Belong

Celebrate Troutman's Character

BEL1

Protect rural corridors and scenic gateways.

Maintain identified rural corridors through development standards that address density, setbacks, landscaping, and scenic features.

Community Priority Votes

BEL2

Reinforce downtown as Troutman's community anchor

Strengthen downtown's role in civic life and community gathering through walkable streets, welcoming public spaces, and development that respects its small-town scale.

Community Priority Votes

BEL3

Protect historic resources and established places.

Identify significant historic buildings and landscapes, encourage preservation and adaptive reuse, and guide nearby development to respect their setting.

Community Priority Votes

BEL4

Use compatible design and neighborhood transitions.

Establish expectations for building scale, setbacks, landscaping, lighting, and transitions that help new development fit surrounding neighborhoods.

Community Priority Votes

BEL5

Invest in gateways and community identity.

Coordinate gateway features, streetscapes, signage, landscaping, and civic improvements to strengthen Troutman's small-town character.

Community Priority Votes

Share your ideas here!

Connect

Link Neighborhoods and Destinations

CON1 Reduce congestion and improve intersection safety.

Work with NCDOT, CRTPO, and Iredell County to coordinate transportation improvements with growth and address congestion and safety along US 21, I-77 access routes, and other key corridors.

Community Priority Votes

CON2 Close sidewalk gaps and improve crossings.

Prioritize accessible sidewalks, safe crossings, and walking and bicycling routes connecting neighborhoods with schools, downtown, parks, and daily services.

Community Priority Votes

CON3 Build connected neighborhoods and development sites.

Improve local street and pedestrian connections within and between developments to reduce unnecessary trips on major corridors while protecting neighborhood safety.

Community Priority Votes

CON4 Coordinate driveway access and corridor development.

Encourage shared driveways, connected parking areas, and coordinated access to reduce turning conflicts and keep traffic moving safely.

Community Priority Votes

CON5 Advance a connected trail and greenway network.

Develop feasible connections among neighborhoods, downtown, schools, parks, and Lake Norman State Park, and coordinate with regional partners to advance the Seam Trail and Carolina Thread Trail connections through Troutman.

Community Priority Votes

CON6 Manage freight and industrial traffic impacts.

Coordinate truck access and industrial site design to minimize conflicts with residential streets, schools, and pedestrian destinations.

Community Priority Votes

Share your ideas here!

Conserve

Preserve Open Space and Enhance Recreation

CSV1

Protect farmland and rural landscapes.

Work with willing landowners, Iredell County, and conservation partners to pursue permanent protection of working farms and rural landscapes through voluntary conservation easements, land acquisition, and other conservation tools, while guiding nearby development to respect rural character.

Community Priority Votes

CSV2

Protect streams, floodplains, and water quality.

Guide development away from sensitive and flood-prone areas and strengthen stream buffers and stormwater practices that protect Lake Norman, its tributaries, and other local waterways.

Community Priority Votes

CSV3

Preserve connected and usable open space.

Encourage development layouts that retain woodlands, stream corridors, and other natural areas and connect open space across properties, including opportunities to maintain natural connections with Lake Norman State Park and protected stream corridors.

Community Priority Votes

CSV4

Expand access to parks and outdoor recreation.

Identify underserved neighborhoods and prioritize park improvements, recreation amenities, and safe access to destinations such as Troutman ESC Park, Richardson Greenway, and Lake Norman State Park for residents of different ages and abilities.

Community Priority Votes

CSV5

Evaluate indoor recreation and shared community facilities.

Assess demand, operating costs, and partnership opportunities for indoor recreation and gathering space, building on existing services at the Iredell County Recreation Center and opportunities for coordinated use of schools and the County-owned Iredell County Fairgrounds.

Community Priority Votes

CSV6

Coordinate recreation partnerships and funding.

Pursue grants, land acquisition opportunities, and partnerships with Iredell County, Lake Norman State Park, and conservation organizations to advance priority projects, including projects that support the Carolina Thread Trail and the planned Seam Trail.

Community Priority Votes

Share your ideas here!

Guide

Manage Growth Responsibly

GUI1

Use the plan to guide land use and investment decisions.

Use Troutman's Future Land Use Map and Policy Framework to evaluate rezonings, annexations, development proposals, and public investments, documenting how decisions support the intended character of downtown, neighborhoods, employment areas, and rural landscapes.

Community Priority Votes

GUI2

Align growth with infrastructure and service capacity.

Use Troutman's Water and Sewer Master Plan to assess utility capacity and needed improvements. Coordinate with regional utilities, transportation agencies, school officials, and public safety providers to determine whether available infrastructure and services can support proposed growth, accounting for existing development commitments.

Community Priority Votes

GUI3

Focus and phase growth in appropriate locations.

Prioritize growth and reinvestment in the Town Center, designated Mixed-Use Activity Centers, and efficiently served neighborhoods, coordinating development timing with infrastructure readiness while maintaining lower-intensity patterns in Rural Residential and Agricultural areas and protecting Conservation areas.

Community Priority Votes

GUI4

Consider long-term costs and community benefits.

Evaluate growth proposals for long-term infrastructure and service costs, fiscal effects, local job opportunities, and compatibility with Troutman's character. Prioritize public investments that address existing needs in downtown and established neighborhoods and support planned growth in locations that can be served efficiently.

Community Priority Votes

GUI5

Update development regulations to implement the plan.

Revise Troutman's zoning, subdivision, and development standards to implement the Future Land Use Map, including compatible transitions in Town Center Transition areas, connected development in Compact Neighborhoods, and protection of rural character in Rural Residential and Agricultural areas.

Community Priority Votes

GUI6

Monitor growth and maintain the plan.

Regularly review development trends, community needs, and implementation progress in Troutman and its surrounding planning area, updating the Comprehensive Plan and coordinating related plans when conditions or priorities change.

Community Priority Votes

Share your ideas here!

Live

Expand Housing Choice with Context

LIV1 Locate new housing near services and daily destinations.

Encourage varied housing types in designated Compact Neighborhoods, Mixed-Use Activity Centers, and other appropriate locations shown on Troutman's Future Land Use Map, where infrastructure and surrounding character support growth and residents can conveniently reach downtown, schools, parks, shopping, and services.

Community Priority Votes

LIV2 Maintain rural living and neighborhood character.

Preserve large-lot and lower-intensity patterns in Rural Residential and Agricultural areas and respect the character of established Troutman neighborhoods, using compatible building scale, site design, and transitions where development patterns meet.

Community Priority Votes

LIV3 Support attainable housing opportunities.

Encourage smaller homes, varied lot sizes, and compatible housing options in appropriate locations, including Compact Neighborhood areas, to broaden opportunities for first-time buyers, people working in Troutman, and households with different incomes.

Community Priority Votes

LIV4 Support housing for different life stages.

Encourage housing options that meet the changing needs of Troutman residents, including rentals for young adults, attainable starter homes, executive homes, and options that help older adults age in place and remain in the community.

Community Priority Votes

LIV5 Maintain existing homes and neighborhood quality.

Work with Iredell County, housing organizations, and property owners to identify maintenance and rehabilitation assistance and address improvement needs in Troutman's established neighborhoods, preserving existing homes and supporting housing stability.

Community Priority Votes

Share your ideas here!

Prosper

Support a Strong Local Economy

PRO1

Support downtown businesses and reinvestment.

Encourage reuse of vacant and underused properties, compatible infill, and improvements in downtown Troutman and nearby Town Center Transition areas that support local shops, restaurants, and professional services.

Community Priority Votes

PRO2

Expand convenient shopping, dining, and healthcare.

Support grocery, restaurant, medical, and everyday service opportunities in Troutman's designated Mixed-Use Activity Centers and Service Commercial areas, providing more local options in locations that fit surrounding development.

Community Priority Votes

PRO3

Guide larger commercial uses to suitable corridors.

Direct larger retail and auto-oriented businesses to designated Commercial Corridor areas along US 21 and near I-77, where suitable roadway access, coordinated site design, and neighborhood transitions can support them

Community Priority Votes

PRO4

Preserve suitable employment and industrial areas.

Maintain land for offices, flex space, light industry, and other employment uses in designated Business Employment Park and Targeted Industrial areas while minimizing neighborhood impacts from truck traffic, noise, lighting, and other industrial activities.

Community Priority Votes

PRO5

Support local business development and workforce connections.

Work with Iredell County economic development partners, local schools, and regional training providers to support Troutman's small businesses and entrepreneurs and connect residents and young people with local employment and training opportunities.

Community Priority Votes

Share your ideas here!