2009

Randolph County Growth Management Plan

July 6, 2009

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Included Maps, Zoning Districts and Growth Area calculations updated 10/12/17.

2009 Randolph County Growth Management Plan

IN THIS PLAN:

EXISTING SITUATION | GROWTH PATTERNS & MAPS | GROWTH DEMOGRAPHICS
GROWTH ISSUES | RURAL GROWTH | HERITAGE & SCENIC PROTECTION
GROWTH CORRIDOR MAPS | HERITAGE INVENTORY MAPS
POLICY GUIDELINES | COMMISSIONERS' RESOLUTION

EXISTING SITUATION

We are living in a challenging time as the first decade of the 21st Century draws to a close. Major economic challenges are occurring in Randolph County at a tremendous pace. Anticipating our future and planning for the inevitable social and economic changes has become more important than ever. The Randolph County Growth Management Plan serves as a long-range guide for public policy decisions concerning the overall growth and development of the Randolph County community. The Growth Management Plan focuses on the physical growth and development of Randolph County. Land use policies are designed to recognize that sustainable economic growth, environmental protection, and rural quality of life can be pursued together as mutually supporting public policy goals.

The Objectives of the Randolph County Growth Management Plan are:

A: To encourage quality and sustainable growth;

B: Provide guidance to citizens, developers, elected officials, boards, and staff, as evaluations and decisions are made on rezoning and growth related issues.

C: Recognize that sustainable economic growth, environmental protection, and rural quality of life can be pursued together as mutually supporting public policy goals.

Several overall development themes are woven together through policy guidelines reflected in this Growth Management Plan. Continuing to manage residential growth by environmentally sensitive subdivision design and location are emphasized. Policies of the Growth Management Plan are intended to direct major conventional residential developments into Primary or Secondary Growth Areas that will be more accessible to public infrastructure. Low density, rural lot residential subdivisions, where lot size enhances the capacity for natural groundwater recharge, are directed to those areas of Randolph County classified as Rural Growth Areas. Residential subdivision designs are encouraged through the rezoning process that are sensitive to the rural community character, protection of farmland, support open space, and recognize the importance of our county's natural heritage resources. The 2009 Growth Management Plan also focuses on the physical growth necessary to sustain and support future rural economic development of Randolph County. Policies are designed to recognize that sustainable economic growth, environmental protection, and rural quality of life can be pursued together as mutually supporting public policy goals.

HISTORICAL BACKGROUND

Beginning in the mid-1980's, Randolph County experienced rapid change in what were once rural areas. Although Randolph County adopted countywide zoning in 1987, the issue of major residential subdivision development created growing concerns among county residents about the patterns of residential growth and how it was affecting the Randolph County rural community. As a result of these concerns, Randolph County, in 1988, was one of the first counties in North Carolina to require major residential subdivisions to go through a rezoning/public hearing process.

As Randolph County entered the 21st Century, the public process of accommodating new residential growth while preserving the county's resources and natural heritage became more difficult. As a result, in 2000, the Board of County Commissioners asked that a Growth Management Plan be developed that would provide guidance to citizens, developers, elected officials, development boards, and staff, as evaluations and decisions were made on rezoning and growth related issues. In 2002, the Board of County Commissioners adopted Randolph County's first Growth Management Plan. The Plan, prepared broad policy statements that would, when combined with designated Growth Management Areas (Primary, Secondary, and Rural Growth) form an overall growth management strategy for Randolph County. This Plan has been very effective in providing guidance on issues related to major residential subdivision developments. **As our economy continues to change with the loss of jobs, and global competition, the characteristics of rural industry and commerce are also evolving.** With proactive County Growth Management Policies, there could be opportunities for rural industry to be located within Rural Growth Areas without causing unacceptable disturbance to the rural community.

Growth management standards currently utilized by Randolph County emphasize the separation of different land uses. This standard is applied to current Rural Growth Areas covering approximately 47% of the planning jurisdiction of Randolph County. However, the unique economic challenges faced by large counties in the 21st Century include the necessity to enhance rural economic development and rural employment opportunities, by accommodating industrial/ commercial activities that require proximity to rural resources.

On April 6, 2009, the Randolph County Board of Commissioners approved revisions to the Growth Management Plan that will afford flexibility to County boards and agencies enabling them to adapt to the practical requirements often necessary for rural economic development. This Growth Management Plan will serve as a long-range guide for public policy decisions concerning the overall growth and development of the Randolph County community. The Plan focuses on the physical growth and development of Randolph County but also addresses quality of life issues such as the preservation of our heritage assets in an increasingly fragile rural environment. **This Growth Management Plan is designed to recognize that sustainable economic growth, environmental protection, and rural quality of life can be pursued together as mutually supporting growth management and public policy goals.** One does not necessarily exclude the other.

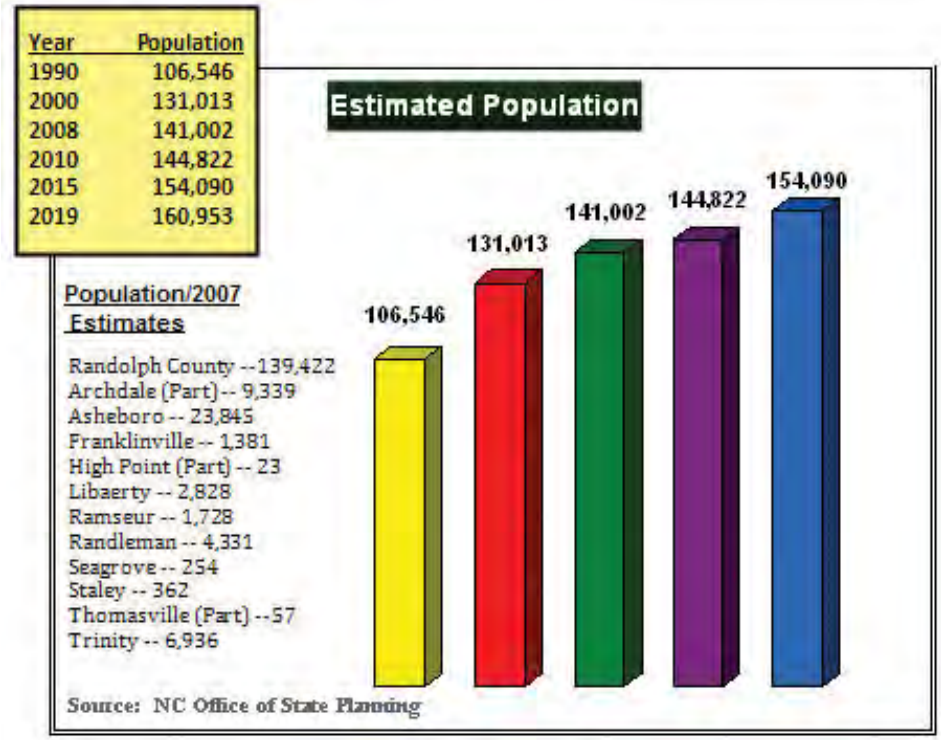
The Randolph County Growth Management Plan is not a detailed, lot by lot, site-specific land use plan as reflected by zoning maps. Instead, the Plan prepares broad policy statements that will, when combined with designated Growth Management Areas, form an overall growth management philosophy for Randolph County. The Plan provides options to land owners and developers that will still accomplish growth management objectives.

Although when adopted by the Board of County Commissioners as an official public document, the Growth Management Plan is not a development ordinance and does not carry the force of law, it can, however, serve as a very effective guide for zoning and growth-related decisions in Randolph County.

2009 RANDOLPH COUNTY ECONOMIC FACTORS

Randolph County has long been a successful manufacturing area, but the national and global recession certainly has negatively affected the economic condition of the Triad as much if not more than other areas of the country. Randolph County experienced several significant layoffs in the past year. Furniture and textile companies continue to face challenges in the current economy. Local companies have been forced to implement strategies that resulted in cutbacks, short work-weeks and the loss of hundreds of jobs within the county. Our unemployment rate has typically stayed slightly below the statewide average. However, it is currently 12.2% compared to the state and national averages of 10.9% and 9.0%, respectively. In 2009, nothing is more important than getting our economy back on tract.

One of the most significant growth analysis factors involving Randolph County demographics is that out of a population of 141,000, approximately 90,000 citizens reside outside of municipalities in rural areas. Randolph County is the 6th highest populated county in North Carolina with numbers of citizens residing in rural areas.



Randolph County Population Growth

	2000	2007	Percent Change
Total Population	130,471	139,422	6.9
Archdale (Part)	8,721	9,339	7.1
Asheboro	21,672	23,845	10.0
Franklinville	1,258	1,381	9.8
High Point (Part)	14	23	64.3
Liberty	2,661	2,828	6.3
Ramseur	1,588	1,728	8.8
Randleman	3,557	4,331	21.8
Seagrove	246	254	3.3
Staley	347	362	4.3
Thomasville (Part)	0	57	N/A
Trinity	6,714	6,936	3.3

Our County has long recognized the need for job development and diversification. Several years ago, the Randolph County Board of Commissioners joined with the Randolph County Economic Development Corporation (EDC) to more aggressively work towards a diverse and stable economy. Through this Economic Development Program, nearly $2.6 million has been designated towards infrastructure, site development, and incentives. The EDC is expanding its outlook from primarily manufacturing projects to also considering tourism asset development and small to mid-size professional and technical services businesses. To provide additional public policy support for the County's critical needs in job development and diversification, the 2009 County Growth Management Plan provides greater flexibility in enhancing rural economic development and rural employment opportunities by seeking to accommodate industrial/ commercial activities requiring proximity to rural resources.

According to the EDC, Randolph County had announcements of more than $30,880,000 in new and expanded industrial investment in 2008. Six new companies announced decisions to locate here and fourteen existing businesses chose to expand in the County during the year, creating 289 new jobs. These results show continued improvement following 2007's very successful year. Companies that reflected growth included Kennametal, Movie Foods, G Force South, Malt-o-Meal, and Sapona Plastics.

The other emphasis in the Economic Development plan was the need for developed commercial and industrial sites, with infrastructure already available for prospective companies. At West Randleman Business Park, twenty additional acres were graded. Preliminary work was completed on two more potential industrial parks.

Tourism Asset Development

Water Infrastructure Expansion

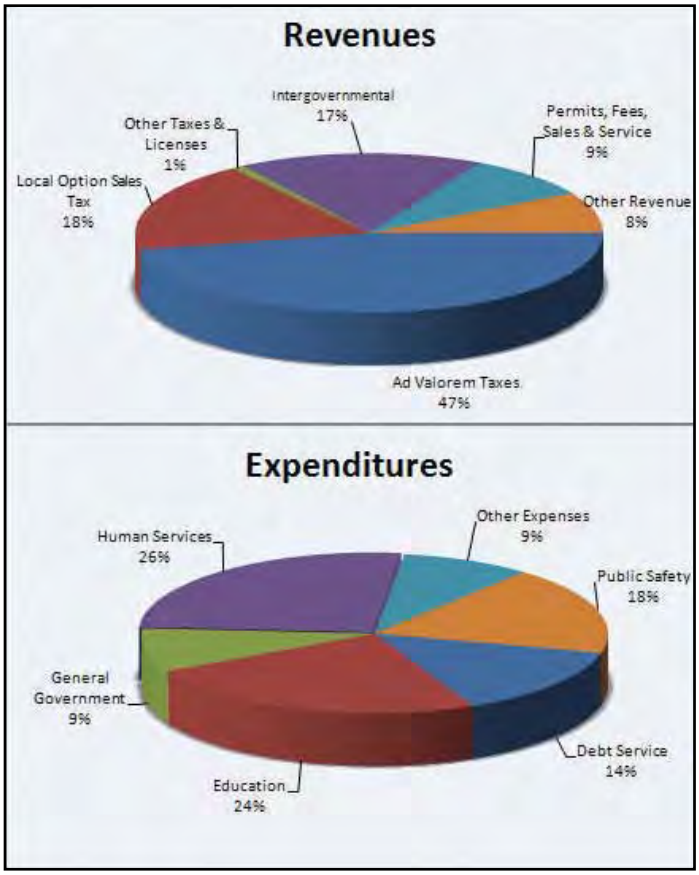
Our location between Charlotte, the Triad, and Research Triangle Park will become more important in the coming years. The completion of interstates I-73 and I-74 will improve transportation both for manufacturing and tourism. Completion of the Fed-Ex hub in Greensboro will create additional opportunities here. Tourism continues to play a vital role in the County's economy, including job creation. The County is fortunate to be the home of the North Carolina Zoo in Asheboro, the Seagrove area potters, and various museums such as the Richard Petty Museum in Randleman. Tourists that visit these unique attractions spend money that helps our local businesses. We have a strong agricultural tradition, with state rankings in the top ten in beef cattle, milk cows, chickens and broilers. Hopefully, these factors will help us to weather the storm and promote consistent economic growth for many years.

Wheatmore High School Construction

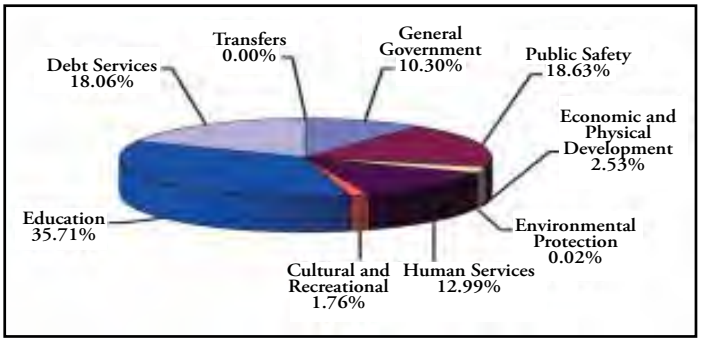
Electrical Energy Substation

FINANCE - REVENUES - EXPENDITURES

There are many sources of revenue available to the County which are not directly related to specific programs nor generated by departments through user fees or grant assistance. We refer to these as General County Revenues, which can be used for any public purpose authorized by the Board of County Commissioners. These funds represent the majority of the revenue resources available to the County. Some of these revenues are determined by the County; others are merely collections, outside of the County's ability to control. Regardless, they are critical in providing the funds necessary for the County to meet its responsibilities to its citizens. The primary General County Revenues are described below.



Projected General Fund 2008-2009



How a General County Revenue Dollar is Spent

Public School Expenditure

Ad Valorem Property Taxes - levied on real and personal property (including motor vehicles) which is not specifically exempted by statute. The total value of all such taxable property becomes the tax base. The County Commissioners set a tax rate per $100 of valuation. The proposed tax rate is 55.5¢ per $100. This tax is the largest revenue in the budget and provides the greatest flexibility in meeting the financial needs of the County.

Local Option Sales Taxes - proceeds from the local portion of the tax on retail sales. Merchants collect state and local sales taxes and remit the total amount to the state. The local sales tax portion is distributed to local governments monthly. Currently, the County receives 2.25% on retail sales transactions. On October 1, 2009, the rate will reduce to 2.00%. Most of the tax is unrestricted; however, a portion of the Articles 40 and 42 taxes are restricted for school construction or debt service on obligations related to school construction. The remainder is available for unrestricted purposes.

Investment Earnings - interest earned on certificates of deposit and other demand deposits. North Carolina General Statutes restrict the types of financial instruments in which a local government may invest its idle funds.

RESIDENTIAL GROWTH

Economic development and related residential growth is essential to maintaining the quality of life enjoyed by Randolph County residents. However, the costs of growth in Randolph County can be viewed from different perspectives in that a cost to some may be considered a benefit to others.

Rural Subdivision Development

For instance, residential subdivision development of a tract of land is viewed by the landowner or developer as an asset from a monetary gain, while an environmentalist sees the clearing and grading of wooded areas as a detriment (cost) to the community in the loss of natural areas. The homes built within a development are a benefit to those seeking to relocate to an area, while long-time residents see in-migration as a change for the worse.

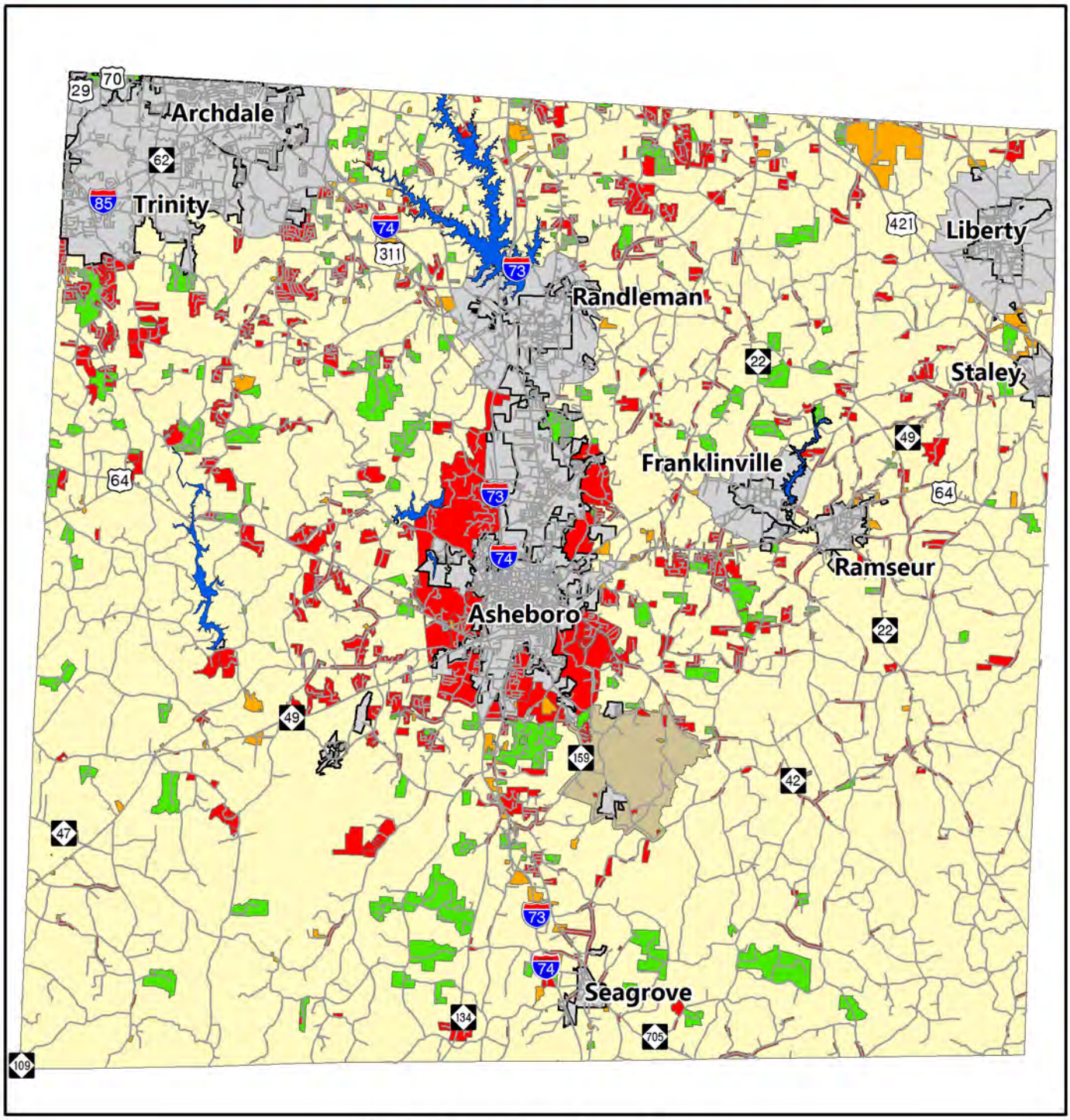
Opinions about residential costs and their effect on Randolph County tend to vary depending upon the attitudes and beliefs of the particular individuals, groups or community.

In strict terms of land development, public costs of growth will include schools (increasing student populations requiring additional classroom space and entire schools); public safety services such as fire, police, and emergency medical services; general administration such as tax collection, public records, planning and inspections; social services; health services; solid waste, and many other services either voluntarily provided by local government, or mandated by the state government as necessary for the local government to provide. Growth, if not well planned, can potentially lead to overburdening the available revenue sources, so that as unrestricted development occurs, existing funding is inadequate and may cause a reduction or degradation of the level and quality of service over time. Almost all public costs of residential development are covered by the general property tax revenue collected each year.

RANDOLPH COUNTY GROWTH PATTERNS

As the population of Randolph County continues to grow, the issue of rural residential development patterns has resulted in more awareness of the effects intense residential developments can have on rural resources and quality of life. The traditional concerns expressed at rezoning public hearings have been about loss of farmland, open space, and increased traffic congestion. These concerns expanded to include a number of additional economic, environmental, and heritage asset impacts, new developments might have on a fragile rural community.

Randolph County Growth Trends



0 1 2 4 6 8 Miles

Legend

Reservoirs
Main roads
Municipal limits

Growth Trends

Description

Municipal Zoning
Zoo Zoning District
Commercial and Industrial Development
Manufactured Housing Development
Site Built Development

N
W E
S

How Can Our Current Growth Trends Affect Randolph County?

- Traffic congestion
- Service costs of new residential development can exceed tax revenue generated
- Loss of open space and farmland
- Loss of natural heritage assets
- Difficulty in anticipating schools, classroom space and utility infrastructure

The Randolph County Growth Management Plan outlines growth management corridors and policies that build sustainable development principles by reshaping residential and rural industrial development patterns with the intent to strengthen our local economy, create jobs, and protect our environment and rural resources.

The Randolph County Growth Management Plan is a strategic approach to development planning because it does not end with a few specific zoning ordinance revisions. The policies and development corridors outlined in the Plan should provide the County Planning Board, Board of County Commissioners, school boards, municipalities and other interested entities with some level of predictability in the growth patterns that occur in Randolph County. The Plan is also intended to provide landowners, homebuilders, land developers, and other real estate interests with some level of confidence in determining where to pursue various development opportunities.

The Randolph County Growth Management Plan has been developed to address two overriding concerns:

A. The potential decline of Randolph County's special quality of life unless specific action is taken to prevent it; and

B. The continued challenge of providing a high level of public services while keeping taxes at a reasonable level.

RURAL GROWTH MANAGEMENT

Rural Growth Management Areas reflected in the Growth Management Plan delineate areas where significant high-intensity residential growth is discouraged or not anticipated for ten (10) to fifteen (15) years. They are also areas where maintaining the rural character and the natural heritage asset resources are important.

The Rural Growth Management Areas were selected based on the following criteria:

- The relative abundance of large, undeveloped tracts not experiencing significant residential development encroachment, demand, or pressures;
- The natural, scenic, historic or other heritage assets contribute to the special characteristics of an area requiring special conservation and management;
- The existence of special watershed or other environmental restrictions;
- The lack of adequate primary road systems to support intense development; and
- The absence of future public infrastructure expansions

VOLUNTARY AGRICULTURAL DISTRICTS

Farming and the continued existence of farmland remain important components of the Randolph County economy. Randolph County is ranked among North Carolina's top ten counties in various areas of agricultural production. Agriculture and agribusiness have a significant impact on the economy of Randolph County and accounts for nearly 20% of North Carolina's jobs and income. The industry faces changing technology, world markets, consumer demands and environmental regulations.

The Growth Management Plan, through the N.C. Cooperative Extension Offices, encourages estate planning and conservation strategies that will facilitate long-term maintenance of farms. Randolph County has adopted a Voluntary Agricultural District Ordinance that is designed to encourage the preservation and protection of farmland. The purpose of the Ordinance is to promote agriculture and environmental values by increasing identity and pride in the farming community and its way of life; encouraging the economic health of agriculture; and to increase protection from non-farm development and other negative impacts on properly managed farms. Randolph County currently has over 100 individual landowners participating in this program that affects over 14,000 acres.

VOLUNTARY CONSERVATION STRATEGIES FOR PRIVATE LAND OWNERS

Most of the remaining natural, agricultural, historic, and open land resources in Randolph County exist thanks to the stewardship of private land owners. Only a small percentage of Randolph County's total land area is protected by public parks and national forest preserves. Safeguarding these rural and natural land resources is primarily private landowners' responsibility.

Although managed privately, much of this rural open space is valued by the public for its contribution to community interests, enjoyment of natural landscapes and diverse native ecosystems and wildlife, outdoor recreation, water quality, control of soil erosion, productive farms, forests, and other scenic and aesthetic attributes.

> Randolph County has a strong tradition of private property rights and responsibility. Many landowners take pride in managing and protecting their properties

Randolph County is now one of the fastest growing counties in the state. As a result, private land owners increasingly find themselves under intense economic and development pressures that affect the future of their land. Unfortunately, once natural habitats and productive farms and forests are developed, they can seldom be reclaimed.

Each individual decision to conserve property is a personal one. If involves individual financial and tax circumstances, the land resource itself, and, most importantly, the owner's vision for the future of the land

Today, there are several options for a landowner who desires to preserve property that contains significant conservation, scenic, historic, or open space value. Private Land Trusts are nonprofit organizations dedicated to conserving and protecting natural resources. They can identify and protect the places that make our rural communities special: our farms, greenways, historic landscapes, stream corridors, and other natural heritage assets. A growing number of local land trusts use voluntary methods to assist landowners in achieving their long-term conservation and financial goals.

RANDOLPH COUNTY ZONING AND PUBLIC POLICY

Individual rezoning decisions are dependent upon the scale of the proposed development as it relates to the specific site and location. Sustainable rural economic growth, environmental protection, and rural quality of life, shall be pursued together as mutually supporting growth management goals. With appropriate site conditions, one goal does not necessarily exclude the other.

"CLUSTER" OR CONVENTIONAL RESIDENTIAL SUBDIVISION DESIGN

Open space zoning is based on the technique of "clustering" development. The basic principle of cluster development is to group new homes into part of a development parcel so that the remainder of the land can be preserved as unbuilt open space and heritage preservation areas. Open space residential subdivision zoning allows the same overall amount of residences that is already permitted by the zoning district; however, the key difference is that this technique requires the new residences to be located only on a portion of the parcel. The remaining open space is permanently protected by recorded easements.

Natural open space growth management and zoning requirements can be a practical and effective alternative in ensuring that Randolph County will not ultimately become a seamless web of residential subdivisions.

Often, "cluster" or open space design is used in Rural Growth Areas when there are certain types of irreplaceable natural heritage assets and other natural resources which are extremely important to protect. In addition, clustering allows flexibility in layout so that a developer can avoid impacting scenic features or special rural landscapes.

The Randolph County Growth Management Plan and related Cluster design zoning regulations incorporates a system of density bonuses as rewards for meeting growth management and community goals. For instance, if density bonuses are earned by providing extra open space, public access to open space, or preserving a unique heritage feature on the

Open Space/Cluster Subdivision

property that the public values, then more residences can be approved. This incentive approach can be an effective way to achieve public goals while lowering the cost of housing and land development. Because this type of residential suddivision will not always satisfy consumer demand for rural lifestyles, it is one of two residential subdivision options designed for Rural Growth Areas.

Cluster Subdivision design can also be an effective way to set aside land for not just open space, but also "Future Development" for when public water and sewer are available at the site. This can be done to accommodate the higher densities in Primary and Secondary Growth Areas, thereby alleviating development pressures on Rural Growth Areas. In Primary and Secondary Growth Areas a development may build a first phase to the density that can be supported on well and septic tank fields, then years later, when public water and sewer are available to the site, develop the remainder of the site, which has been clearly noted on the subdivision plate as "Future Development Phase," and convert all or part of the subdivision to public utilities.

The Growth Management Plan promotes a system of incentives that encourages a developer to reserve open space by coupling clustering techniques with density bonuses in the subdivision.

Environmental Friendly Design

Conventional Site Built Subdivision

Conventional Manufactured Housing

RURAL LOT SUBDIVISION AND GROWTH MANAGEMENT

The Rural Lot Subdivision Option has been provided to allow flexibility in the Rural Growth Areas where cluster open-space design is not desired. Rural lots, because of their size, offer opportunities for preserving unique and sensitive environmental features, as well as the scenic and historic character of Rural Growth Areas. Instead of the subdivided land being preserved as undivided open space (as in cluster developments), these same features are located on lots in individual ownership. Open space and groundwater recharge areas are protected through careful siting of the principal residence and accessory uses through subdivision plat notations and related deed restrictions.

MIXED USE DEVELOPMENTS

The basic zoning standards currently utilized in Randolph County emphasize the separation of land uses that are normally deemed to be "incompatible." However, in a large rural area such as Randolph County, the unintended consequences of this system have been the segregation of residential areas from convenient rural shopping and have increased the dependence and travel distances required by automobile.

Retail Sales and Service

Rural Neighborhood Retail

The policies outlined by this Growth management Plan envision the mixing of compatible land uses (such as rural neighborhood retail and service establishments within general residential areas) with the goal of reducing automobile travel distances and promoting better livability in the rural communities.

RURAL RESOURCE DEVELOPMENT

Growth management standards currently utilized by Randolph County emphasize the separation of different land uses. This standard is applied to current Rural Growth Areas covering approximately 47% of the planning jurisdiction of Randolph County. However, the unique economic challenges faced by large counties in the 21st Century include the necessity to enhance rural economic development; rural employment opportunities; and the County's tax base, by accommodating industrial/commercial activities that require proximity to rural resources. The characteristics of rural industry and commerce are evolving continuously, and there are opportunities for rural businesses and industry to be located in Rural Growth Areas without causing unacceptable disturbance or substantial adverse impacts to the rural community. **Individual rezoning decisions will depend on the scale of the development and the nature of the site and its location.** Policies of the Growth Management Plan recognize that it is not always appropriate to separate rural industry and commerce from communities for whom they are a source of employment

and services. In Rural Growth Areas, rezoning requests necessary to sustain a rural economy shall be weighed with the need to protect the area through the use of site specific and conditional zoning.

Rural Industrial Activity

Rural Industrial Activity

Rural Industrial Activity

Site Development and Rural Development

Rural Business

Site and Location, Rural Enhanced Character

INTERCONNECTION OF DEVELOPMENT DECISIONS

A key principle of policies outlined in the Growth Management Plan is to encourage continued economic development in a way that is compatible with the quality of life and environmental concerns of county residents. Sustainable economic growth, environmental protection, and rural quality of life must be pursued together as mutually supporting growth management goals.

The Arrival of I-73/I-74 with Redefined Local Traffic Patterns

A key principle in the Growth Management Plan for Randolph County is to approach development decisions not as isolated individual issues, but as part of a larger interconnecting framework of building sustainable growth within the county.

IMPACT ANALYSIS

Development policies outlined in the Randolph County Growth Management Plan are intended to encourage long-term planning among property owners, developers and local governments. The Development Impact Analysis is a key component of major development rezoning requests. Its use will allow the Randolph County Board of Commissioners, County Planning Board, and related agencies and staff to better determine the feasibility of a development proposal based on the relationship of the planned growth to the capacity of Randolph County to provide adequate public facilities.

Growth Management and the efficient provisions of public facilities is a countywide issue. Development policies must be coordinated between Randolph County and its municipalities to be effective.

Impact Analysis is a growth management tool that can be applied with other policies and standards outlined in the Growth Management Plan to discourage over-development in areas that will not have adequate public infrastructure. The Development Impact Analysis will encourage better monitoring of public facility levels as they relate to the projected development. Specific public facilities to be monitored shall include: **water resources, public education, traffic analysis, housing patterns, and working farm impacts.**

MEETING THE CHALLENGE

As reviewed in this plan, growth has affected Randolph County in many ways, both positively and negatively. New residents bring new talents and opportunities for the community. These new residents stimulate the local Randolph County economy with additional purchases of goods and services, particularly housing, which helps to expand the county economic base. However, new residential growth also brings increasing demands on public resources and quality of life issues.

Without sustainable growth and development, Randolph County would face an uncertain future. The challenge of the Growth Management Plan policies and guidelines is to find a way to accommodate growth without jeopardizing our county's other resources.

"Sustainable growth" is a term that is often used but has many different meanings. In context of the Randolph County Growth Management Plan, sustainable growth refers to the interconnected policies that accommodate new development while preserving the natural heritage resources of Randolph County without compromising the ability of future generations to meet their needs.

Randolph County has actively, even aggressively, met the challenge to balance growth with resource protection. The County enforces health regulations that, among many other benefits, help us oversee well and septic tank placement.

The County's Soil and Water Conservation Service and the Cooperative Extension Program work with farmers and other agricultural enterprises to reduce runoff, erosion and other types of pollution.

Since 1987, the County has instituted many new development programs designed to manage growth in our fast-changing county:

- Countywide zoning and land development planning;
- Watershed protection programs;
- Flood zone and storm water management programs;
- Centralized land records and permitting system with advanced GIS capability;
- Enhanced 911 with Countywide addressing;
- Well protection program; and
- Active participation in intergovernmental agreements between the County and municipalities.

The County also enforces subdivision regulations that help to protect future home owners. They also protect surrounding lands and resources by reducing or controlling development impacts such as runoff and erosion. Randolph County citizens also benefit from the enhanced 911 emergency system, which helps us to respond more quickly and efficiently to reports of spills, contamination, fire and other threats to our resources.

Randolph County has also undertaken a massive citizen effort to identify what, where, how and when the County can protect and improve many of its natural resources. This Strategic Planning effort has provided much valuable information and direction.

Although we have made a great deal of progress, we need to do more. In order to protect and enhance our quality of life, we must work harder to conserve our rural character while accommodating growth and development. We must also work smarter to protect our land and water resources.

Residential and Rural Industrial Growth Management Policies utilized in Rural Growth Areas should:

A. Recognize sustainable economic growth, environmental protection, and quality of life as mutually supporting goals in Rural Growth Areas.

B. Enhance rural development and rural employment opportunities by providing districts where appropriate industrial/commercial uses requiring proximity to rural resources can be located.

C. Preserve scenic views and elements of the county's rural character and to minimize perceived density of minimizing views of new development from existing roads by the use of buffers and open space;

D. Provide greater efficiency in the siting of services and infrastructure by reducing road lengths, utility runs and the amount of paving for development;

E. Preserve open land, including those areas that contain unique and sensitive features such as natural areas, wildlife habitats, steep slopes, streams, wetlands and flood plains;

F. Minimize site disturbance and erosion through retention of existing vegetation and avoiding development of steep slopes;

G. Encourage creativity of design of residential subdivisions by allowing for greater flexibility and creativity in the design, provided that the development is not greater than that normally allowed in the zoning district; and

H. Minimize adverse impacts to active farming lands by design considerations in new residential subdivision lots.

SCENIC ROADS/ CORRIDOR PROTECTION

Public Perception of Randolph County's rural quality of life is often based largely on what can be seen from an automobile. A line of tall shade trees or a stone wall alongside a road may have as much or more significance to the appearance of a rural area as might woodlands or open fields somewhat farther away from the traveler's eye. This is not to suggest that woods or open fields are insignificant, but rather to point out that a number of fairly common or typical roadside features often taken for granted do indeed play a critical role in shaping the mental images of the places in which we live and work. "The view from the road" is more than a phrase because, for most of us, it comprises virtually everything we know about the natural and human-made features of our community.

Because roadside land is so easy and relatively inexpensive to develop, it is often the first to be converted to residential, commercial or industrial. The importance of maintaining designated scenic roads through individual road corridor plans is a key to enhancing that special rural quality that is Randolph County. Scenic road protection policies are a feature of the Growth Management Plan.

NATURAL HERITAGE ASSET MANAGEMENT

Policies recommended in the Growth Management Plan are developed based upon general recommendations of the Natural Heritage Task Force and the completion of Randolph County's first Natural Heritage Inventory in 1999.

The best efforts to preserve heritage assets are always those that are voluntary, gained either through acquisition or incentives to the landowner.

County growth policies are purposely interconnected to recognize the long-term value of Randolph County's natural heritage assets and the need to protect them for future generations.

RANDOLPH COUNTY DEVELOPMENT PROGRAMS

Countywide Zoning and Land Use Planning:

In effect since 1987, the Land Development Plan, on which the County's zoning is predicated, calls for the majority of watershed areas to be zoned rural/residential to ensure low-density development. More intensive development is directed to established urban areas where public services may be more readily available.

Watershed Protection Program:

Watershed and Critical Areas of existing and proposed watersheds have been protected since 1987. This has been very helpful in educating the public and "conditioning" developers to watershed protection.

Flood and Storm Water Management:

Randolph County land use programs restrict or prohibit certain types of development within designated flood plains and regulate the construction of barriers that might increase flood hazards to other lands. County programs involving expanded storm water management will continue to evolve as part of smart environmental programming.

Centralized Permitting System with Advanced GIS Capability:

Randolph County's centralized and computerized system for issuing all land development permits enhances the capability of the County to accurately track and monitor development occurring in the county. This program was honored by the North Carolina Association of County Commissioners as an "Outstanding County Program" in 1991-1992.

Enhanced 911 and Emergency Services System:

The County's automated 911 system ensures quick notification of public officials and EMS personnel in case of emergencies, including a hazardous threat to the water supply. This centralized system also facilitates coordination of effort among responding agencies.

Well Protection Program:

To support its position of reliance on groundwater and the need to protect existing supplies, the County has a Private Well Protection program. The program has rules governing the construction and abandonment of private well water supplies. Additional Environmental Health staff have been hired to enforce this program and assist residents in ensuring higher quality water.

Existing Randolph County Watershed Interlocal Agreements:

On September 7, 1994, the Board of Commissioners authorized the County Planning Director to administer state-mandated watershed regulations within a municipality that makes such a request of Randolph County by resolution. Randolph County is currently administering watershed regulations within the following municipalities: Liberty, Franklinville, Staley and Seagrove.

Cont.

Strategic Planning Sponsored by the County and Eight Municipalities:

Sponsored by the Board of County Commissioners and eight municipalities, this process was designed to allow local governments to focus resources on four identified strategic issues: aging, economic development, water and public education.

Natural Heritage Task Force:

This specialized citizen task force was appointed by the Board of County Commissioners to specifically review the Randolph County Natural Heritage and Heritage Tourism inventories and to make recommendations concerning actions to take to protect and enhance these resources.

Historic Landmark Preservation Commission:

Established in 2008, the purpose of this Commission is to identify and formally recommend to the County Commissioners, and participating municipalities, local landmarks that embody important elements of the history, architecture, and heritage of Randolph County.

Tourism Development Authority:

Established in 1997, the purpose of this Public Authority is to market and promote Randolph County as a tourism destination with the goal of creating jobs and increasing tax revenue to the county and municipalities.

Economic Development Corporation:

The purpose of the EDC is to work towards a diverse and stable economy by recruiting quality businesses that bring job development and economic diversification. The EDC has expanded its outlook from primarily manufacturing projects to also considering tourism asset development and small to mid-sized professional and technical services businesses.

Agricultural Advisory Board:

Reviews applications for Voluntary Agricultural Districts, and represents the Randolph County farming community on matters related to new development impact on existing agriculture and farm lands.

WHO USES THE GROWTH MANAGEMENT POLICIES?

The Growth Management Policies contained in this plan have been designed for regular use in making public and private decisions about growth and development.

To aid in the effective use of this plan, the following examples explain how different users can employ the policies in deciding upon a typical rezoning request:

Landowners.

To determine development potential of lands owned and the possible impact of surrounding property.

Developers.

A developer or property owner can petition for a rezoning request that is consistent with County policy, thereby increasing the chances of rezoning approval and minimizing guess work and wasted time.

Planning Department Staff.

The Randolph County Planning Staff will review the rezoning request considering the adopted Growth Management Plan and advise which policies (1) support the rezoning, (2) conflict with the rezoning, or (3) carry the most weight in determining property rezoning.

Planning Board.

Prior to a regular meeting of the Planning Board, members can make their own determination as to the consistency of the rezoning request with the Growth Management Plan. At the meeting, the entire Board will review and decide upon the petition, using the Plan as a foundation for recommending approval or denial. The Board may choose to give different weight to different policies, and where policies appear to conflict, the Board will decide which policy should be followed.

Board of County Commissioners.

In its legislative authority to rezone property, the Board of County Commissioners has the final decision on whether a rezoning request is consistent with the Growth Management Plan. Over time, a record of policy interpretations will form a foundation for consistent decision making throughout the land use planning process.

The General Public.

The public should incorporate the Growth Management Plan in their initial planning for future land uses. When specific requests are made, the Plan can be used as supporting information.

RANDOLPH COUNTY LAND USE ORDINANCES

The **Randolph County Zoning Ordinance** contains zoning districts and corresponding conditional use districts. The County's zoning regulations provide an extensive table of permitted and special uses for each district; provisions for special uses; provisions for area, yard, building, off-street parking, loading and sign requirements; provisions for non-conforming uses and a Zoning Board of Adjustment; and a section containing administrative and legal provisions. The vast majority of the county is presently zoned Residential Agricultural.

The **Randolph County Subdivision Ordinance** provides for the orderly subdivision of land in Randolph County by assuring the appropriate layout and use of land; assuring safe, convenient, and economical circulation patterns; providing for the dedication or reservation of adequate street right-of-way, utility easements, and sites for public facilities; assuring the proper installation of streets and utilities; avoiding inappropriate concentrations of population; and assuring proper legal description, identification, monumentation and recordation of property boundaries. These regulations provide legal provisions, procedures for approval of preliminary and final plats, general requirements, and minimum design standards and requirements for improvements to approval of final plats.

The **Randolph County Flood Damage Prevention Ordinance** promotes the public health, safety and general welfare by seeking to minimize losses due to flood conditions. These regulations contain provisions designed to restrict or prohibit uses that are dangerous to health, safety and property due to water and erosion hazards, or which cause increases in erosion or flooding; require that uses be protected against flood damage as they are constructed; control the alteration of flood plains and stream ways that accommodate flood water; control filling, grading, dredging and development that may increase erosion of flooding; and prevent or regulate the construction of flood barriers that might divert flood waters or increase flood hazards to other lands.

The **Randolph County Watershed Ordinance** states that areas lying within one-half mile of the high water mark of water supplies are termed water quality critical areas. Residential development is limited to one dwelling per two acres. Industrial development is not permitted, but commercial, educational, recreational and institutional uses are allowed as long as the built-upon area of each lot does not exceed 6 percent. In the balance of the watershed, a maximum of two dwelling units per acre is permitted with city water and sewer or one unit per 40,000 square feet if there is no public sewer. Impervious surface coverage is limited to 24 percent for industrial, commercial and institutional uses. To facilitate economic development, 10 percent of any balance of a watershed area that lies within any one jurisdiction may have 70 percent built-upon coverage.

SUMMARY OF GROWTH MANAGEMENT AREAS

Area 1: Primary Growth Area

This primary county growth area is located adjacent to municipal limits or regulatory areas and generally extends along major urban/transportation corridors within the county. It includes areas that are likely to have access to urban infrastructure services, such as water and sewer, within the foreseeable future. The Primary Growth Area is of predominately mixed use that will include residential, commercial and industrial development. Higher urban type density level can be anticipated in this area.

Area 2: Secondary Growth Area

Transitional residential development is predominant in this area with major subdivisions scattered between agricultural and commercial land use patterns. Both public water and sewer infrastructure access is unlikely within the immediate future. The availability of large undeveloped tracts can substantially alter the development character of established residential areas.

Area 3: Rural Growth Area

This specialized area is characterized by traditional agricultural operations, pasture land, forestry, rural lot residential subdivisions, and open space scattered non-farm residences on large tracts of land. Rural scenic vistas are a natural part of the landscape. There is normally a relative abundance of large, undeveloped tracts not experiencing significant development pressures. Rural growth areas contain scenic, historic, and other natural heritage assets that contribute to the unique characteristics of the land. Large lot residential subdivisions are anticipated in the Rural Growth Area with special designs to sustain groundwater recharge capacity, stormwater retention, and rural character. Individual rezoning decisions within the Rural Growth Area will depend upon the scale of the development, and the specific nature of the site and its location. In Rural Growth Areas, rezoning requests for industrial/business development requiring proximity to rural resources shall be weighed with the need to lesson substantial impacts to adjoining land uses. Sustainable rural economic growth, environmental protection, and rural quality of life shall be pursued together as mutually supporting growth management goals.

Area 4: Watershed Environmental Area

This area is of mixed density and impervious surface coverage and is regulated by North Carolina Watershed development laws. Primary development considerations are to protect public drinking water supplies. Unlike other growth areas, Watershed Environmental Areas overlay parts of all the other growth management designations.

Area 5: Zoological Park Environmental Area

This specialized growth area was established in 1973 and includes the property occupied by the N.C. Zoo, and a special zoning area extending from one or two miles from the Zoo boundary.

Cont.

The purpose of this growth management area is to provide an area surrounding the Zoo for a mixture of relatively low-density land uses emphasizing the retention of natural features and the preservation of a rural setting. Land uses in this area are intended to enhance and preserve the character of the Zoo site.

Area 6: Municipal Growth Area

This growth area is contained within the corporate limits or extraterritorial planning & zoning jurisdictions of municipalities located within Randolph County. Mixed high-density urban growth is anticipated in these planning areas. Coordinated intergovernmental planning for land use, transportation, water and sewer infrastructure, scenic heritage asset preservation, and economic development is strongly encouraged between the County and the municipalities.

SUMMARY OF GROWTH AREAS

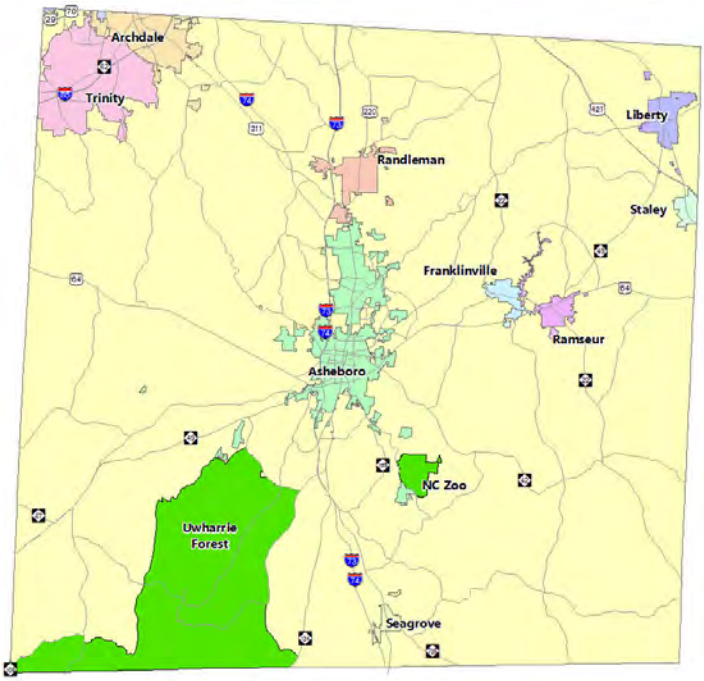
Growth Areas	Area Characteristics	Development Considerations	Development Policies
AREA 1: **PRIMARY GROWTH AREA**	• Close to municipalities and central business districts. • Likely to have access to both public water and sewer in the forseeable future. • Predominately mixed use including residential, commercial and industrial. • Highest density residential development. • Adjacent to primary and interstate roads. • Contains major employment areas. • Central Business Districts. • Prime site for office, commercial and industrial locations.	• Spill-over growth from municipal areas most likely. • Expanding public infrastructure network. • Numerous possibilities for incompatible development • Highest density residential development creates demands of total infrastructure. • Coordinated planning is required between the County and municipalities to insure that growth objectives are consistent.	• Encourage planned business/industrial parks. • Minimize retail strip development. • Direct industrial development locations to areas serviceable by both water and sewer. • Minimize incompatibilites by requiring buffers and screens. • Promote growth of tourism, retail sales and related industries. • Use transition development zones as a buffer between incompatible uses. • Identify and protect prime economic development sites. • Conventional and cluster subdivision development anticipated. • Mixed land uses.
AREA 2: **SECONDARY GROWTH AREA**	• Medium Density • Unlikely to have access to both public water & sewer within the forseeable future. • Predominately residential. • Highest density residential development. • Contains scattered agricultural areas. • Land available for development. • Transitional land use patterns likely.	• Possibility of groundwater contamination from over-development and poor soils. • Some possibilities of incompatible development. • Incompatible development can disrupt established residential patterns. • Provision of both water and sewer expensive. • Mixed development may occur.	• Protect the character of established residential areas. • Safeguard existing natural land and groundwater resources. • Utilize buffering between commercial and residential areas. • Promote tourism & related uses. • Direct major sudivision developments to areas with adequate infrastructure. • Flexible and conventional sub division designs anticipated. • Conventional and cluster residential subdivisions are anticpated. • Mixed land uses

SUMMARY OF GROWTH AREAS

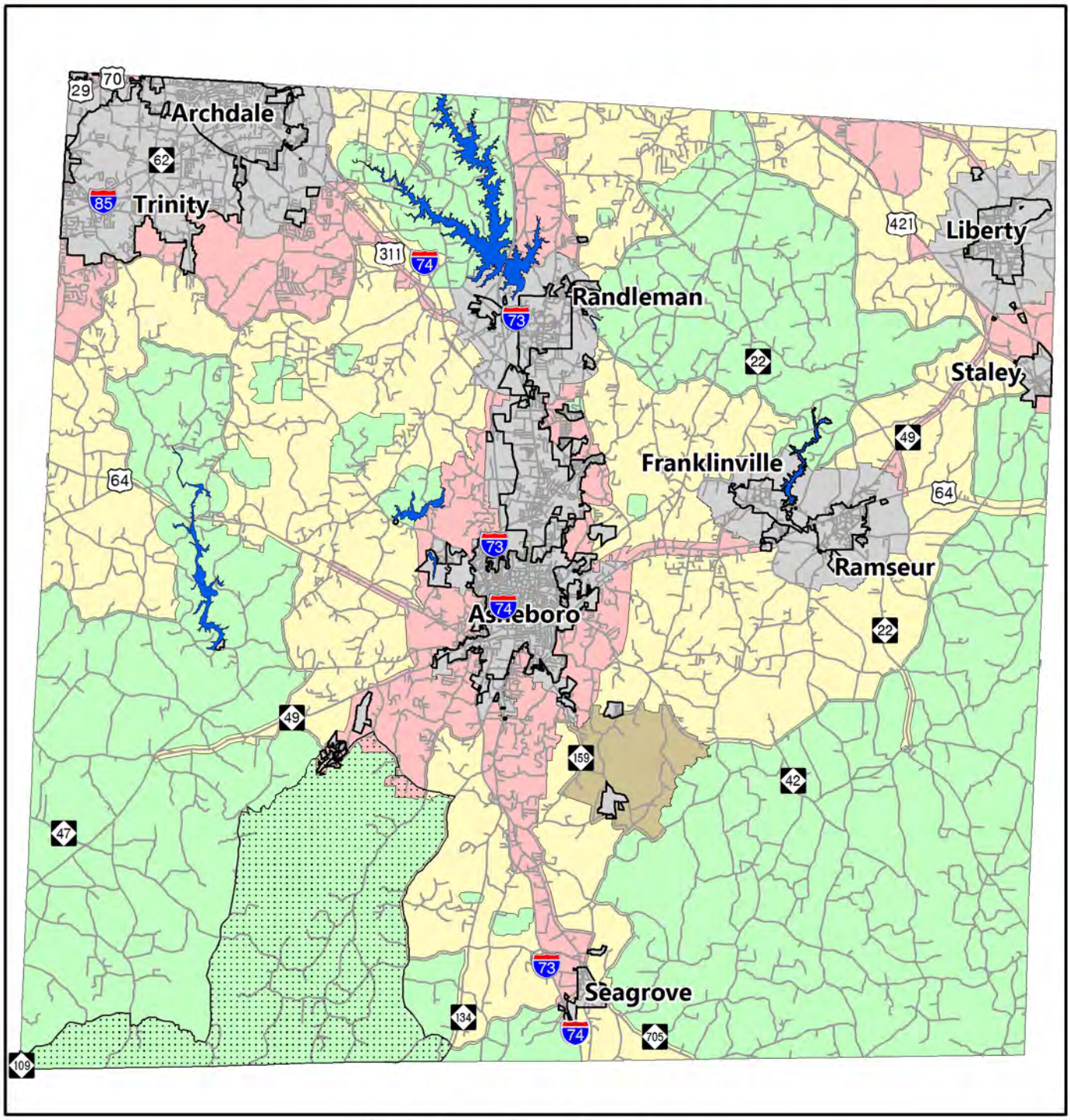
Growth Areas	Area Characteristics	Development Considerations	Development Policies
AREA 3: **RURAL GROWTH AREA**	• Rural density. • Predominately agricultural and rural residential development. • Unlikely to have access to urban services such as public water and sewer. • Large undeveloped tracts. • Undisturbed natural areas. • Prime agricultural operations. • Large residential lots. • Access primarily by secondary roads. • Contains natural scenic, historic or other heritage assets.	• Rural pastoral nature contributes to the county's quality of life. • Inaccessibility to both public water and sewer require well planned development. • Conflict among incompatible land uses can be extreme. • Prime farm and forestry lands contribute to the rural quality. • Rural Industrial Districts are anticipated to accommodate industrial and commercial activities requiring proximity to rural resources. • Special watershed or other environmental restrictions exist.	• Recognize farms and woodlands as an integral part of the County's open space system. • Require dedicated open space as a buffer between incompatible land uses. • Rural lot and "cluster" open space residential subdivisions are anticipated in this Growth Area. • Preserve scenic views and elements of the county's rural character by minimizing perceived subdivision density from existing roads. • Site specific development plans and the use of building location, natural buffers, and landscaping will be utilized with the goal of lessening adverse impacts.
AREA 4: **WATERSHED AREA**	• Mixed density. • Mixed use including residential, commercial, industrial and agricultural. • Undisturbed natural areas. • Contains public drinking water supplies. • Overlays other Growth Management Areas.	• Maximum density and percent impervious coverage allowed is set by the N.C. Environmental Management Commission. • Development in floodways may lead to storm damage. • Intense development may have a negative impact on public water supplies. • Stormwater management is a priority.	• Prohibit industrial development within one-half mile of public water reservoirs. • Enforce statewide protection laws. • Direct industrial development to areas distant from reservoirs. • Discourage development in 100-year flood plain. • Promote low density residential development to protect groundwater resources.

SUMMARY OF GROWTH AREAS

Growth Areas	Area Characteristics	Development Considerations	Development Policies
AREA 5: **ZOOLOGICAL PARK ENVIRONMENTAL AREA**	• Established since 1973, this area includes the zoo site and specialized zoning areas extending from one to two miles from the zoo boundary.	• Expansion of infrastructure can create numerous possibilities for high density developments. • Large tracts of undeveloped lands can have major impact on character of zoo site.	• Mixed land uses requiring Special Use Permit review emphasizes the retention of natural features and the preservation of rural character. • Land use changes in this area must be developed in a manner intended to enhance and preserve the character of the zoo.
AREA 5: **MUNICIPAL GROWTH AREA**	• Located within the city limits or extraterritorial regulatory jurisdiction of the cities. • Municipal urban density is expected. • Mixed land uses normally associated with urban centers.	• Infrastructure expansions directly affect growth within county primary areas. • Numerous possibilities for incompatible development.	• Coordinated intergovernmental planning for land use, transportation, water and sewer and economic development is essential in this area. • Encourage density to alleviate development pressures in areas without water and sewer.



Randolph County Growth Management Areas



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Legend

- Reservoirs
- Main roads
- Municipal limits
- Uwharrie National Forest
- Municipal Growth Area
- Primary Growth Area
- Secondary Growth Area
- Rural Growth Area
- Zoo Environmental Area

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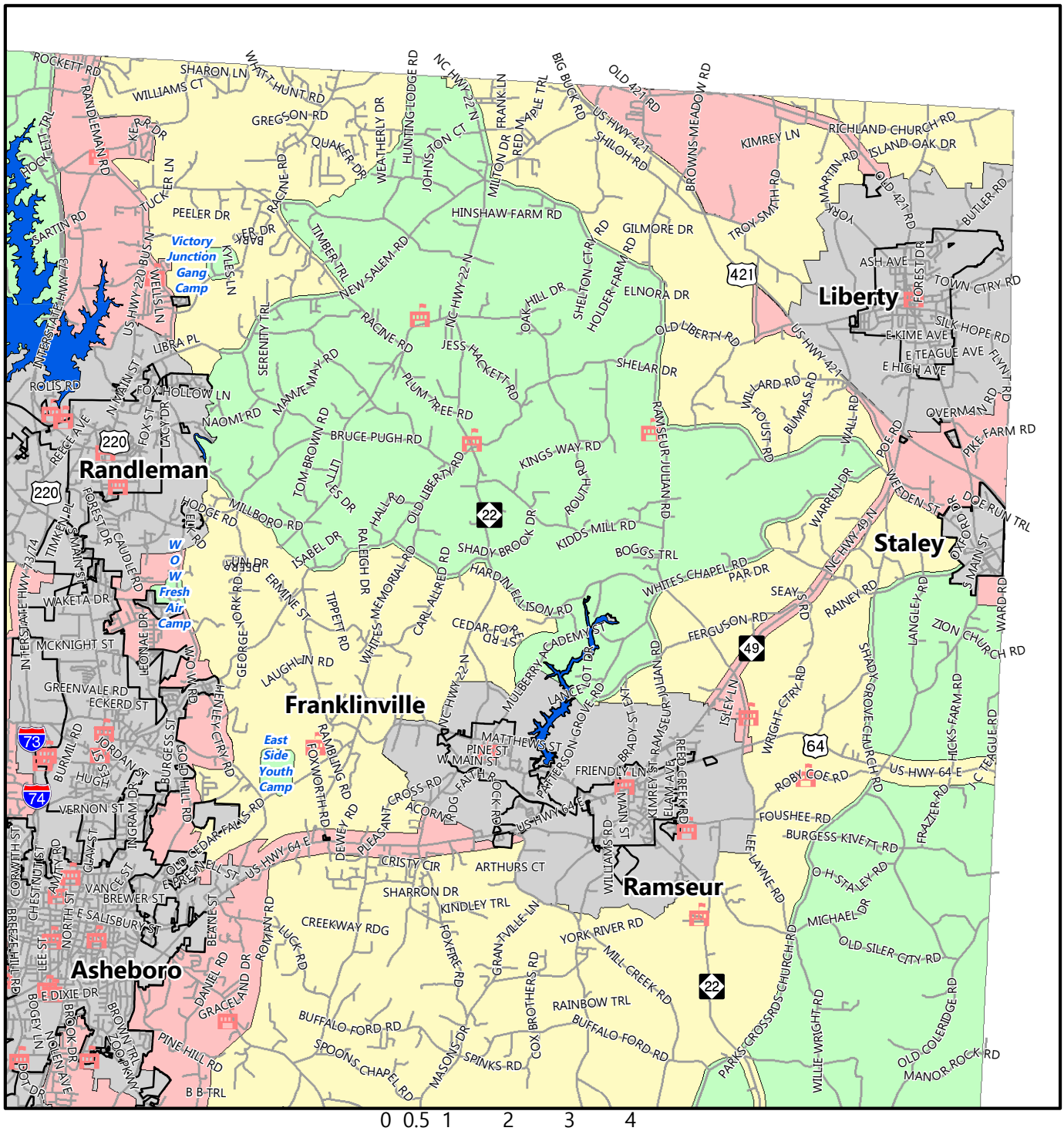
Northeast Randolph County Growth Management Areas



Legend

- Reservoirs
- Public schools
- Main roads
- Municipal limits
- Uwharrie National Forest
- Municipal Growth Area
- Primary Growth Area
- Secondary Growth Area
- Rural Growth Area
- Zoo Environmental Area

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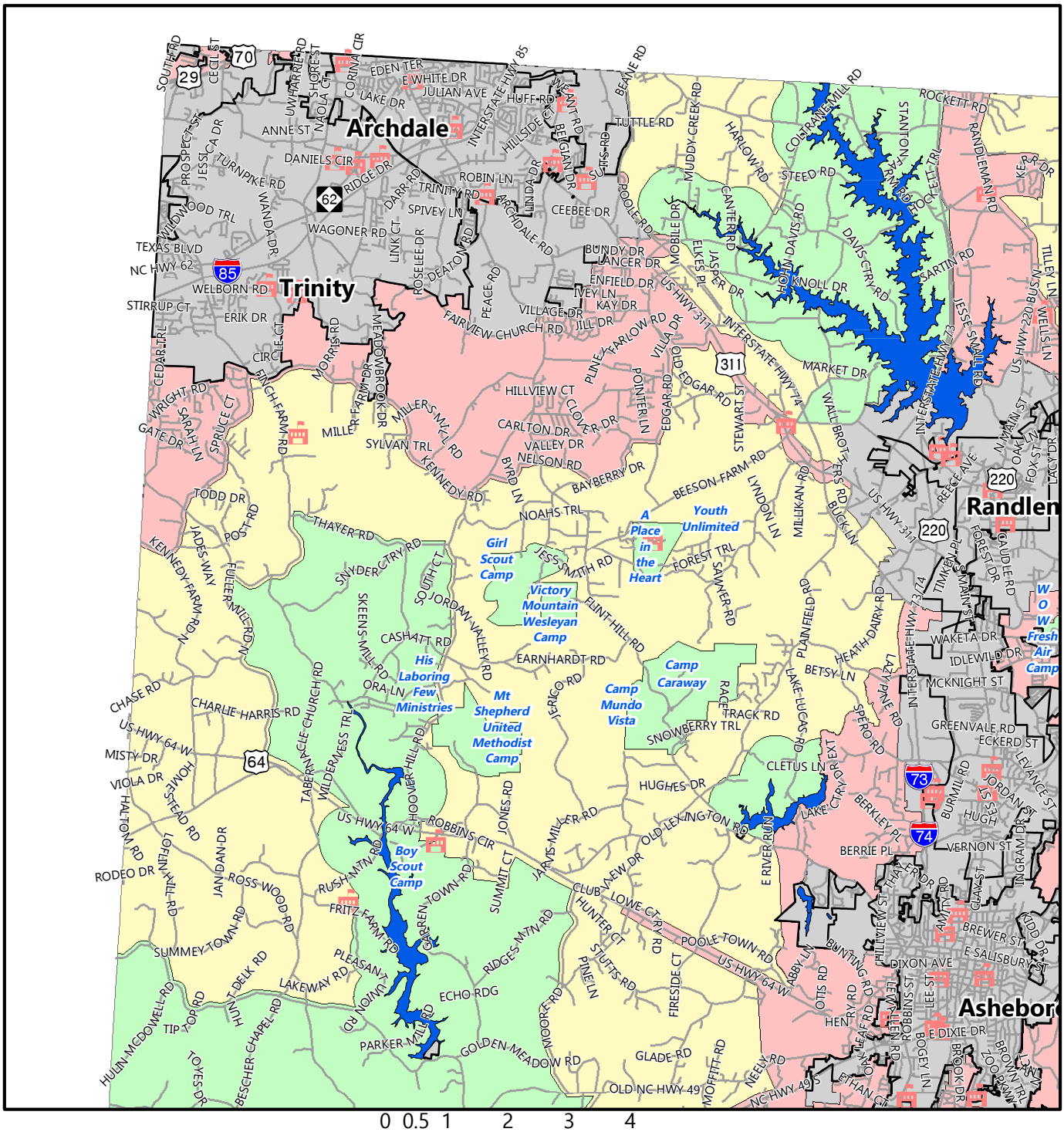
Northwest Randolph County Growth Management Areas



Legend

- Reservoirs
- Public schools
- Main roads
- Municipal limits
- Uwharrie National Forest
- Municipal Growth Area
- Primary Growth Area
- Secondary Growth Area
- Rural Growth Area
- Zoo Environmental Area

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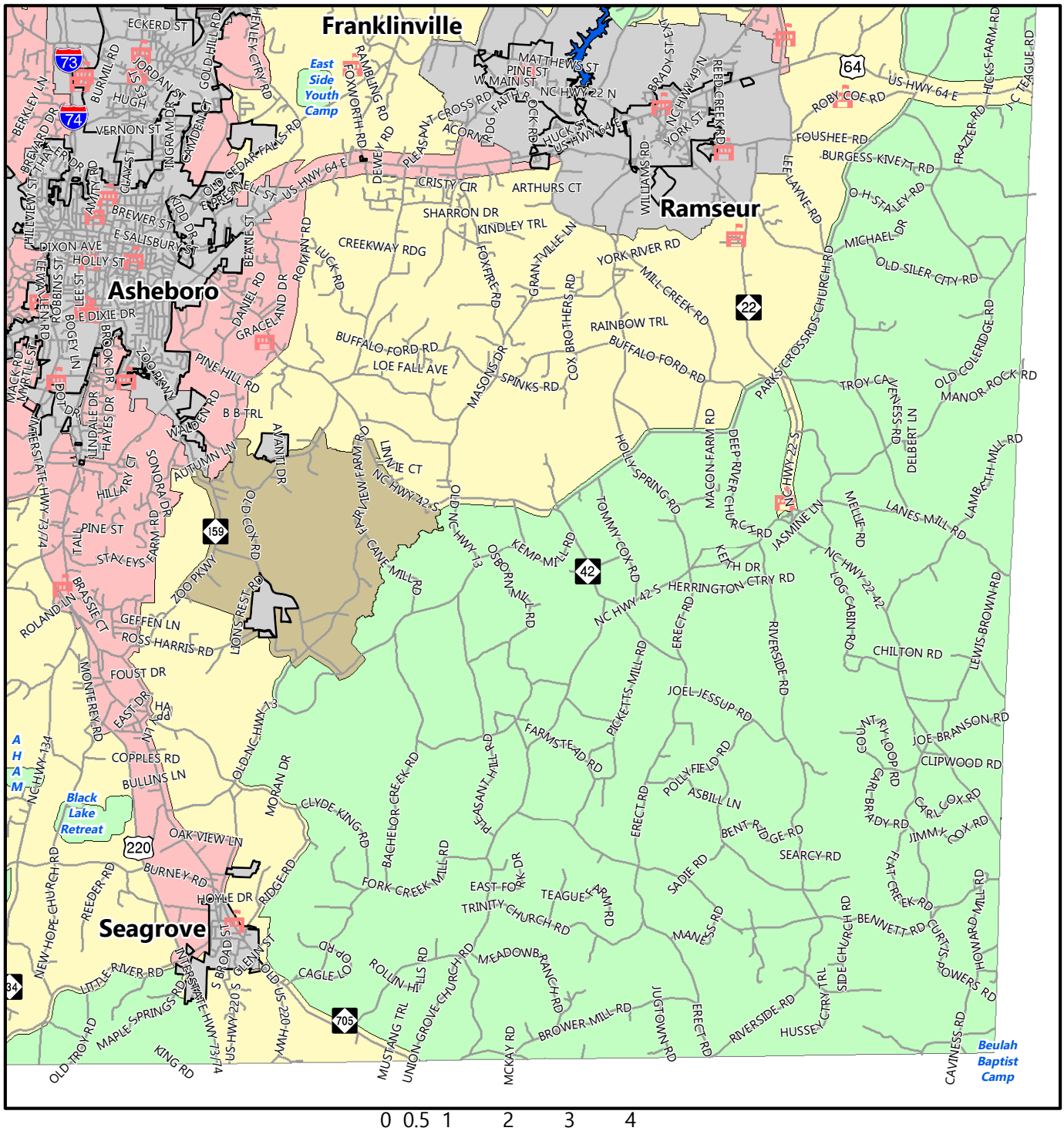
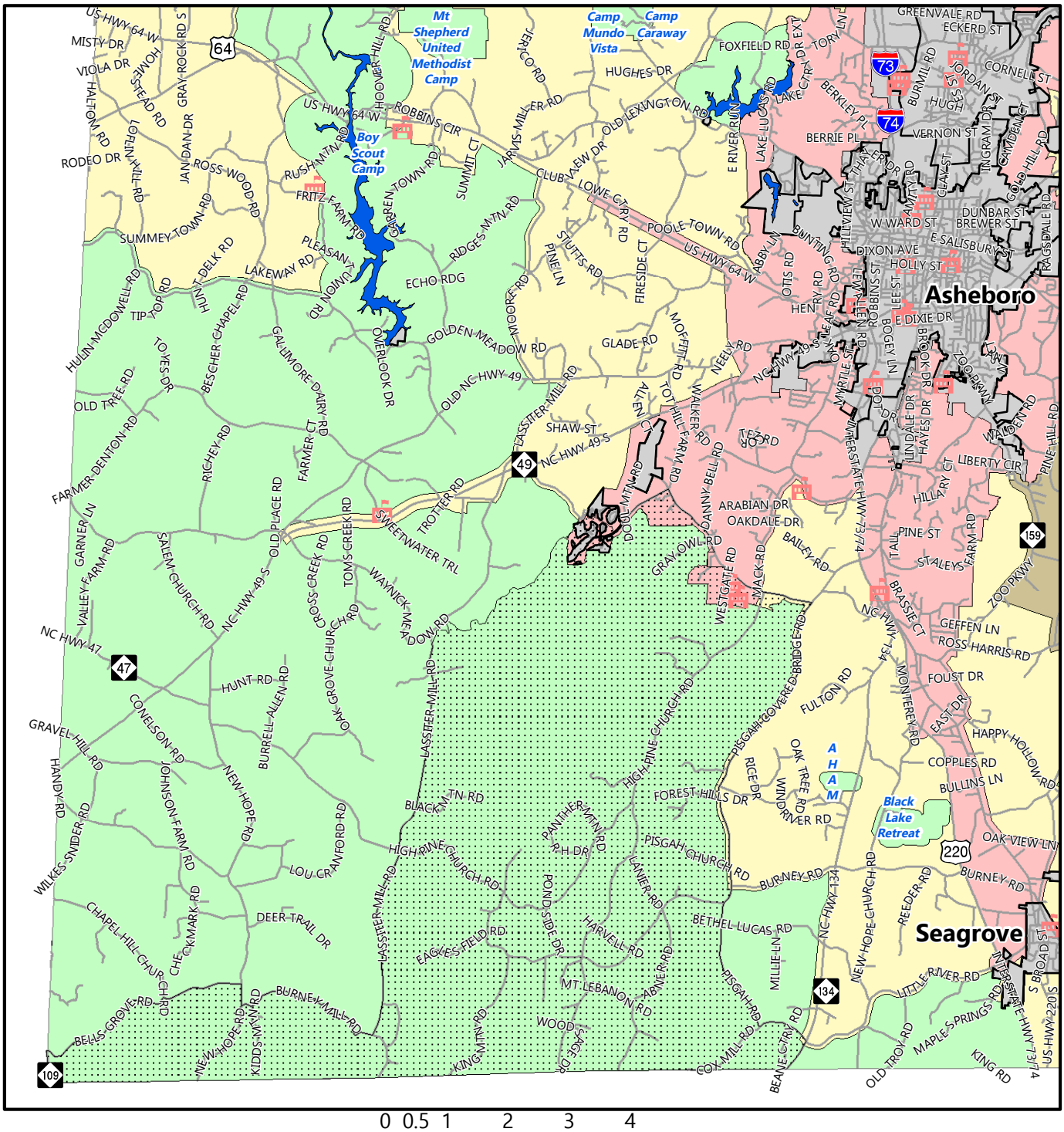
Southeast Randolph County Growth Management Areas



Southwest Randolph County Growth Management Areas



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Legend

- Reservoirs
- Public schools
- Main roads
- Municipal limits
- Uwharrie National Forest
- Municipal Growth Area
- Primary Growth Area
- Secondary Growth Area
- Rural Growth Area
- Zoo Environmental Area

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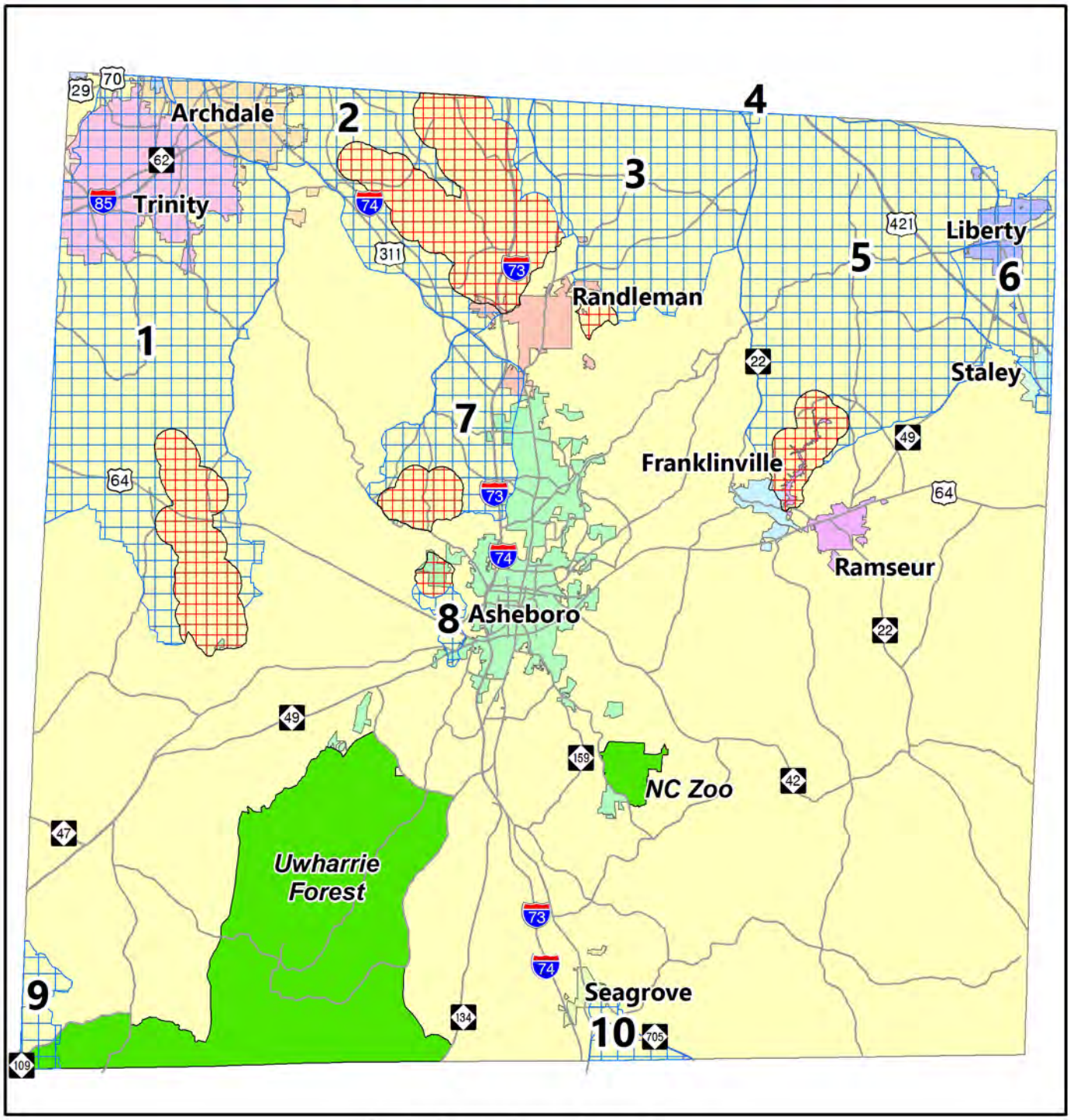
Randolph County Watershed Areas



Economic Development

Policy 1.1 Sustainable economic development, environmental protection, and quality of life, shall be pursued together as mutually supporting public policy goals.

Policy 1.2 The County will encourage new and expanding industries and businesses which: (1) diversify the local economy, (2) utilize more highly skilled labor force and (3) increase area residents' incomes.

Policy 1.3 The benefits of economic development should be balanced against the possible detrimental effects such development may have on the quality of life enjoyed by area residents.

Policy 1.4 The continued growth of Randolph County's tourism industry will be encouraged.

Policy 1.5 Appropriate educational and training programs should be encouraged to help unemployed and underemployed local residents take advantage of business expansion and new development.

Policy 1.6 Randolph County will support coordination of economic development resources with various local agencies and seek regional coordination and interaction between areas with a shared economic interest.

Policy 1.7 Planning and development decisions should be based on the principal of promoting investment in Randolph County to expand employment opportunities while preserving and improving the quality of life for all county residents.

Policy 1.8 The County should encourage the use of performance-based industrial overlay zoning districts when the use of large acreage, natural buffer, and extensive landscaping would not have substantial adverse impact upon the general area growth characteristics, and the location of such a site would substantially increase economic activity, job creation, and the tax base of Randolph County.

Public Infrastructure

Policy 2.1 The County should coordinate and monitor all of the County's programs that impact water resources to enable staff and public boards to equitably balance growth pressures and land use demands with environmental sensitivity and resource management.

Policy 2.2 The County should ensure long-term, high-quality water supply resources within Randolph County by recognizing water resource and infrastructure management as a comprehensive effort, encompassing both surface water and groundwater, addressing both quality and quantity.

Policy 2.3 The County should promote linkage between storm water management, clean drinking water, flood control, pollution control and erosion.

Policy 2.4 The County should establish through the Water Resources Advisory Board effective and regular communication between the County and all nine municipalities.

Policy 2.5 The planning of any proposed water and sewer pipeline loops being extended into the County should be coordinated so that they can best serve the total developed area, including neighborhoods, schools and industry.

Policy 2.6 The County should encourage new major conventional residential subdivision development to be located in growth areas likely to be served at some point by public infrastructure or in cluster subdivisions to be designed in a manner that would reduce infrastructure extension distances.

Policy 2.7 The County should ensure that land development decisions are made to protect surface and groundwater resources through protection, preservation, and development enhancement.

Policy 2.8 The County should ensure that spill containment and hazardous materials response programs are up-to-date, adequate, and appropriately funded.

Policy 2.9 The County should ensure that land use and capital improvement programs are linked to control growth by channeling it to areas with adequate water supplies.

Policy 2.10 The County should support and promote long term public education programs that develop understanding of water, wastewater, and storm water issues within the county.

Policy 2.11 The County should continue to encourage & promote "clean" industry within Randolph County.

Policy 2.12 The County should encourage the development and implementation of a cooperative joint planning process among the municipalities responsible for water and sewer services that will help guide extensions in accordance with the land use and growth management policies of the affected jurisdictions.

Policy 2.13 The County should not encourage the provision of public water and sewer services in areas designated Water Quality Critical areas, except to address public heath and emergency situations.

Policy 2.14 The County should encourage the use of rural lot subdivision designs in those areas where it is found necessary to maximize the infiltration of precipitation to a private well water field and insure sustainable groundwater supplies.

Industrial Development

Policy 3.1 Industrial development should be on land that is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.

Policy 3.2 Heavy industrial sites should be separated from nonindustrial areas by natural features, green belts and/or other suitable means.

Policy 3.3 Light industrial sites should be located in urbanized areas to take advantage of available services and to reduce home-to-work distances. Careful design and/or buffering shall be required to insure compatibility with surrounding areas.

Policy 3.4 Warehousing, storage and distribution facilities should have direct access to appropriate thoroughfares and should be visually buffered according to their location.

Policy 3.5 New industrial development should be encouraged to locate in existing and planned industrial parks.

Policy 3.6 The County should encourage the use of performance-based rural industrial overlay zoning when the use of large acreage, natural buffer, and extensive landscaping would not have substantial adverse impact upon the general area growth characteristics, and the location of such a site would substantially increase economic activity, job creation, and the tax base of Randolph County.

Policy 3.7 Sustainable economic growth, environmental protection, and quality of life shall be pursued together as mutually supporting growth management goals.

Policy 3.8 Provide for sites in Rural Growth Areas where industrial activity requiring proximity to rural resources could locate; with the goal of increasing economic activity, job creation, and the tax base of Randolph County.

Policy 3.9 Individual rezoning decisions within Rural Growth Areas will depend upon the scale of the development, and the specific nature of the site and its location.

Policy 3.10 Site specific development plans shall be required that reduce stormwater impact by designing new industrial development in a manner that minimizes concentrated stormwater flow using vegetated buffer areas or retention ponds.

Policy 3.11 New rural industrial development shall be located in areas of the site that would lesson impact to adjoining residential and agricultural lands.

Policy 3.12 New rural industrial development should provide site specific development plans along with vegetated buffers or other landscaping designed to reduce substantial impacts to adjoining land uses.

Commercial Development

Policy 4.1 Provide for sites in Randolph County jurisdiction where rural commercial activity can locate; with the goal of increasing economic activity; job creation, and the provision of services to the rural community.

Policy 4.2 Highway oriented commercial uses should be clustered along segments of arterial streets and contain land uses that are mutually compatible and reinforcing in use and design. They should be designed in a way that minimizes signage, access points and excessive lengths of commercial strip development.

Policy 4.3 Individual Rural Business or Highway Commercial rezoning decisions will depend upon the scale of the proposed development as it relates to the specific site and location weighed against impacts to adjoining rural land uses.

Policy 4.4 Commercial uses should be encouraged to develop by consolidation and deepening of existing commercially zoned property, only when such consolidation and deepening can be developed in a way that lessens the effect of incompatibility with adjoining residential land uses.

Policy 4.5 Effective buffering and/or landscaping should be provided where commercial development adjoins existing or planned residential uses.

Policy 4.6 Compatible land uses such as rural neighborhood retail and service establishments located close to general residential areas should be considered during the rezoning process with the general goal of reducing automobile travel distances and promoting better livability in the community.

Policy 4.7 The County should encourage the use of rural business overlay districts to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be located in general proximity to established rural residential areas with the goal of reducing automobile travel distances and promoting better livability in the rural community.

Office and Institutional Development

Policy 5.1 Office and institutional development should be encouraged to locate as transitional land use between activities of higher intensity and those of lower intensity.

Policy 5.2 Linear stripping of offices along rural thoroughfares should be discouraged in favor of planned office parks or clusters of offices with common access, parking, etc.

Residential Development

ALL GROWTH AREAS

Policy 6.1 A public facilities impact analysis should be required of all applicants proposing major subdivision development. The analysis should include a basic review of the expected impact to Randolph County and the local community as it relates to public infrastructure, environment and community compatibility.

Policy 6.2 Major subdivision development which does not have access to either central water or sewage facilities should locate in areas where soil and geological characteristics are conducive to the long-term support of on-site systems such as wells and septic tanks.

Policy 6.3 Road design should be developed to provide greater efficiency in the siting of services and infrastructure by reducing road lengths. Private roads shall be discouraged and, where permitted, the length of the private road and number of lots served by the private road shall be restricted.

Policy 6.4 Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources.

Policy 6.5 The protection of viable rural neighborhoods should be encouraged by compatible residential development to insure the continued existence as a major housing source and as a reflection of the long-term quality of life in Randolph County.

Policy 6.6 Development in designated flood zones shall be avoided. Subdivision lots that are partially within designated flood zones shall compute the minimum lot size as that area located outside the flood zone.

Policy 6.7 Open space flexible cluster subdivisions should be encouraged.

Policy 6.8 The County should encourage a system of incentives that encourages a developer to reserve open space by coupling clustering techniques with density bonuses in the subdivision.

Policy 6.9 Major residential subdivision development in all growth management areas shall be computed by the number of lots divided from the original base tract.

Policy 6.10 Land that has been clear cut or forest harvested and is planned for major subdivision should retain a natural vegetative buffer zone along property lines fronting state roads.

Policy 6.11 Private package sewage treatment systems for new residential development should not be encouraged.

PRIMARY AND SECONDARY GROWTH AREAS

Policy 6.12 Factors to be considered in major subdivision approval in Primary and Secondary Growth Areas should include suitability of soils, access to major thoroughfares, the potential availability of public services and facilities and community compatibility.

Policy 6.13 Conventional Residential subdivisions are anticipated of similar housing characteristics to the community.

Policy 6.14 Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes "leap frog" development (i.e. leaving large vacant areas between developments).

Policy 6.15 Residential neighborhoods in Primary and Secondary Growth areas that have become infused or surrounded by non-residential uses may undergo an orderly conversion through the rezoning process from residential use to higher-density residential use or other compatible alternative land uses.

RURAL GROWTH AREAS

Policy 6.16 The County should preserve scenic views and elements of the county's rural character by minimizing perceived density by minimizing views of new development from existing roads through use of natural buffers and open space.

Policy 6.17 The County should provide incentives to preserve open land, including those areas that contain unique and sensitive features such as natural areas, wildlife habitats, steep slopes, streams, wetlands and flood plains.

Policy 6.18 The County should minimize site disturbance and erosion through retention of existing vegetation and avoiding development of steep slopes.

Policy 6.19 The County should encourage creativity in design of residential subdivisions by allowing for greater flexibility in the design, provided that the development is not greater than that normally allowed in the district.

Policy 6.20 The County should create compact neighborhoods accessible to open space amenities and with a strong community identity.

Policy 6.21 Open space subdivision design should be encouraged to maintain the special features that contribute to the rural character, such as preservation of scenic view, woodlands and farmland.

Policy 6.22 New driveway connections should be designed in a way to minimize new locations on existing public roads.

Policy 6.23 The County should encourage the use of rural lot subdivision designs where the size of the lot allows for open space and groundwater recharge areas preserved by careful siting of the principal residence and accessory uses as noted through subdivision plat notations and related deed restrictions.

Policy 6.24 Each lot in a subdivision planned for single-family residential development should be designed to contain well and septic tank on the same lot as residence unless alternate system approved through "open space" clustering design.

Environmental Quality

Policy 7.1 Development activities in the 100-year floodplain shall be discouraged. If development must occur, low-intensity uses such as open space, recreation, and agricultural activities shall be preferred.

Policy 7.2 Industries producing excessive noise, odor, air and water pollution, or other harmful impacts shall be discouraged, unless such adverse impacts can be clearly overcome through effective mitigation.

Policy 7.3 The location of hazardous waste storage and disposal facilities within the Randolph County Planning Area shall not be supported.

Policy 7.4 Protection of public water supply watersheds and the water quality critical areas shall be considered in rezoning and development proposals. Industrial and heavy commercial development shall not be promoted within the water critical areas of Randolph County.

Policy 7.5 Site plans should be provided that design built-upon areas to specifically minimize stormwater runoff impact to streams and other receiving waters.

Policy 7.6 Stormwater impact should be minimized by designing new development in a manner that minimizes concentrated stormwater flow through maximizing the length of stormwater sheet flow through vegetated buffer areas.

Policy 7.7 County planning and development decisions should be interconnected to insure that concentrated development is located in upland areas and, to the maximum extent possible, away from surface waters and drainageways.

Policy 7.8 Stormwater runoff should be designed in a manner that it will be transported from the development by vegetated conveyances to the maximum extent possible.

Policy 7.9 The County should work with local governments having jurisdiction in watersheds to develop cooperation and coordination in all matters relative to watershed and stormwater management education.

Policy 7.10 The County should consider ways to preserve buffers and other sensitive areas through density averaging and/or conservation agreements.

Policy 7.11 The County should cooperate with surrounding jurisdictions in joint efforts to link the preservation of open space.

Policy 7.12 The County should clearly define land areas that are appropriate for development, as well as defined areas of environmentally sensitive, natural, or heritage asset land areas that need special protection.

Planning Coordination

Policy 8.1 Coordinated intergovernmental planning for land use, transportation, water and sewer, tourism promotion, scenic preservation and economic development should be encouraged.

Policy 8.2 Public involvement is encouraged in decisions on land use and development by making the public aware of proposed developments at the earliest opportunity, and fostering communication between landowners, the development industry, the public and Randolph County government.

Policy 8.3 The County should continue active implementation of relevant goals and strategies identified from the countywide strategic planning and natural heritage task forces.

Policy 8.4 The County should approach land use and economic development decisions, not as isolated individual issues, but as part of a larger interconnecting framework of building sustainable growth within Randolph County.

Policy 8.5 Performance zoning criteria, such as open space or landscaping provisions, should be used to allow projects to qualify for quick administrative approval once they have met specified design and development criteria.

Policy 8.6 Planning and development decisions that will have the effect of preserving more natural areas and open space and will provide for their ultimate interconnection at county and regional levels should be encouraged.

Policy 8.7 The County should support transportation improvements that will seek to interlink new and existing residential, commercial, and recreational/heritage tourism areas.

Policy 8.8 The County should seek land use decisions that continue to provide locations for affordable housing while maintaining a choice in compatible housing types in communities within the county.

Policy 8.9 The County should actively participate in local and regional efforts to educate the community about impacts of stormwater discharge on waterbodies and what efforts are needed to reduce stormwater pollution.

Policy 8.10 The County should support local and regional efforts in promoting the development of transportation systems which provide transportation choices, enhance mobility, encourage economic development, and protect the manmade and natural environments of the county and region.

Scenic Corridor Protection Policies

Policy 9.1 The County should adopt special scenic corridor protection regulations when necessary and appropriate to preserve and enhance the appearance of roadways whose unique qualities and natural features merit special consideration or protection.

Policy 9.2 Development issues of special consideration in scenic corridors may include land use, traffic movement, access, environment, heritage assets, signage, landscaping and other factors that may affect visual quality and aesthetics.

Policy 9.3 The County recognizes the value of special scenic corridors as an entryway to Randolph County which can influence the perception of individuals or firms considering residence or investment in the county .

Policy 9.4 Special planning consideration should be given in the establishment of scenic corridor overlay zones to the preservation of Randolph County's heritage assets and resources that have been determined to be unique, fragile, or locally significant elements of the county 's natural or cultural environment.

Policy 9.5 A study of each proposed scenic corridor shall be prepared by the County Planning Department describing the specific standards of the corridor. The study can be requested by petition of residents along the proposed corridor or upon action of the County. The study shall be forwarded, along with a recommendation from the Planning Board, to the County Commissioners for a public hearing.

Heritage Management Policies

Policy 10.1 The County should incentivize site design that recognizes and protects heritage resources that are unique, fragile or are locally significant elements of the natural or cultural environment.

Policy 10.2 The County should recognize, protect and creatively assist in the promotion of developing heritage areas in order to stimulate orderly, sustainable economic growth and quality of life.

Policy 10.3 The County should support the capacity of local governments and civic organizations for creative and flexible involvement with county heritage resource issues.

Policy 10.4 The County should recognize through land use decisions that properly designed development can co-exist along conservation areas, protecting our natural heritage and making Randolph County's quality of life sustainable.

Policy 10.5 The County should support and coordinate the development of citizen teams and partnerships necessary to protect and enhance Randolph County's unique natural/cultural resources.

A *RESOLUTION* ADOPTING THE 2009 THE RANDOLPH COUNTY GROWTH MANAGEMENT PLAN

WHEREAS, major economic, social, and land use changes are occurring in Randolph County; and

WHEREAS, the continued maintenance of sustainable residential and economic development expansion is considered necessary for the quality of life and general welfare of Randolph County citizens;

NOW, THEREFORE, BE IT RESOLVED BY THE RANDOLPH COUNTY BOARD OF COMMISSIONERS:

It is the intent of the Board of County Commissioners by establishing this Growth Management Plan to:

1) Recognize that sustainable economic growth, environmental protection, and rural quality of life can be pursued together as mutually supporting public policy goals;

2) Recognize that growth management policies should afford flexibility to County boards and agencies that will enable them to adapt to the practical requirements often necessary for rural development;

3) Ensure the opportunity for landowners to achieve the highest and best uses of their land that are consistent with growth management policies in order to protect the economic viability of the County's citizens and tax base;

4) Consider the costs as well as the benefits of growth management policies in order to preserve affordability for citizens real estate and housing needs; and

5) Recognize and respect constitutionally protected private property rights in the interpretation of all policies and to achieve community goals such as open space preservation through incentives to landowners in voluntary programs that recognize consumer demand.

NOW, THEREFORE BE IT FURTHER RESOLVED, to implement this Growth Management Plan, Randolph County staff and related Boards, should use the policies established as guidelines in evaluating rezoning and growth related issues. The evaluation criteria should also be used to assist citizens in making decisions that are consistent with Randolph County growth management policies.

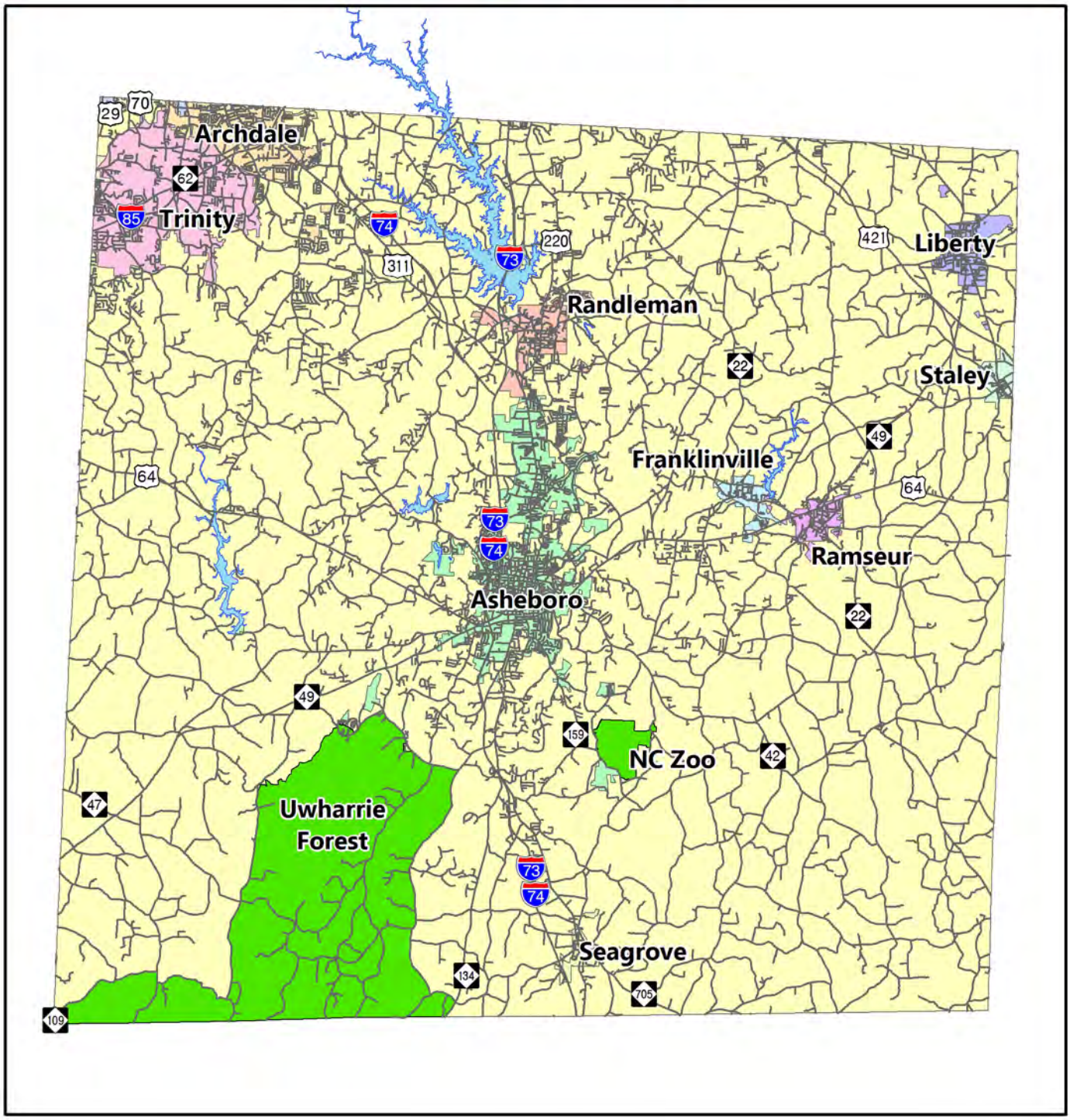
ADOPTED this the 6th day of July, 2009.

Harold Holman
Chairman,
Board of County Commissioners

Cheryl A. Shelly
Clerk to the Board

July 6, 2009

Randolph County



0 1 2 4 6 8 Miles

2008 Population: 141,002
Size: 792 square miles

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EXISTING LAND USES

Existing land use zoning areas are mapped and analyzed to identify land development patterns within all of Randolph County.

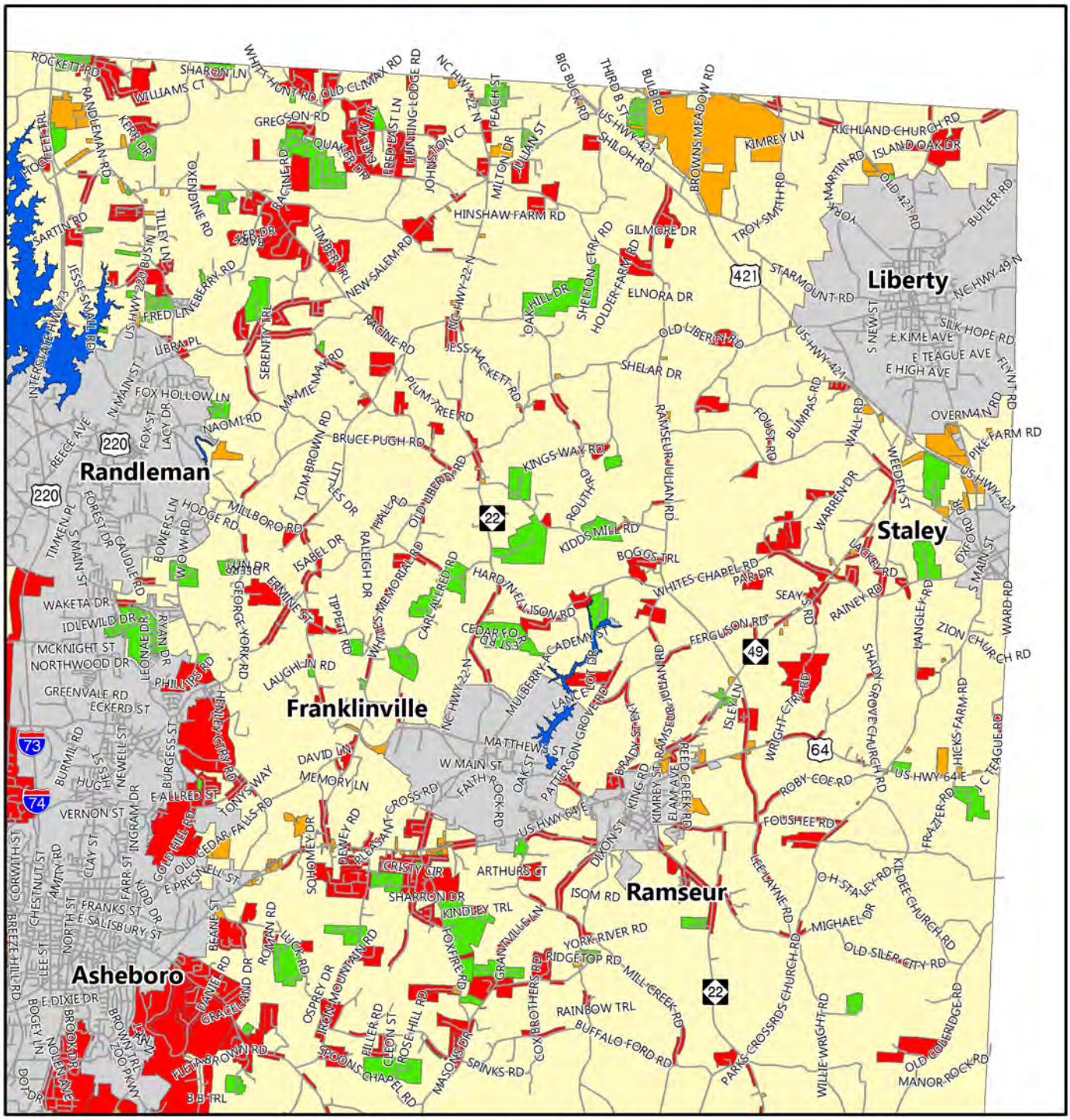
Zoning District	Acreage	Percentage
Commercial Environmental (CE)	109.49	0.02%
Community Shopping (CS)	85.76	0.02%
Environmental First (E-1)	5,969.42	1.18%
Heavy Industrial (HI)	2,109.09	0.42%
Highway Commercial (HC)	1,015.31	0.02%
Industrial Overlay (IO)	165.16	0.03%
Light Industrial (LI)	1,297.28	0.26%
Municipal	51,609.74	10.22%
Office and Institutional (OI)	109.20	0.02%
Residential Agricultural (RA)	398,756.94	78.94%
Residential Exclusive (RE)	11,424.72	2.26%
Residential Mixed (RM)	6,120.85	1.21%
Residential Restricted (RR)	25,525.97	5.06%
Rural Business (RB)	267.35	0.05%
Rural Industrial (RI)	541.52	0.11%
TOTAL	**505,117.79**	**100.00%**

GROWTH MANAGEMENT AREAS

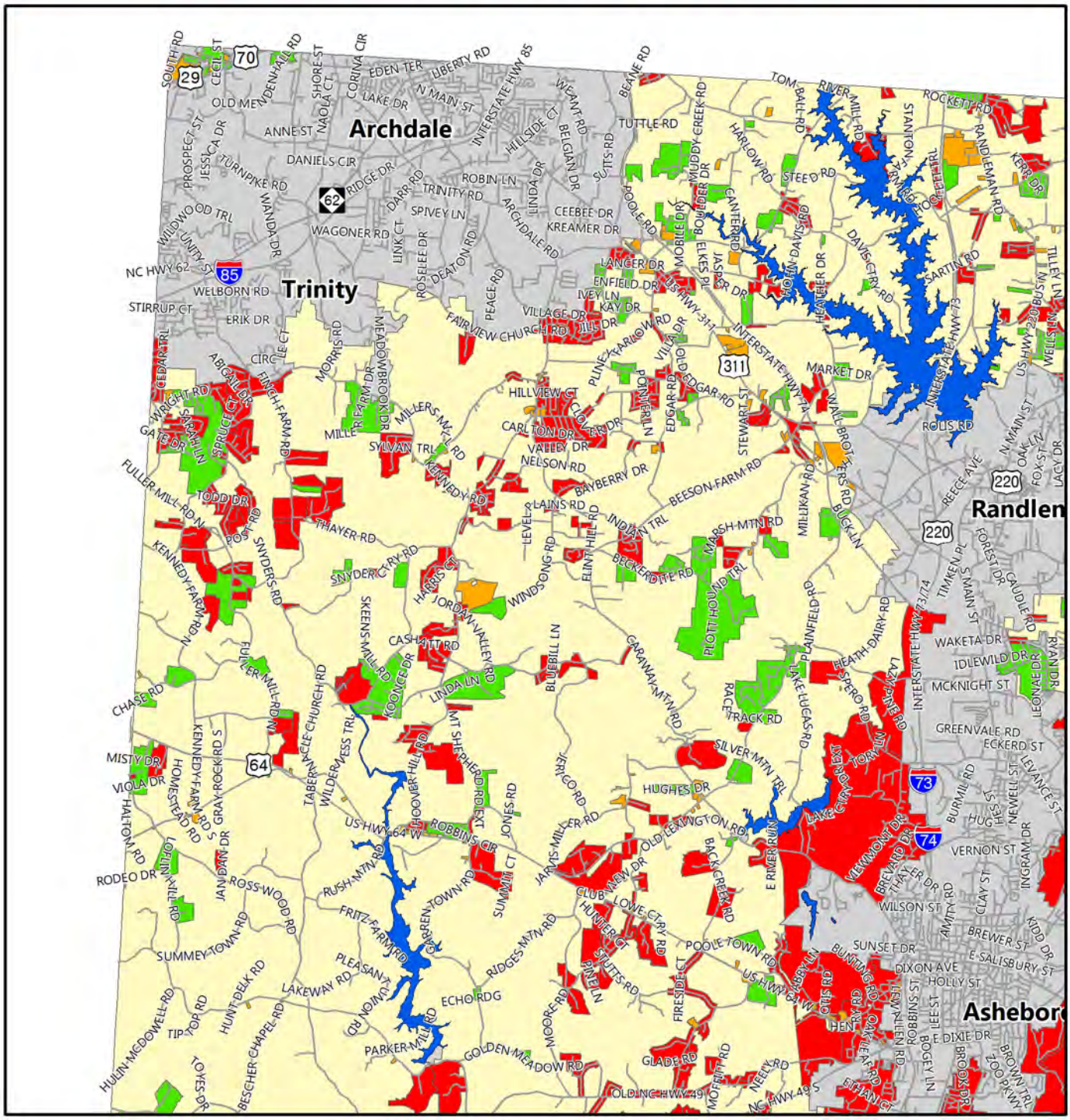
Area	Acreage	Percentage
Municipal Growth Area	66,320.29	13.13%
Primary Growth Area	49,952.40	9.69%
Rural Growth Area	235,619.75	46.65%
Secondary Growth Area	148,095.54	29.32%
Zoo Environmental Area	6,126.75	1.21%
TOTAL	**505,114.73**	**100.00%**

Differences in totals are due to small, sliver gaps between districts and areas.

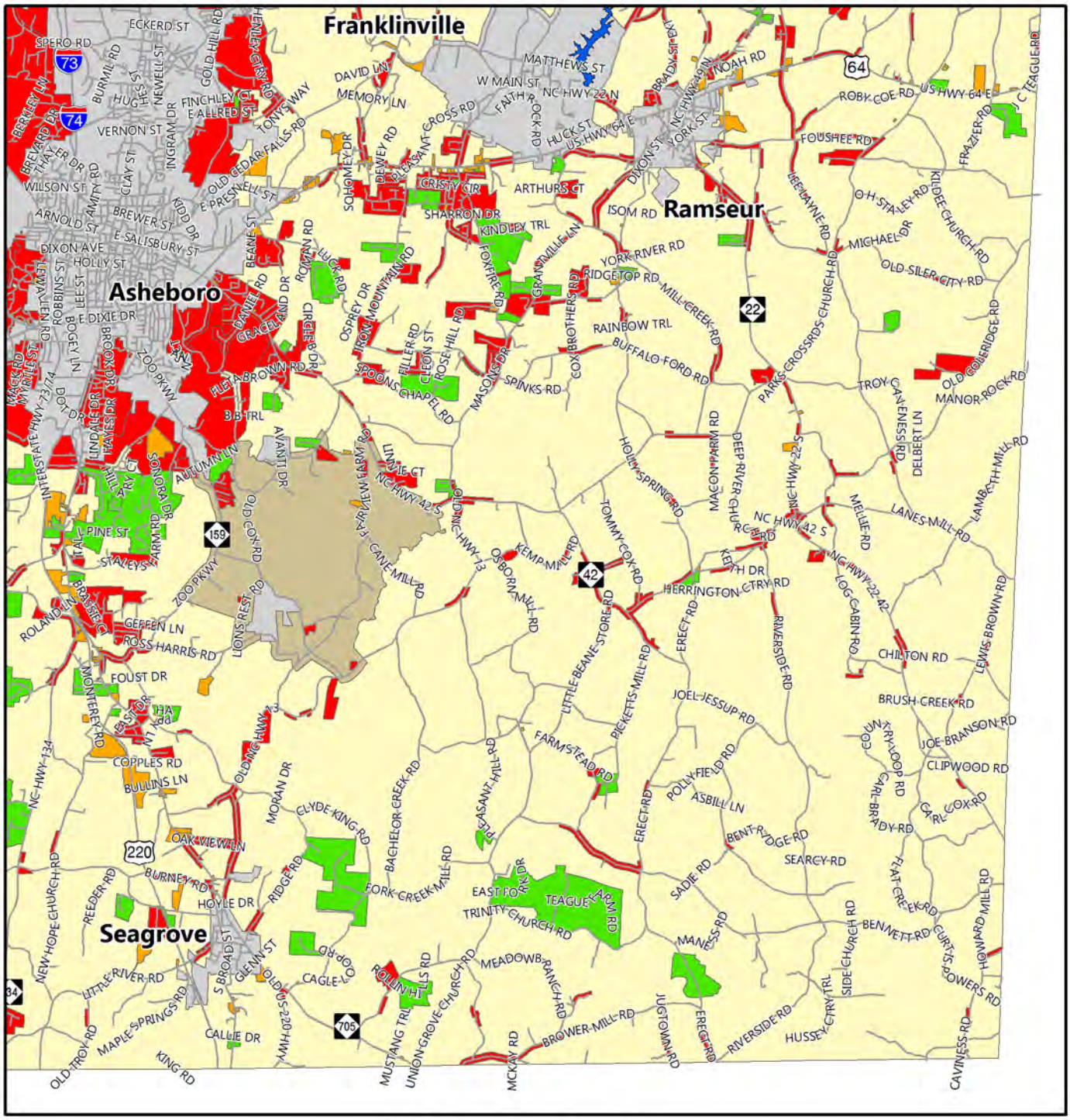
Northeast Randolph County Growth Trends



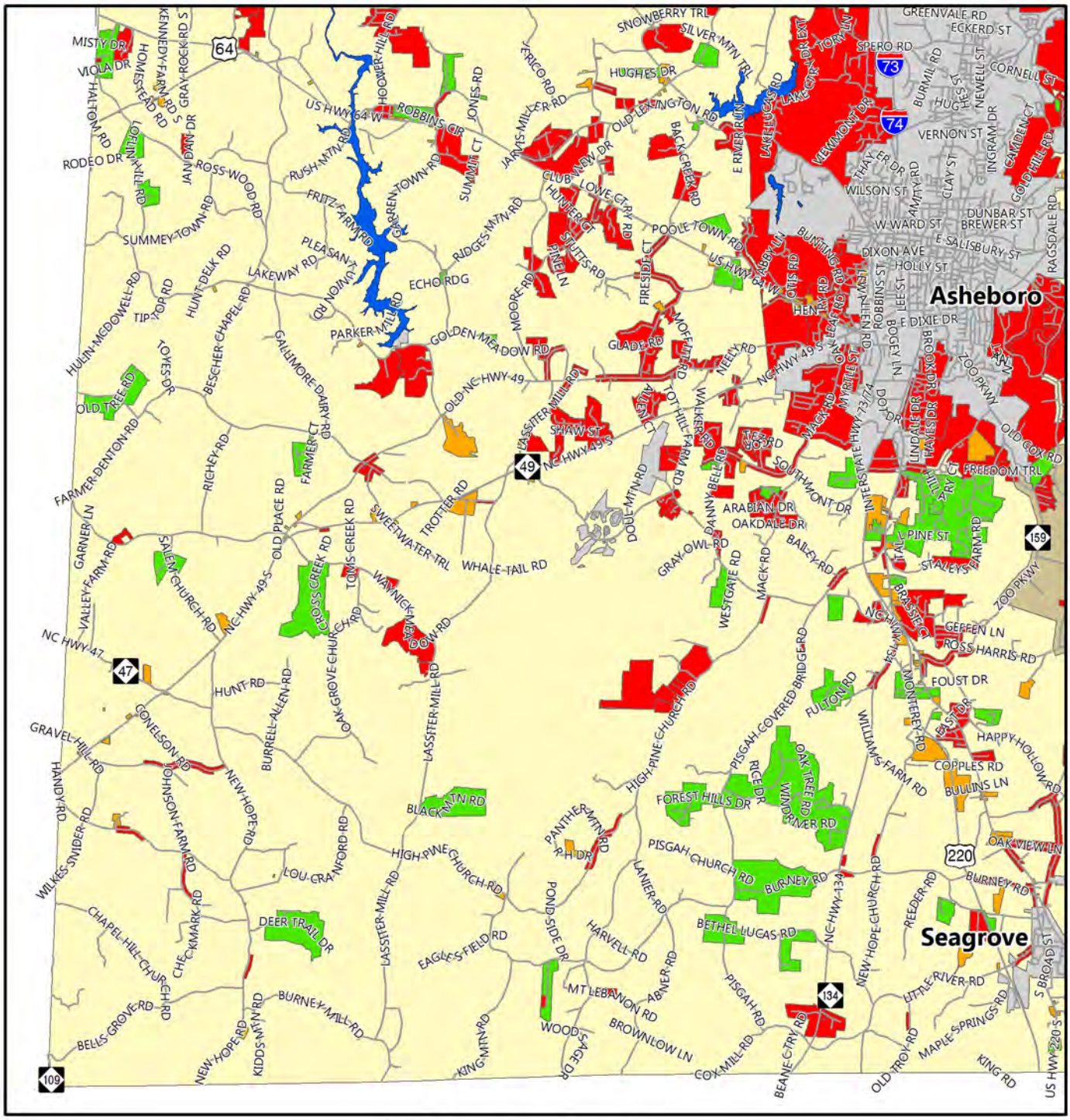
Northwest Randolph County Growth Trends



Southeast Randolph County Growth Trends


Franklinville
Ramseur
Asheboro
Seagrove
ECKERD ST
SPERO RD
BURMIL RD
HUGHES ST
NEWELL ST
GOLD HILL RD
HENLEY GRV RD
FINCHLEY CT
E ALLRED ST
TONYS WAY
VERNON ST
INGRAM DR
BREVARD DR
THAYER DR
WILSON ST
CLAY ST
AMITY RD
OLD CEDAR FALLS RD
E PRESWELL ST
KIDD DR
ARNOLD ST
BREWER ST
E SALISBURY ST
DIXON AVE
HOLLY ST
BEANE ST
ROBBINS ST
LEE ST
E DIXIE DR
BOGEY LN
DANIEL RD
GRACELAND DR
ZOO PKWY
FLETA BROWN RD
B B TRL
INTERSTATE HWY 73/74
LINDALE DR
HALES DR
SONORA DR
AUTUMN LN
L PINE ST
STALEYS FARM RD
ROLAND LN
GEFFEN LN
ROSS HARRIS RD
FOUST DR
MONTEREY RD
COPPLES RD
BULLINS LN
NC HWY 134
OAK VIEW LN
BURNEY RD
HOYLE DR
REEDER RD
NEW HOPE CHURCH RD
LITTLE RIVER RD
MAPLE SPRINGS RD
CALLIE DR
OLD TROY RD
KING RD
S BROAD ST
GLENN ST
OLD US 220 HWY
COOP RD
CAGLE LN
ROLLIN HILLS RD
MUSTANG TRL
UNION GROVE CHURCH RD
MEADOWBRANCH RD
MCKAY RD
BROWER MILL RD
JUGTOWN RD
ERECT RD
RIVERSIDE RD
HUSSEY CTRY TRL
SIDE CHURCH RD
BENNETT RD
CURTIS BOWERS RD
HOWARD MILL RD
CAVINESS RD
MANESS RD
SADIE RD
EAST FORK DR
TEAGUE FARM RD
TRINITY CHURCH RD
FORK CREEK MILL RD
BACHELOR CREEK RD
CLYDE KING RD
MORAN DR
OLDING HWY 13
ASANTI HILL RD
PICKETTS MILL RD
FARMSTEAD RD
POLLY FIELD RD
ASBILL LN
BENT RIDGE RD
SEARCY RD
FLAT CREEK RD
CARL BRADY RD
CARL COX RD
COUNTRY LOOP RD
JOE BRANSON RD
CLIPWOOD RD
BRUSH CREEK RD
JOEL JESSUP RD
LEWIS BROWN RD
CHILTON RD
LOG CABIN RD
NC HWY 22-42
RIVERSIDE RD
ERECT RD
LITTLE BEANE STORE RD
OSBORN MILL RD
KEMP MILL RD
TOMMY COX RD
HERRINGTON CTRY RD
KEITH DR
NC HWY 42 S
MELLIE RD
LANES MILL RD
LAMBETH MILL RD
DELBERT LN
CAVINESS RD
TROY CAVINESS RD
OLD GOLDBRIDGE RD
MANOR ROCK RD
PARKS CROSSRDS CHURCH RD
BUFFALO FORD RD
MILL CREEK RD
RAINBOW TRL
RIDGETOP RD
YORK RIVER RD
MACON FARM RD
DEEP RIVER CHURCH RD
HOLLY SPRING RD
NC HWY 42 S
LINTE CT
FAIRVIEW FARM RD
GANE MILL RD
OLD COX RD
LIONS REST RD
AVANTI DR
SPINKS RD
SPOONS CHAPEL RD
MASONS DR
COX BROTHERS RD
GRANT MILLER LN
FOXFIRE RD
ROSE HILL RD
CHEON ST
FILLER RD
OSPREY DR
IRON MOUNTAIN RD
CIRCLE DR
LUCK RD
ROMAN RD
KINDLEY TRL
SHARRON DR
CRISTY CIR
ARTHURS CT
ISOM RD
SCHOMEY DR
DEWEY RD
PLEASANT CROSS RD
DAVID LN
MEMORY LN
W MAIN ST
MATTHEWS ST
NC HWY 22 N
FAITH ROCK RD
HUCK ST
US HWY 64 E
BRADY ST
NC HWY 49 N
NOAH RD
YORK ST
DIXON ST
ROBY COE RD
US HWY 64 E
FOUSHEE RD
LEE LAYNE RD
O H STALEY RD
MICHAEL DR
OLD SILER CITY RD
KILDEE CHURCH RD
FRAZIER RD
J C TEAGUE RD
INTERSTATE HWY 73/74
ZOO PKWY
NC HWY 134
NC HWY 42 S
NC HWY 22 S
NC HWY 22-42
OLDING HWY 13
OLD US 220 HWY
NC HWY 42 S
NC HWY 22 S
NC HWY 22-42

Southwest Randolph County Growth Trends



0 0.5 1 2 3 4 Miles

Legend

- Reservoirs
- Main roads
- **Growth Trends Description**
- Municipal Zoning
- Zoo Zoning District
- Commercial and Industrial Development
- Manufactured Housing Development
- Site Built Development

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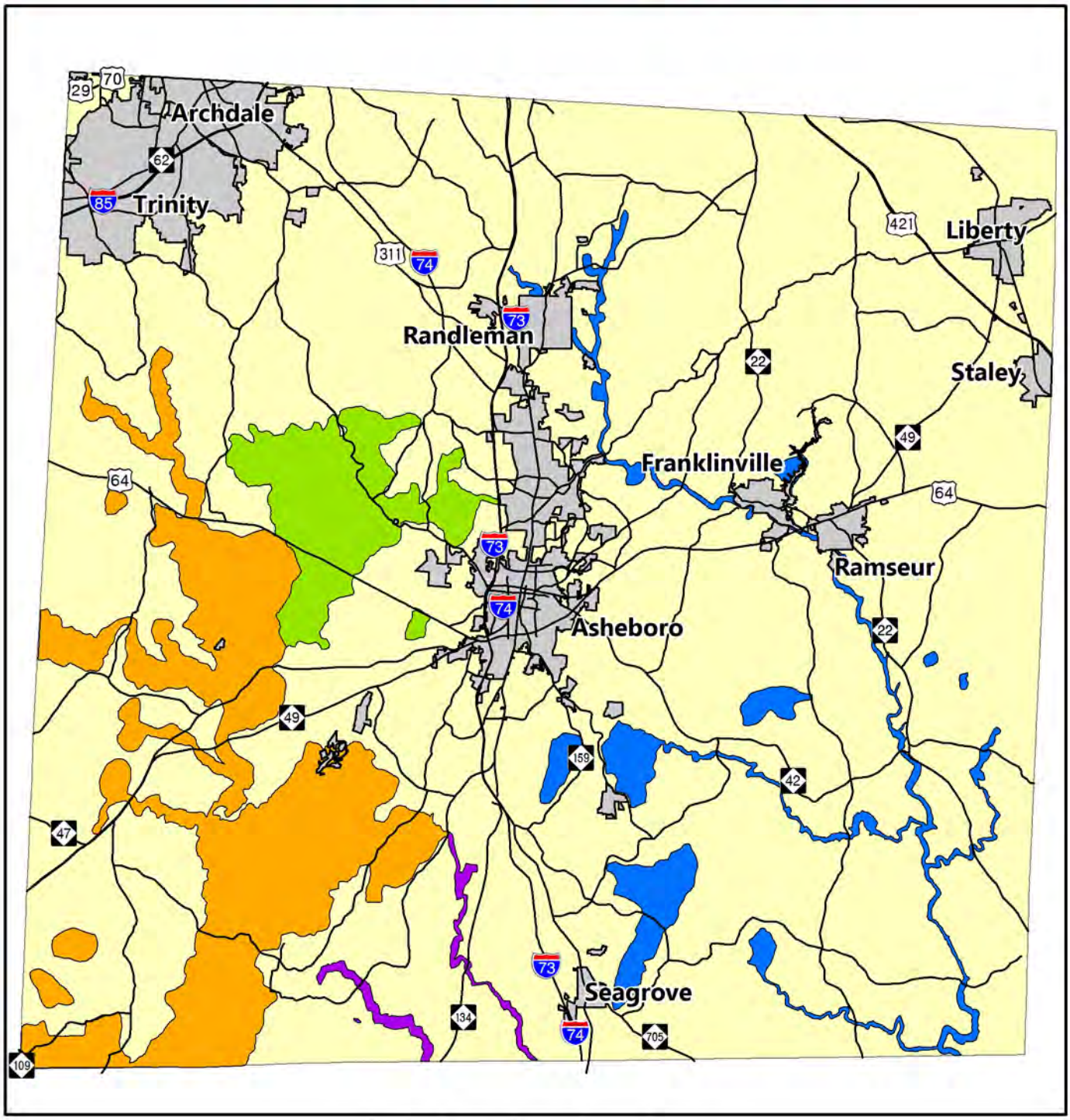
Randolph County Heritage Corridors



0 1 2 4 6 8 Miles

Legend

Main roads

Municipalities

Natural Heritage Corridors

Name

Caraway Creek

Deep River

Little River

Uwharrie River

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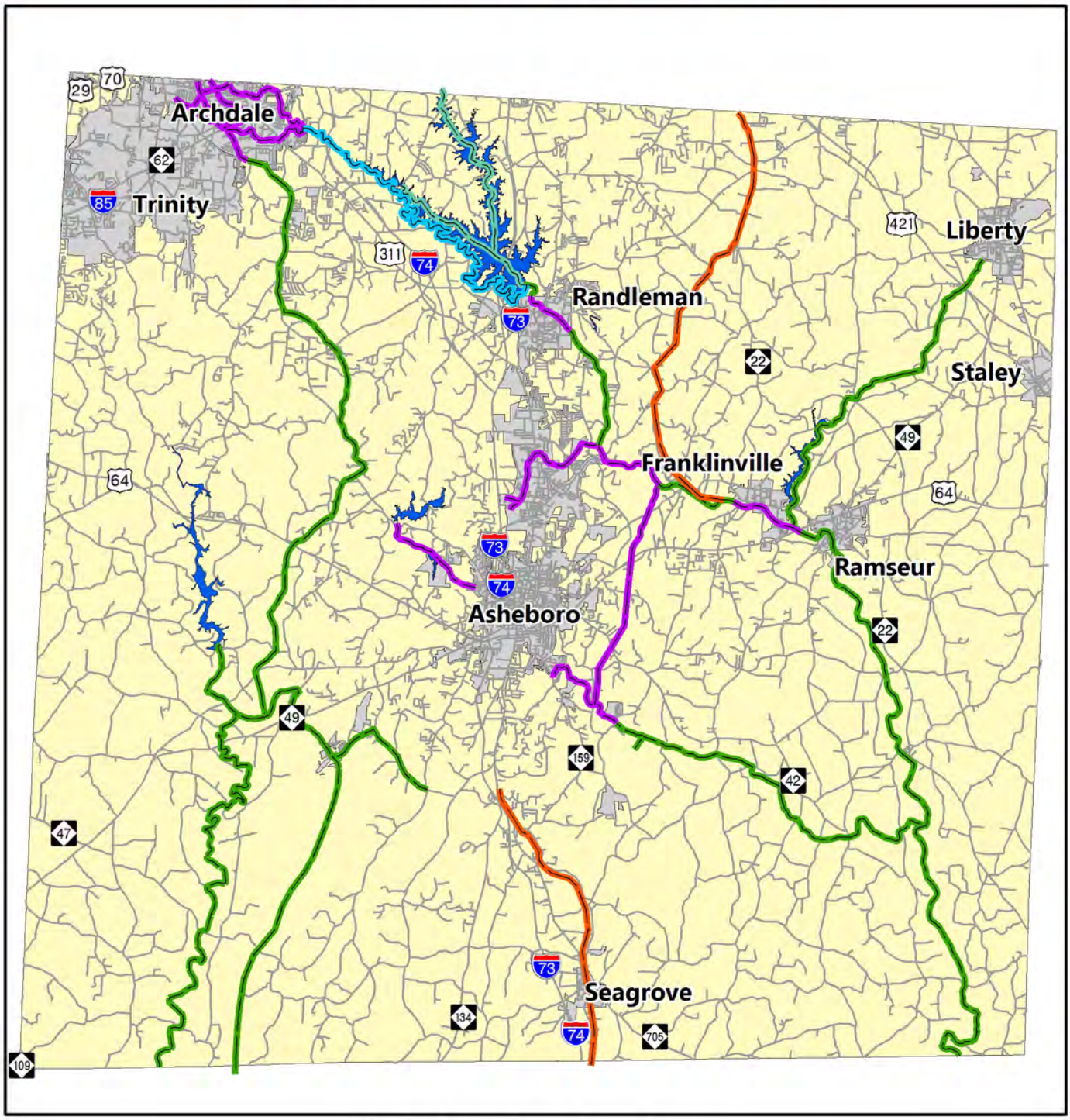
Proposed Heritage Corridor Trails



0 1 2 4 6 8 Miles

Legend

Greenways
- Municipal
- Old Rail Line
- Reservoir
- Reservoirs
- Main roads
- Municipal limits

Type
- Canoe
- County

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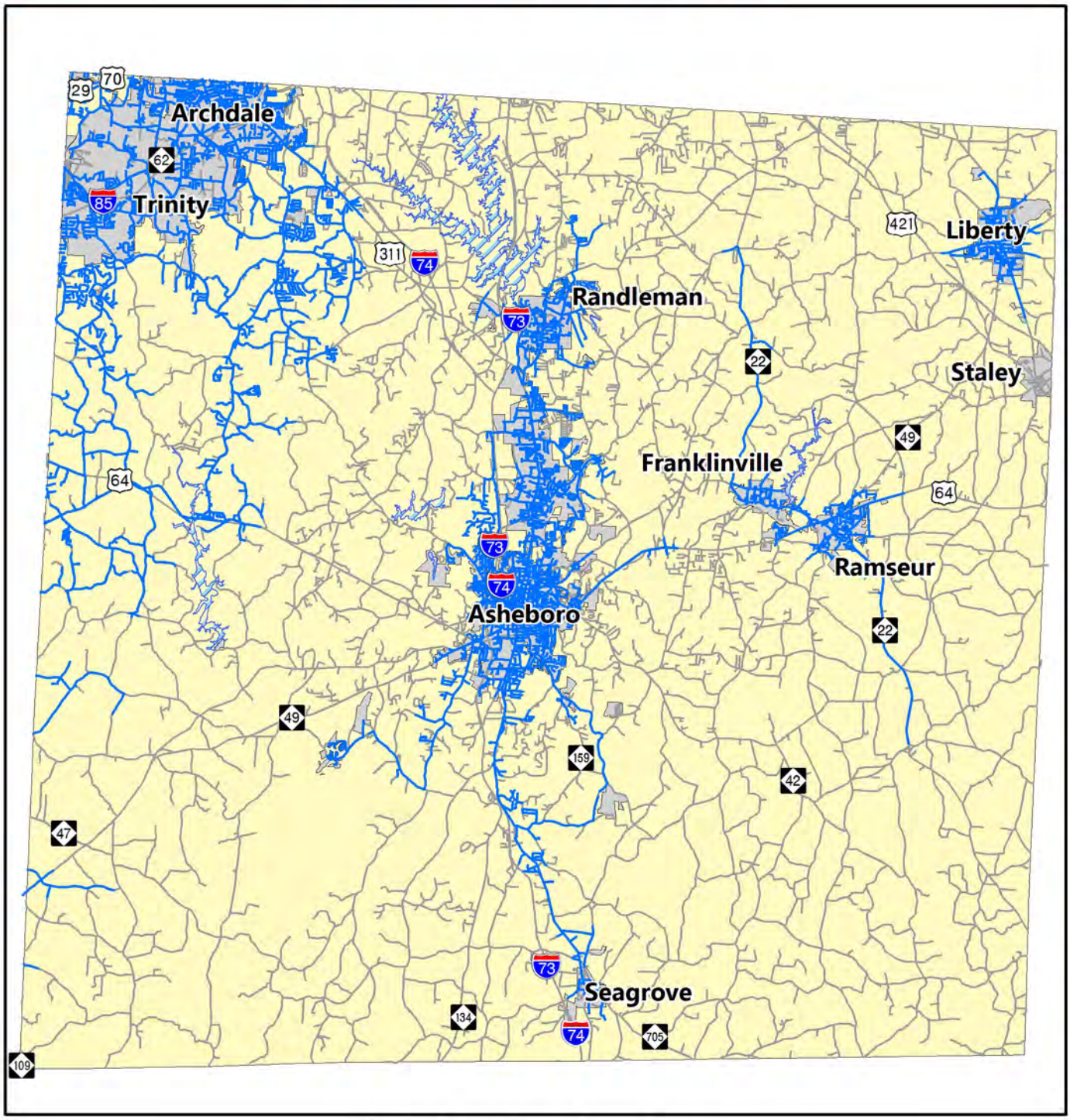
2016 Water Line Locations



0 1 2 4 6 8 Miles

Legend

- Water lines
- Main roads
- Reservoirs
- Municipal limits

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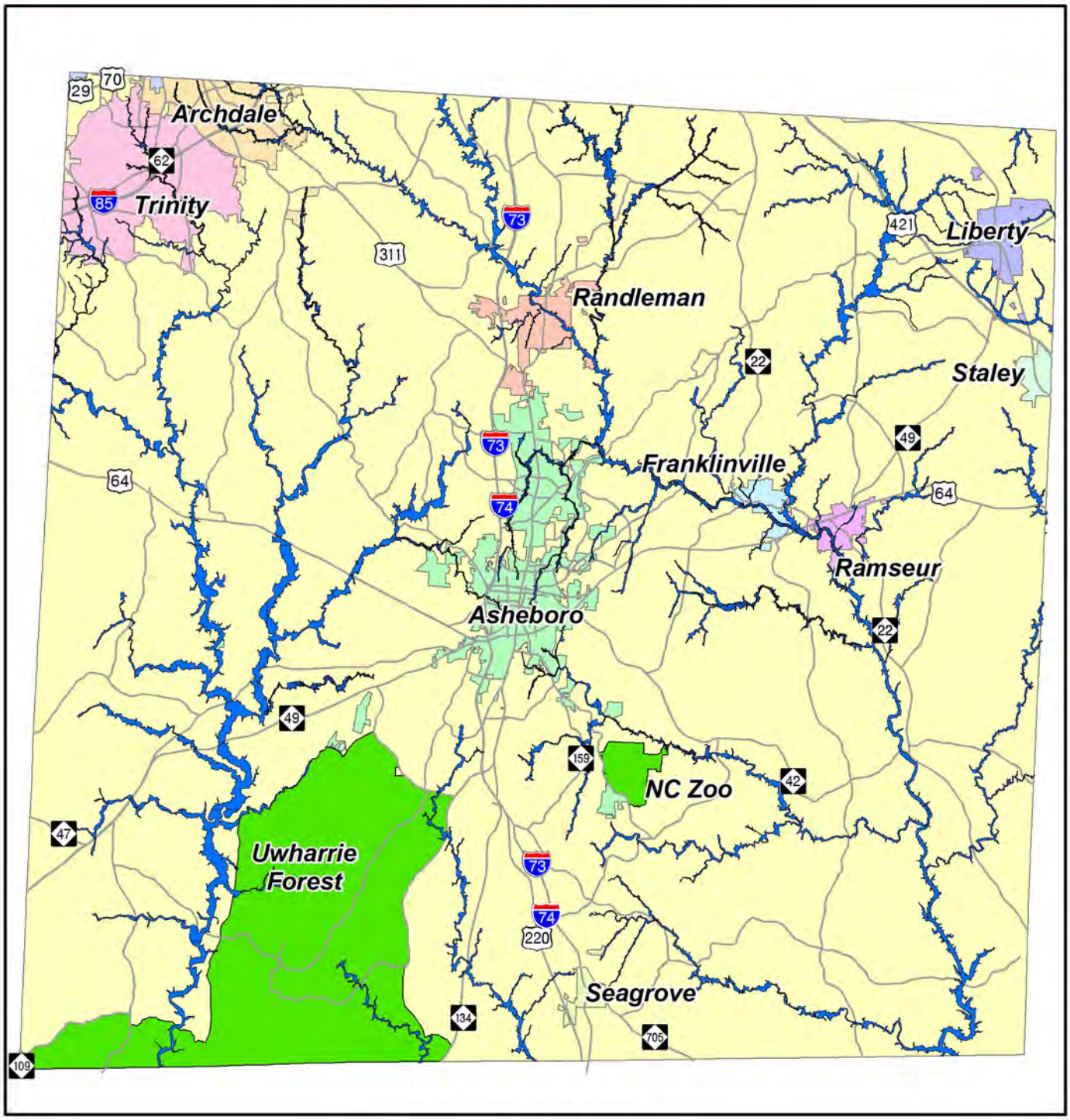
Randolph County Flood Plains



0 1 2 4 6 8 Miles

Total area of Flood Plains: 22,537.52 acres.

RANDOLPH COUNTY

DEPARTMENT OF PLANNING & DEVELOPMENT

204 East Academy Street, Asheboro, North Carolina 27204-0771
(336) 318-6555
Toll Free: *Greensboro/Liberty 218-4555*
Archdale/Trinity Area 819-3555