200% adding approximately 5,488 new residents. This represents an annual growth rate of 7.6%, compared to 2.9% in the Study Area and 1.7% in the County.



Housing Units Growth

Between 2010 and 2025, the total number of housing units in the Town of Troutman increased by nearly 140%, representing 2,228 new housing units. Housing units also increased in the Study Area and Iredell County, although at slower rates.



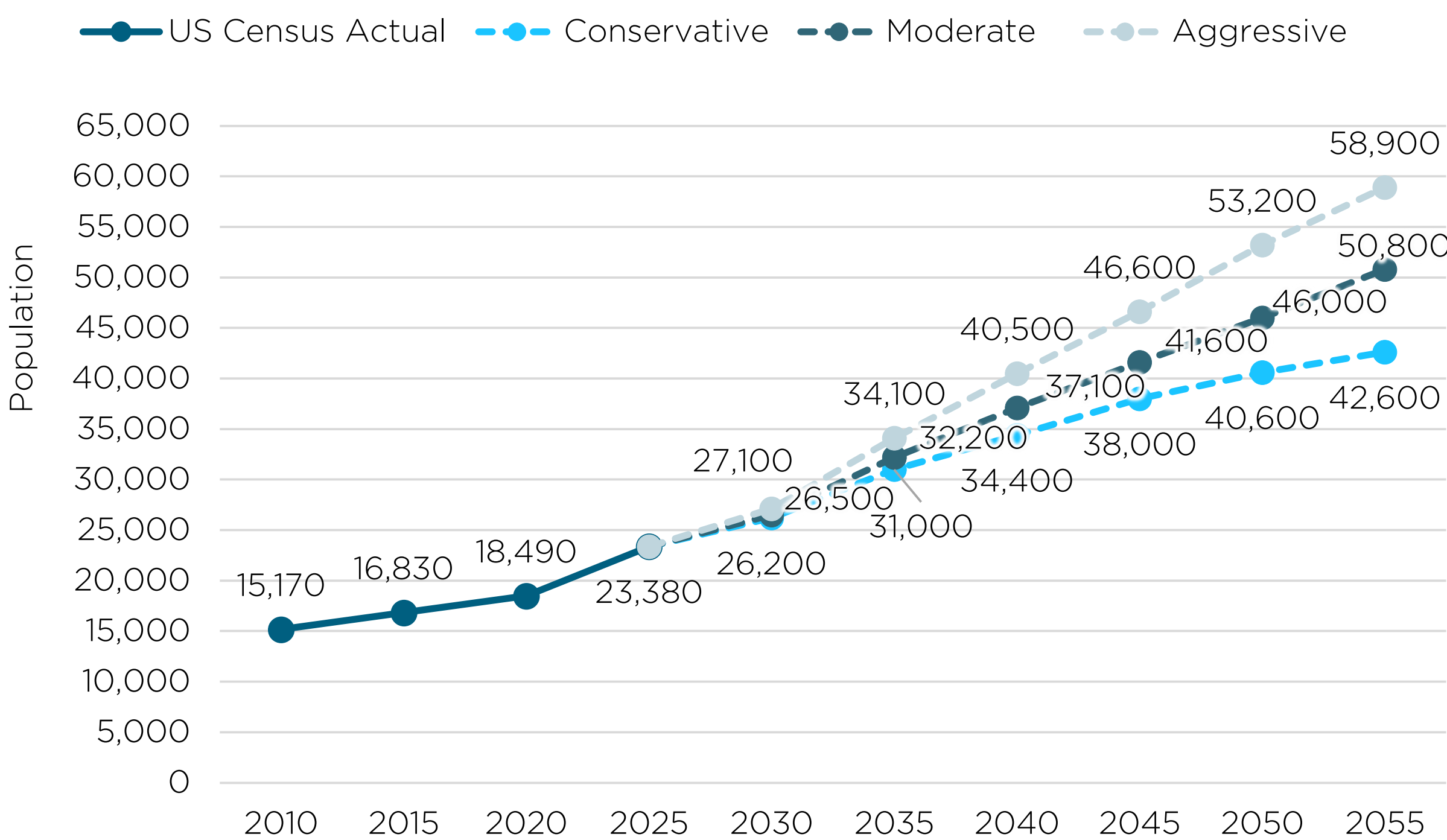
Economy

Iredell County's job growth has been generally positive but with notable sensitivity to broader economic conditions. The County experienced a significant decline during the Great Recession, losing nearly 5,000 jobs in 2009, followed by a steady recovery through 2016. The County experienced a brief decline during the pandemic in 2020, but rebounded quickly with strong job growth in 2021, fully recovering losses and continuing its upward trajectory.

Growth Scenarios

Population projections for the Study Area were developed using a scenario-based approach to reflect a range of potential growth outcomes through 2055. Between 2025 and 2055, the Study Area population could grow from 23,381 to approximately 42,600–58,900 residents—an increase of approximately 19,200–35,500 residents.

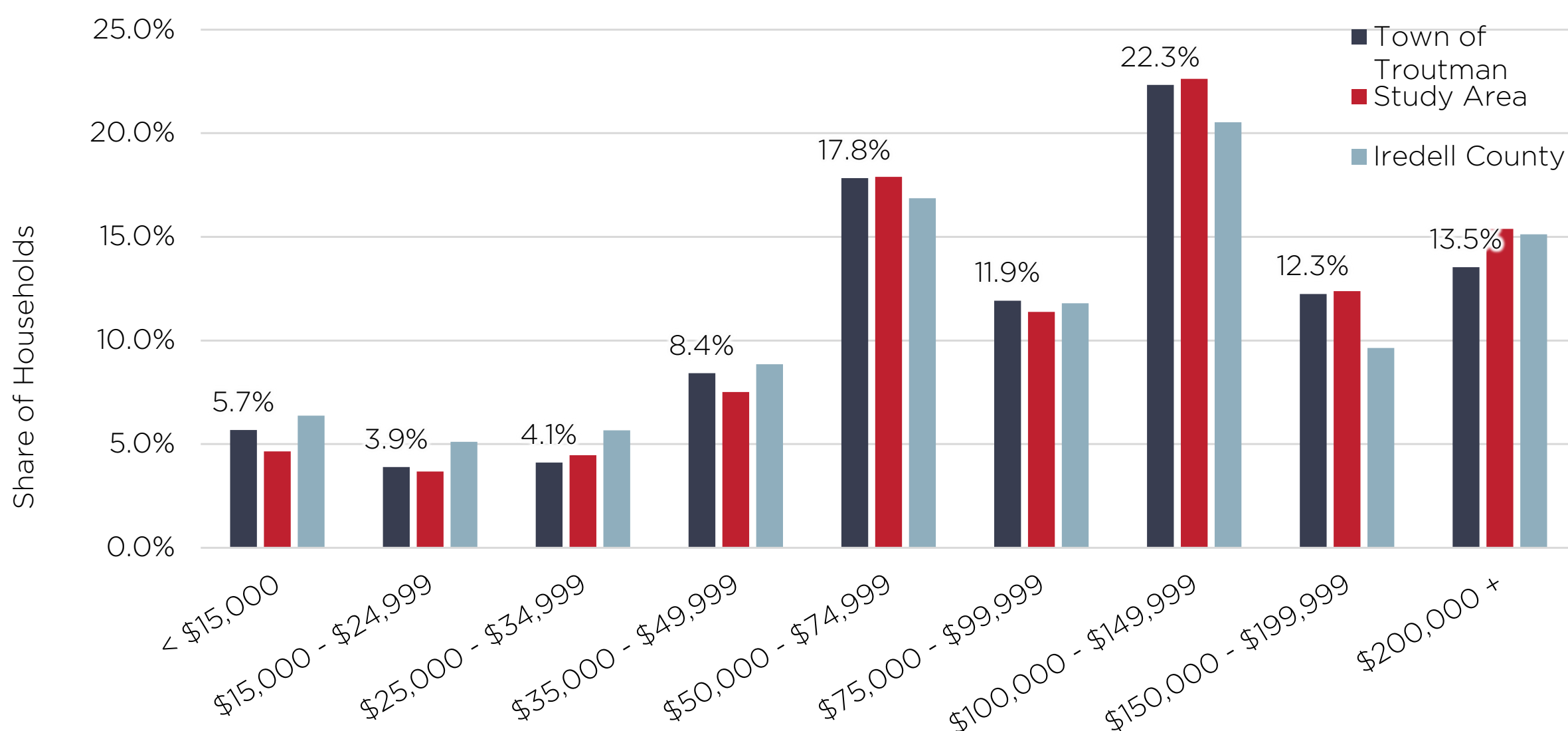
Study Area (Troutman and Unincorporated) Growth Scenarios



Source: North Carolina State Office of Budget and Management, Metrolina Transportation Zone, ESRI BAO, Kimley-Horn

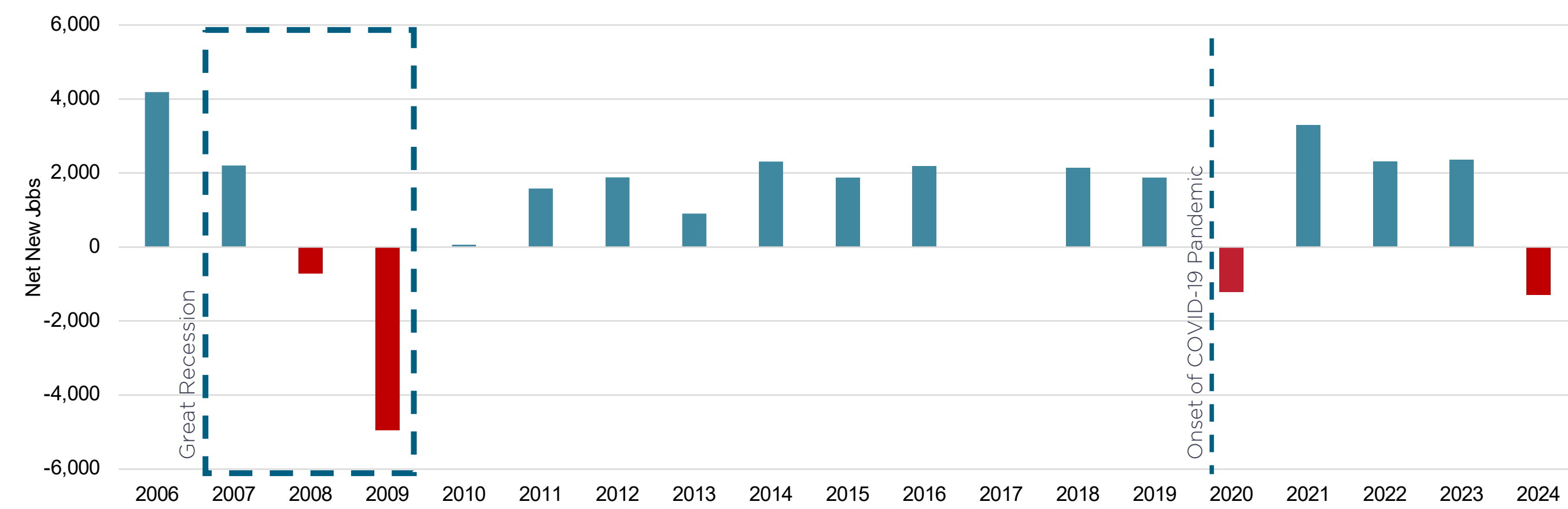
Household Income

Troutman has a large share of high-income households, with nearly half of total households earning at least \$100,000 annually. In contrast, lower-income households represent a smaller share of households, with 5.7% earning less than \$15,000 and relatively modest shares across other sub-\$50,000 brackets.



Source: ESRI Business Analyst Online (BAO)

Net New Jobs, Iredell County (2006 – 2024)



Source: NC LEAD



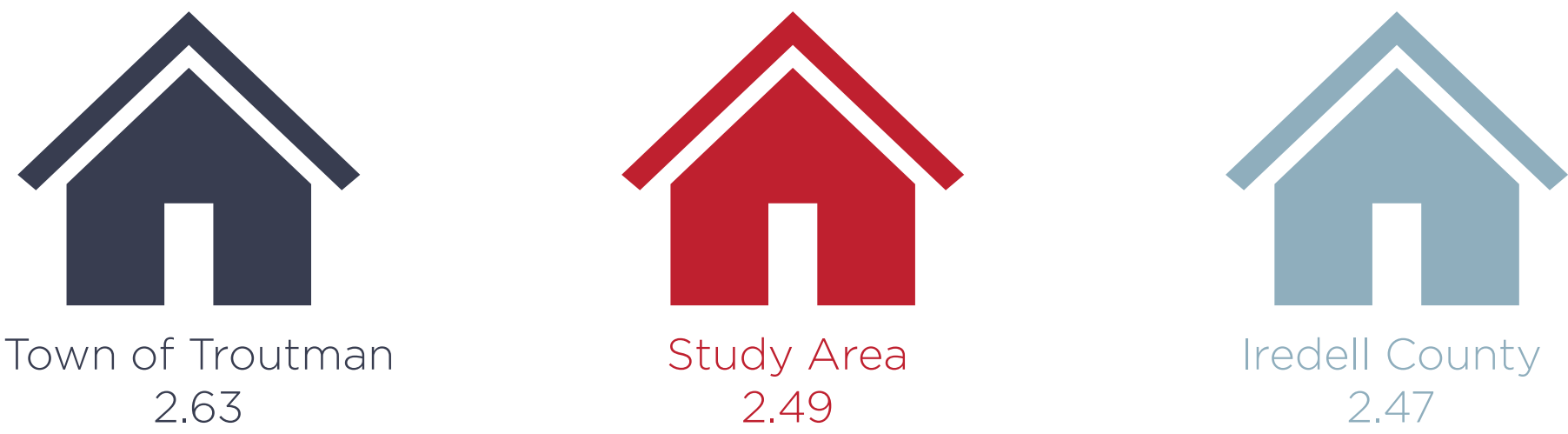
Community Background



Households

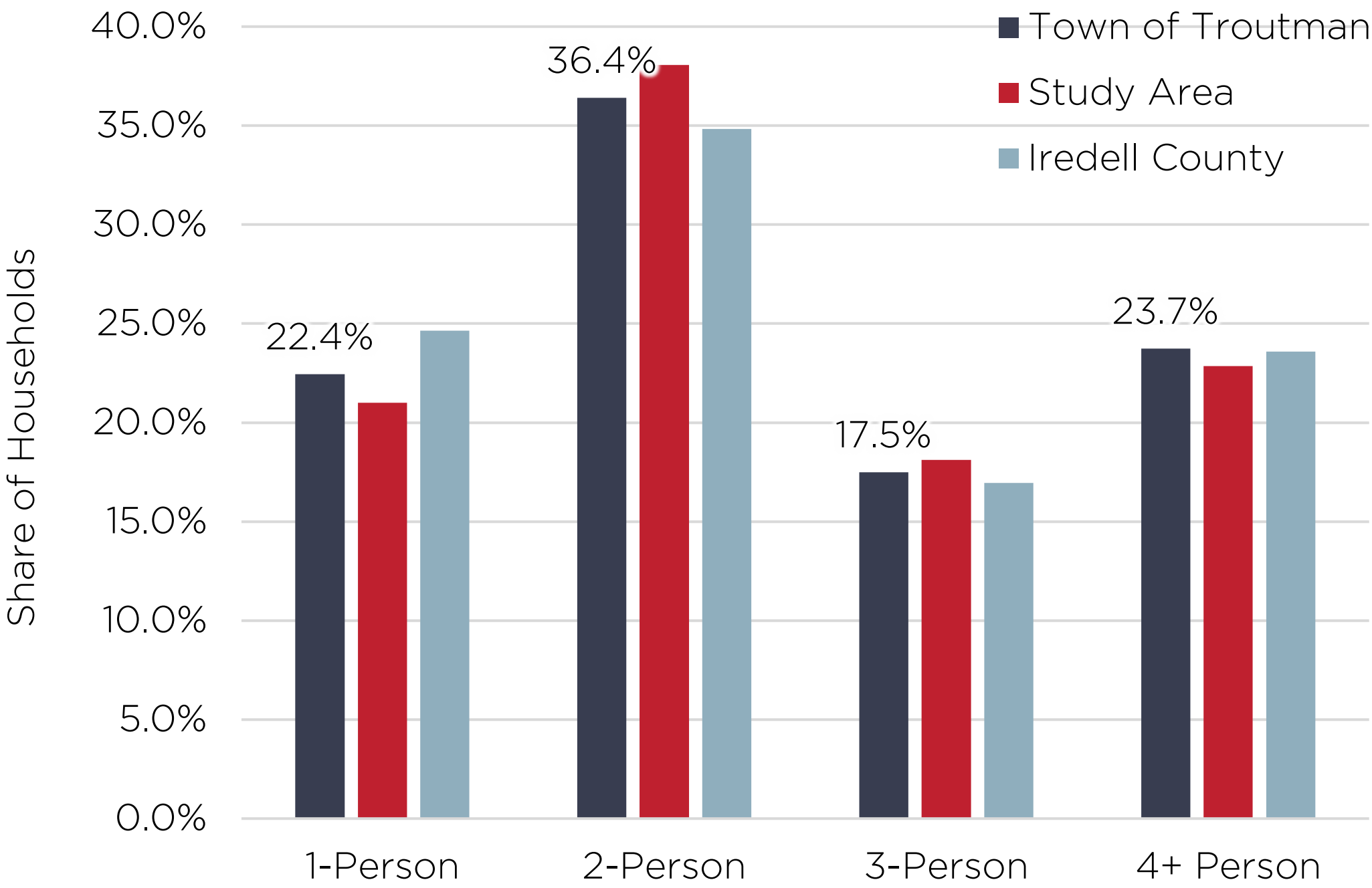
Troutman experienced rapid household growth, increasing from 1,039 households in 2010 to 3,131 in 2025, representing a 201.3% increase, outpacing the Study Area (53.3% growth) and Iredell County (35.0% growth). Household sizes remain slightly larger in Troutman, averaging 2.63 persons per household, compared with the Study Area and County, suggesting that much of Troutman’s growth is being driven by family-oriented households rather than smaller or single-person households.

Average Household Size (2025)



Source: ESRI Business Analyst Online (BAO)

Households by Size (2025)

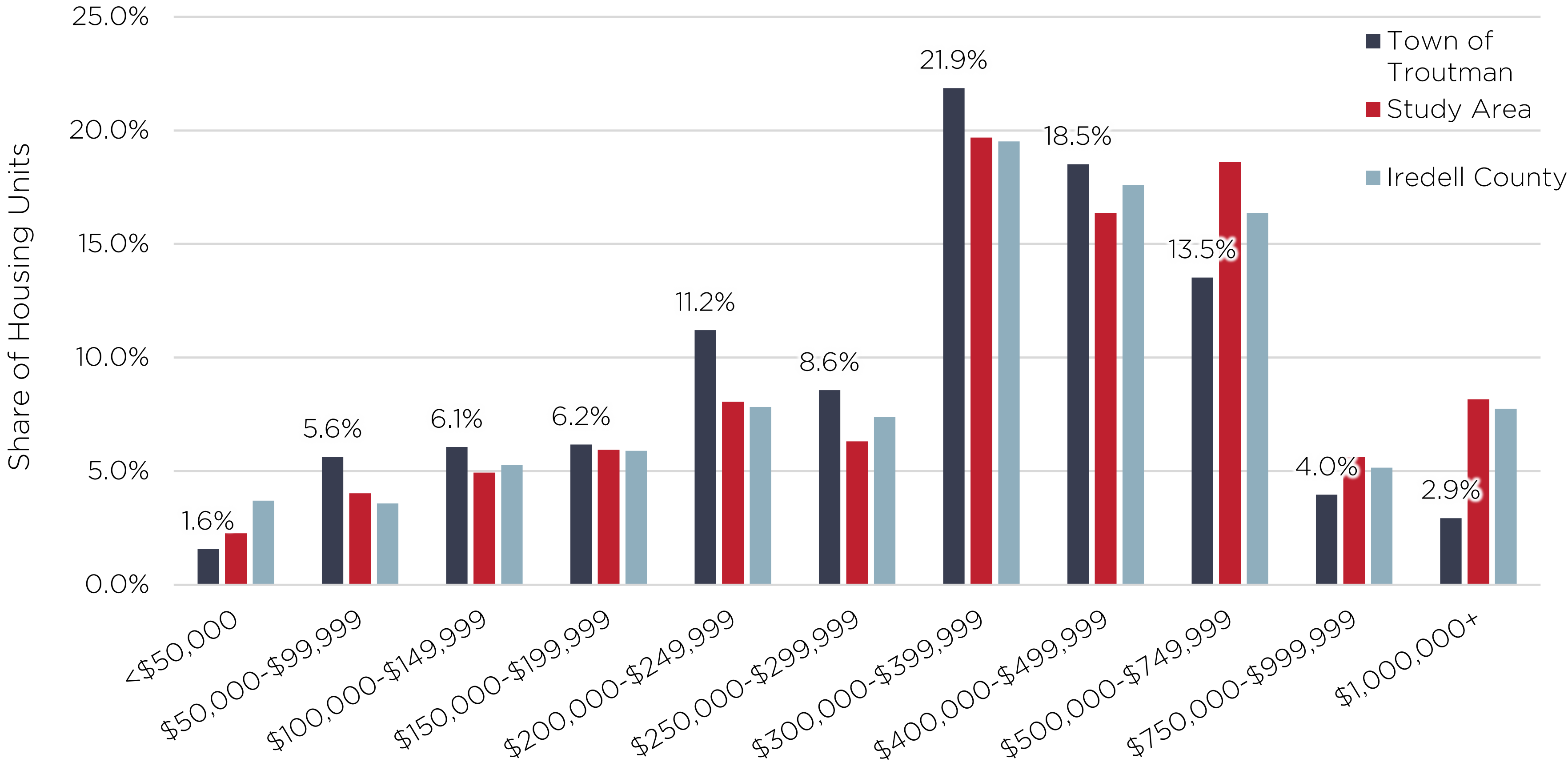


Source: ESRI Business Analyst Online (BAO)

Housing Values

Troutman’s housing values are concentrated in the mid-price ranges, with the largest share of homes valued between \$300,000 and \$399,999, followed by strong representation in the \$400,000 to \$499,999 range. Compared to the Study Area and Iredell County, Troutman has a higher concentration of homes in the \$250,000 to \$399,999 range, reflecting a greater share of homes in these price ranges.

Housing Values (2025)

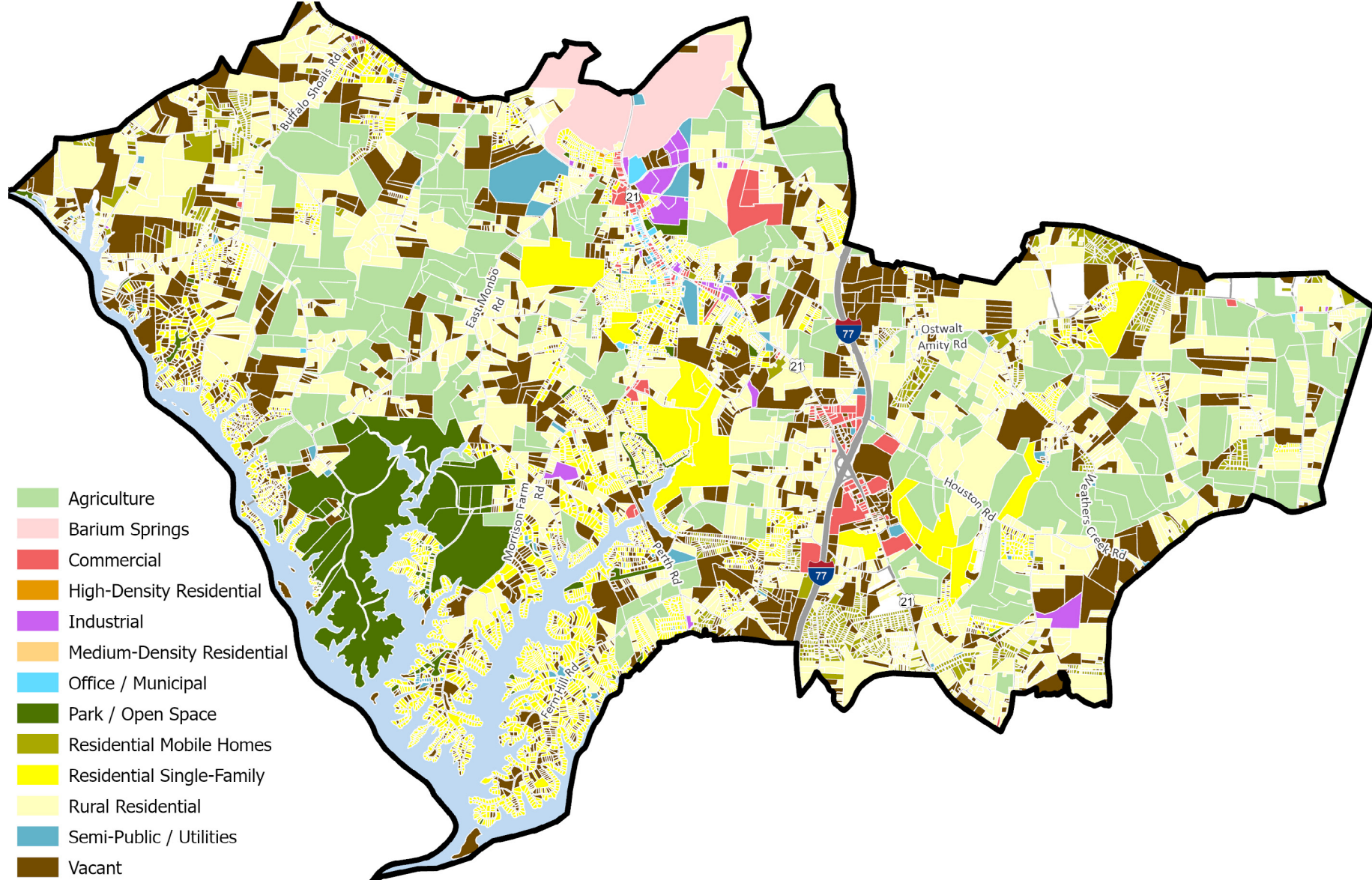


Source: ESRI Business Analyst Online (BAO)

Land Use

Based on the best available land use data, Troutman is primarily characterized by rural residential, agricultural, and single-family residential development. Single-family neighborhoods are concentrated around downtown, Lake Norman, and major transportation corridors, while agricultural and rural residential lands remain prevalent throughout the planning area. Commercial and industrial uses are generally clustered near downtown Troutman and the I-77 corridor, with parks, open space, schools, and municipal facilities serving residents across the community. Significant areas of vacant land remain, providing opportunities for future growth and development.

Current Land Use



Source: Troutman, Iredell County, Urban Footprint

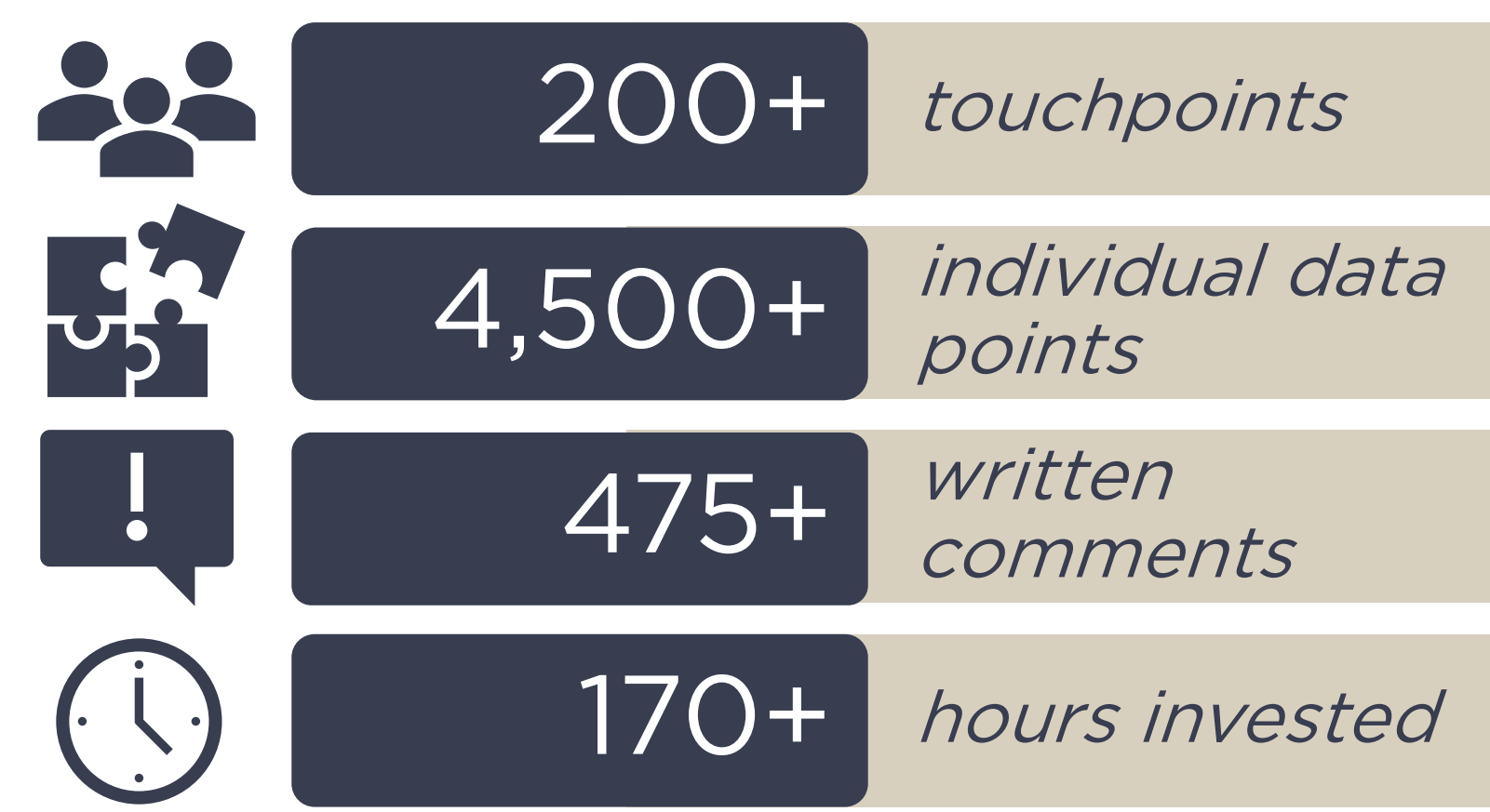
Current land use information is based on the best available at the time of plan preparation and is intended for planning purposes only.



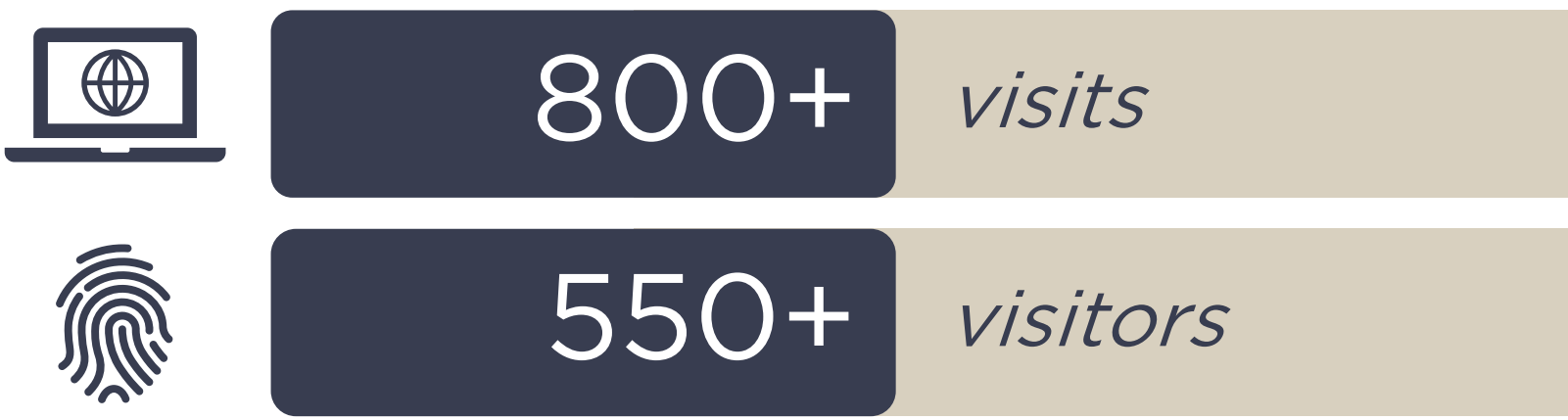
What We Have Heard



Engagement Quantified



Project Website



Notable Topics

Traffic & Safety	Congestion and intersection safety
Managing Growth	Clearer guardrails and coordinated development
Rural Protection	Preserving large lots, farmland, and rural character
Housing Quality	Attention to density, design, and neighborhood character
Downtown Vitality	Stronger identity through local businesses and reinvestment
Retail & Dining	Increasing local options
Parks & Recreation	Trails, recreation facilities, and community spaces
Walkability & Connectivity	Sidewalks, crossings, and everyday connections

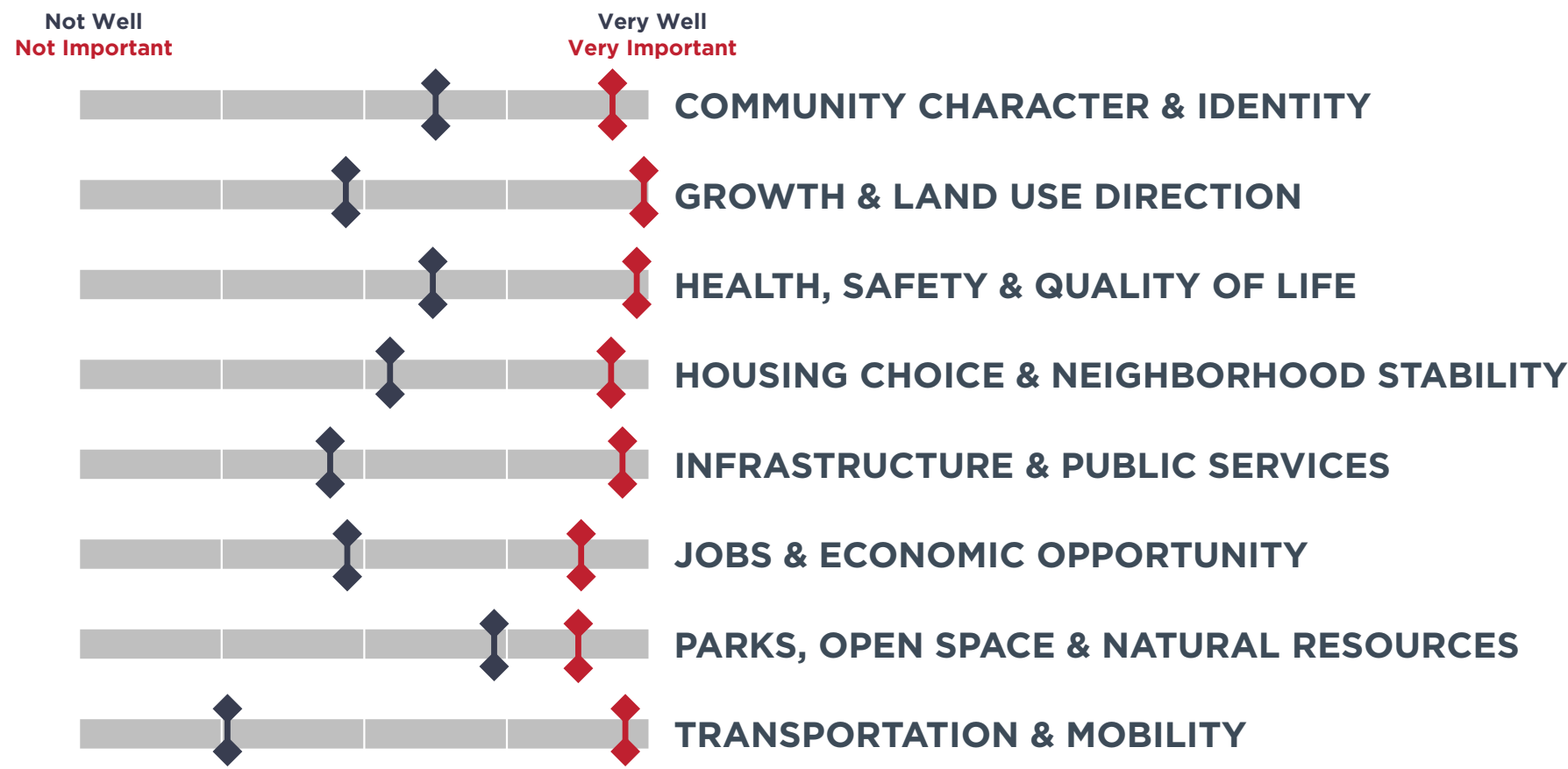


First Round of Engagement

Public Workshop

How well is the theme addressed today?

How important is the theme for the future?



Key Themes

Managing growth that's aligned with infrastructure and services.

Maintaining our small-town identity while expanding local amenities.

Online Survey

In the last 10 years, Troutman has...

46.3% Changed for the worse

42.6% Changed for the better

11.1% Stayed the same

Evaluate the System

Ratings (1 to 5 stars)

4.5 | Fire and Rescue

4.3 | Police

3.5 | Public Recreation

3.2 | Education

3.2 | Housing

2.9 | Utilities

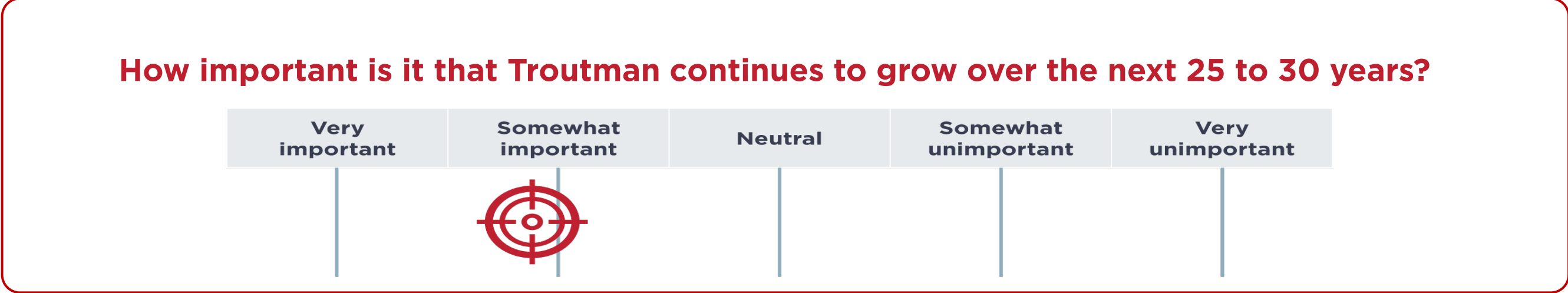
2.5 | Job Opportunities

2.2 | Healthcare

2.0 | Restaurant and Retail Options

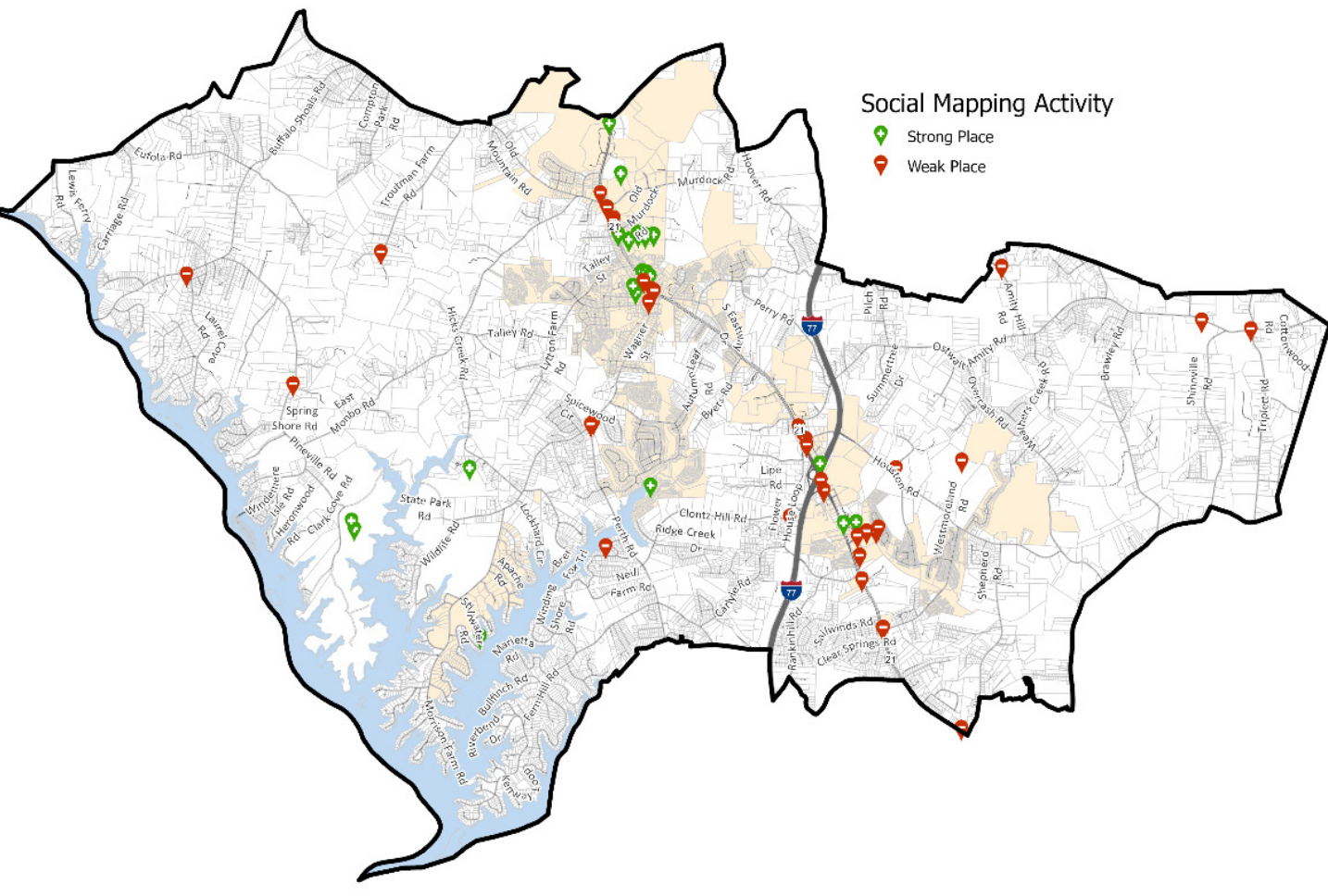
1.8 | Transportation

Steering Committee

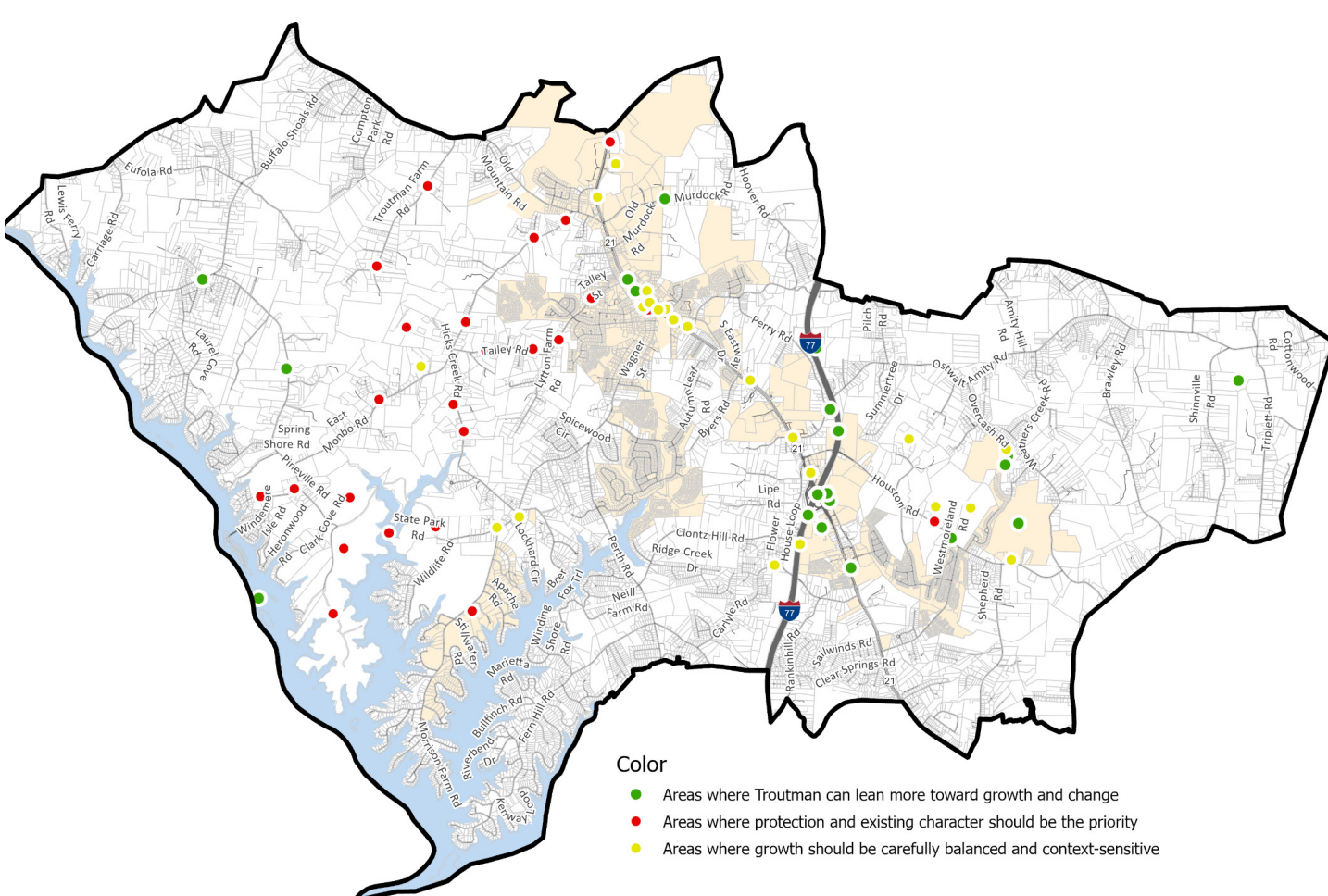


Path to the Future Land Use Map

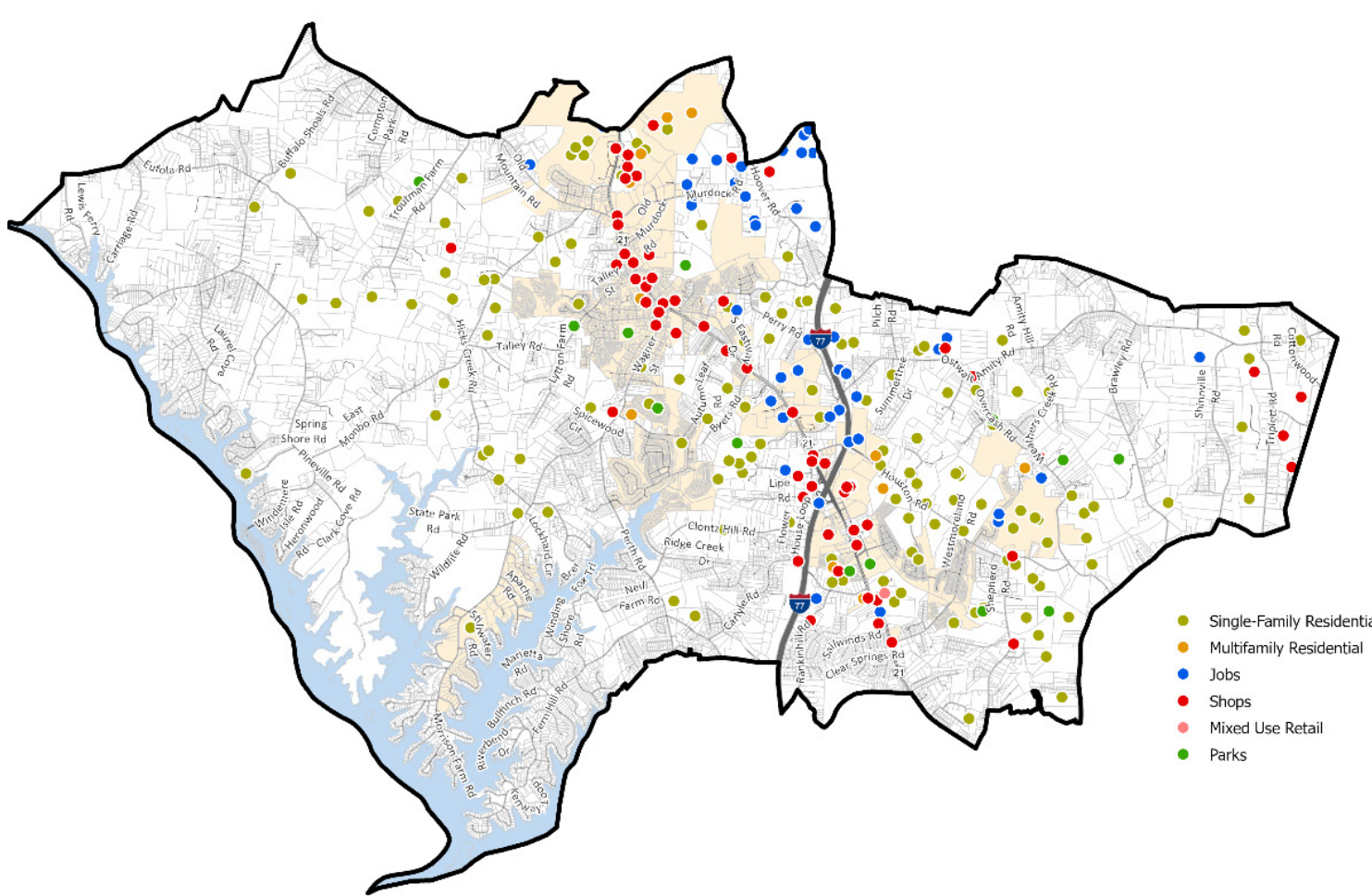
Online Mapping



Public Workshop



Steering Committee Mapping



Public and stakeholder feedback directly informed recommendations for future growth, development, and preservation throughout Troutman.