

The **Troutman Comprehensive Plan** includes a vision statement and supportive planning principles to guide the planning process, direct the future land use strategy, and reinforce the action plan. These guiding statements respond to community insights that emerged from the review of current conditions and insights from the first phase of community input.

Community Insights

The guiding statements for the Troutman Comprehensive Plan are grounded in a clear understanding of current conditions and shaped by input from the first phase of community engagement. Together, these efforts revealed a set of community insights that reflect both the opportunities and challenges facing Troutman—particularly related to growth, character, economic development, and quality of life. These insights provide a foundation for the Vision and Planning Principles, ensuring they are responsive to community priorities and aligned with the Town's long-term direction.

Growth Is Outpacing Infrastructure

- Troutman has grown nearly 200% since 2010, with continued pressure likely through 2055.
- Traffic and road conditions were the #1 challenge cited in both Workshop #1 and the survey.
- Strong desire to sequence growth with infrastructure, not react after the fact.

Implication: The vision must clearly frame managed, phased, and context-sensitive growth.

Strong Preference for Rural Character + Small-Town Identity

- Repeated calls to preserve rural roads and corridors (East Monbo Rd, Troutman Farm Rd, Tally St).
- Interest in maintaining larger lots and low-density living outside targeted growth areas.
- Survey and workshop input strongly favors single-family homes, rural living, and legacy homes; clear resistance to apartments and franchises away from I-77.

Implication: “Small-town feel” should be defined more concretely, where growth belongs and where it does not.

Support for Economic Growth — but with Clear Guardrails

- Desire for local and small businesses, downtown revitalization, and selective retail (especially grocery, restaurants, professional services)
- Interest in how big box and auto-centered strip development will be accommodated.
- Jobs ranked lower than housing/transportation, but teen jobs, professional services, and local employment appear in comments.

Implication: The guiding statements should emphasize right-sized, location-appropriate economic development, not growth-at-any-cost.

Parks, Trails, and Community Spaces Matter

- High interest in trails, greenways, and open space as well as indoor recreation and a community center.

- General desire to partner with the County for more intentional use of the fairgrounds.
- Connection to Lake Norman and state park assets is central to identity.

Implication: Open space and recreation are identity-defining, not secondary amenities.

Guiding Statements

Vision

The VISION reflects community values in Troutman and offers a way to describe the Town’s approach to growth, development, and investment in the years to come. The VISION sets up the PLANNING PRINCIPLES to guide Troutman in the years to come and through the Plan’s horizon year of 2055.

Troutman’s future is rooted in maintaining its small-town feel and distinctive sense of place while planning intentionally for change. The Town will manage growth at a pace infrastructure can support, protect its rural landscapes and historic character, and invest in neighborhoods, mobility, recreation, and local businesses to ensure a safe, connected, and high-quality community for residents

Planning Principles

The PLANNING PRINCIPLES reflect community input and an understanding of current conditions. These principles support the VISION, reflect the unique circumstances facing Troutman, and offer a way to organize actions that support the Town’s preferred approach to growth and preservation.

The principles are presented below in alphabetical order.

Belong	CELEBRATE TROUTMAN’S CHARACTER
<p>Troutman will preserve its small-town identity, established neighborhoods, rural corridors, and historic assets while ensuring new development respects local context.</p> <p><u>What This Means</u></p> <ul style="list-style-type: none">• PROTECT Troutman’s small-town identity, rural corridors, established neighborhoods, and historic assets.• SUPPORT development patterns and design standards that reflect local context and community values.• GUIDE new development to reinforce a distinct sense of place rather than compete with it.	

Connect

LINK NEIGHBORHOODS AND DESTINATIONS

Troutman will connect people, neighborhoods, and destinations through safer streets, reduced congestion, and expanded walking, biking, and trail connections.

What This Means

- **PROTECT** the safety and function of local streets for all users.
- **SUPPORT** a connected network of sidewalks, bikeways, trails, and roadways that link daily destinations.
- **GUIDE** transportation improvements to reduce congestion while prioritizing local travel needs.

Conserve

PRESERVE OPEN SPACE AND ENHANCE RECREATION

Troutman will protect open space, farmland, and natural resources while expanding parks, trails, and recreation that define its character and support community health.

What This Means

- **PROTECT** open space, farmland, and environmentally sensitive areas from fragmentation and overdevelopment.
- **SUPPORT** access to parks, trails, and recreational opportunities throughout the community.
- **GUIDE** conservation and recreation investments to strengthen community health and local character.

Guide

MANAGE GROWTH RESPONSIBLY

Troutman will plan and phase growth so infrastructure, public services, and roads keep pace with development, prioritizing long term fiscal and environmental sustainability.

What This Means

- **PROTECT** public investments by aligning growth with infrastructure and service capacity.
- **SUPPORT** phased and coordinated development that minimizes long-term fiscal and environmental impacts.
- **GUIDE** land use decisions using data, community priorities, and long-range planning.

Live

EXPAND HOUSING CHOICE WITH CONTEXT

Troutman will encourage housing options that meet changing needs while protecting neighborhood character, rural living patterns, and infrastructure capacity.

What This Means

- **PROTECT** neighborhood character and rural living patterns.
- **SUPPORT** housing options that reflect changing needs and household types.
- **GUIDE** new housing to locations where infrastructure and transportation systems can support it.

Prosper

SUPPORT A STRONG LOCAL ECONOMY

Troutman will encourage downtown investment, support local businesses, and promote well-placed economic development to serve residents, create jobs, and enhance quality of life.

What This Means

- **PROTECT** Troutman’s small-town character while accommodating appropriate economic activity.
- **SUPPORT** downtown investment, local businesses, and employment opportunities for residents.
- **GUIDE** economic development to locations that complement surrounding land uses.