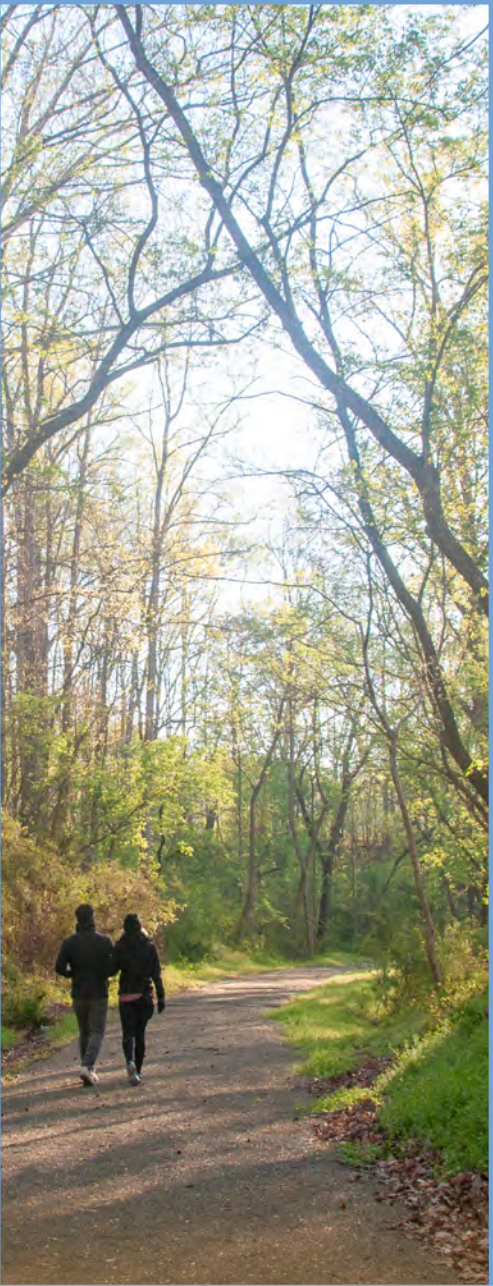
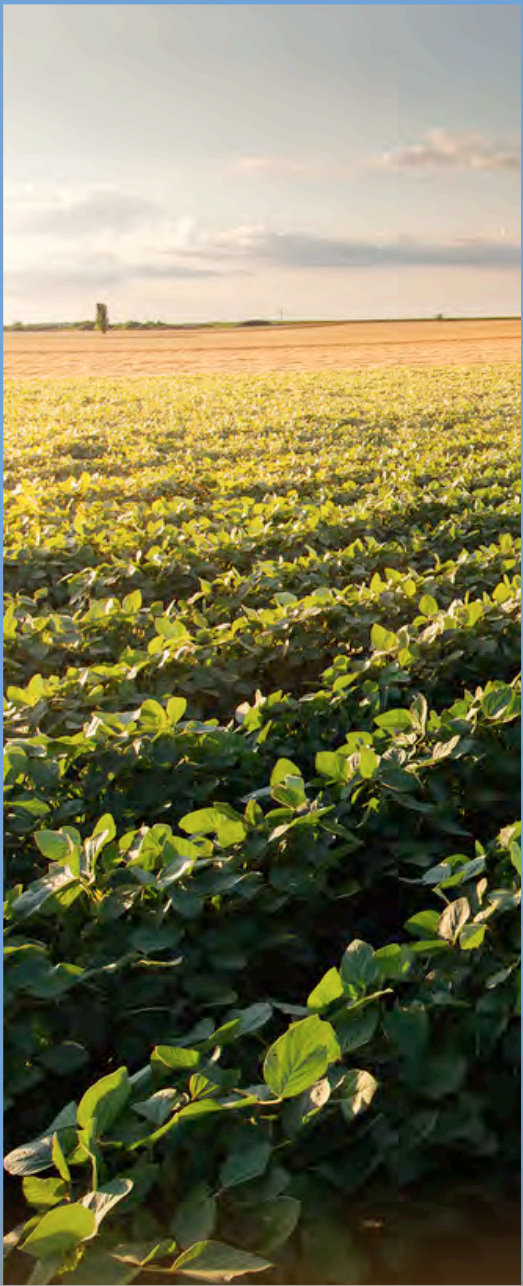


# Northeast Randolph County Growth Management Plan



Adopted: October 26, 2023

# Acknowledgments

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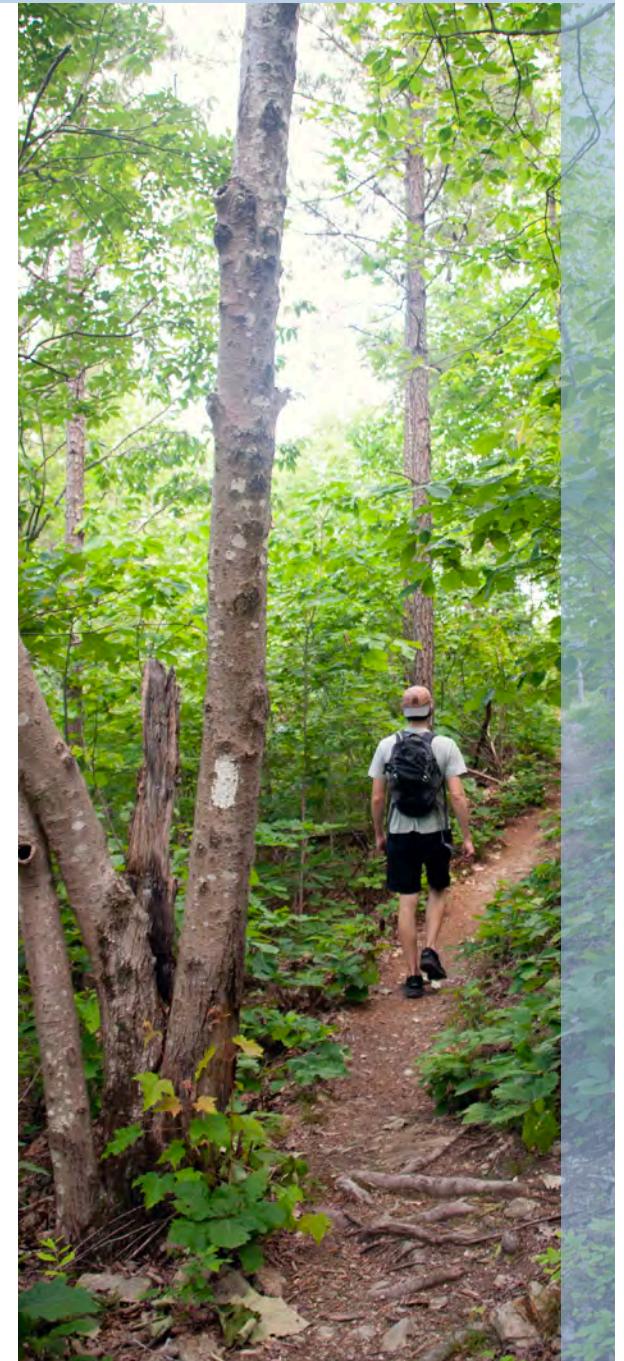
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**Thank you to all the towns,  
organizations and individuals  
that gave their time, input and  
enthusiasm to this Plan!**



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**Overview:** The Randolph County Growth Management Plan (GMP) is a comprehensive and dynamic roadmap that sets forth a vision for the future development of Randolph County. Developed through extensive community engagement and collaboration, this plan encompasses eight key policy areas to address the challenges and opportunities facing the county while ensuring sustainable growth and enhancing the overall quality of life for its residents.

## PLAN OVERVIEW



### Policies and Recommendations



#### 1 - Agricultural and Farmland Preservation

- Preserve and protect agricultural lands as vital contributors to the county's heritage, economy, and food security.
- Implement strategies to incentivize and support responsible land stewardship and farming practices.



#### 2 - Residential Development

- Promote responsible and diverse residential development that accommodates the needs of residents across all income levels.
- Encourage the creation of vibrant and inclusive neighborhoods that enhance community cohesion.



#### 3 - Commercial, Office, & Institutional Development

- Foster balanced and well-planned commercial, office, and institutional development to support economic growth and job opportunities.



#### 4 - Industrial Development

- Facilitate sustainable industrial development that aligns with environmental regulations and promotes job creation.
- Support infrastructure investments to attract and retain industries that contribute to the county's economic vitality.



#### 5 - Economic Growth

- Cultivate a diverse and resilient local economy by supporting small businesses, nurturing entrepreneurship, and attracting new industries.
- Foster workforce development initiatives to ensure the county's residents have access to high-quality job opportunities.



#### 6 - Transportation and Recreation

- Improve transportation infrastructure to enhance connectivity, reduce congestion, and provide safe and efficient transit options.
- Promote recreational amenities and green spaces that enhance the overall well-being of residents.



### 7 - Public Infrastructure

- Invest in public infrastructure, including water and sewer systems, to meet the county's growing needs.
- Ensure the efficient delivery of essential services while maintaining fiscal responsibility.



### 8 - Environmental & Water Quality

- Prioritize environmental conservation and water quality management to protect natural resources.
- Implement measures to address stormwater management, conservation, and sustainable land use practices.

### [Growth Management Area Map](#)

A key component of the plan that supports the policies and recommendations is the Growth Management Area map which includes the following types of growth areas:

- **Municipal Growth Areas:** land within municipal limits/extraterritorial jurisdiction (ETJ) that have local municipal development regulations.
- **Primary Growth Areas:** next to municipal growth areas or along transportation corridors served by existing or planned public infrastructure.
- **Secondary Growth Areas:** Areas primarily residential or agricultural and not served by public infrastructure currently.
- **Rural Growth Areas:** Primarily agricultural lands and not likely to be served by public infrastructure with significant rural cultural and natural assets to be protected from higher intensity development.

### [Growth Projections](#)

The GMP looks out to 2040 and compiles several points of data about current growth and development trends in Randolph County. It is projected that by 2040 the northeast part of the County will grow from 55,917 in population to 63,065, an increase of 13%. Employment is projected to grow from 29,486 to 37,440 in the study area. Housing, employment, civic and commercial uses will need to serve that population growth.

The plan provides an analysis of the potential land development for housing, employment and retail/commercial growth that may occur.

### [Conclusion](#)

The Randolph County Growth Management Plan represents a united vision for the county's future, blending strategies for planned growth and development with environmental stewardship. Through the plan's implementation, Randolph County is poised to achieve responsible growth while preserving its distinct character and enhancing the overall well-being of its residents.

## SECTION 1 - OVERVIEW AND PURPOSE

### In this section:

- Evolving with a Changing Community
- Historical Background
- What is a Growth Management Plan?
- Who uses a Growth Management Plan?



## 1.1 - Evolving with a Changing Community

As Randolph County entered the twenty-first century, the public process of accommodating new growth while preserving the county's rural resources and natural heritage became more challenging. As a result, in 2000, the Board of County Commissioners asked that a Growth Management Plan be developed that would provide guidance as evaluations and decisions were made on rezoning and growth-related issues. In 2002, the County Commissioners adopted Randolph County's first Growth Management Plan. The Plan prepared broad policy statements and maps that would, when combined with designated Growth Management Areas (Primary, Secondary, and Rural Growth and Municipal Areas), form an overall growth management policy for Randolph County.

In 2009, high-density residential subdivisions interspersed with rural industrial and commercial development continued to impact the rural community and challenged Randolph County's ability to manage growth. As a result, the Board of County Commissioners approved revisions to the Growth Management Plan that provided flexibility to County boards, agencies, and staff, enabling them to adapt to the practical requirements often necessary for rural economic development. The Plan focused on the physical growth and development of Randolph County but also addressed quality of life issues such as trails and the preservation of our heritage assets in an increasingly fragile rural environment.

The location and construction of Toyota Battery North America at the Greensboro/Randolph Megasite and the pending development of the Chatham County Advanced Manufacturing Site (CAM), will have growth impacts on Randolph County never before envisioned. In the Master Agreement with Toyota, which is incorporated herein by reference, the County recognized the need for compatible uses within the Enhanced Area due to, among other things, the heavy truck volume, 24/7 manufacturing, and logistics which takes place at the Megasite and within the Enhanced Area. The Master Agreement sets forth processes and procedures for evaluating requests for development within the Enhanced Area. The availability of Federal/State Recovery Funds, and special funding provided by the North Carolina General Assembly, strengthens the County's ability to impact future water/sewer infrastructure development.



As a result, the Board of County Commissioners asked that a comprehensive update of the Randolph County Growth Management Plan be implemented. The initial scope of the update should focus on the northeast area of Randolph County. To provide technical assistance and facilitation, Randolph County turned to the Piedmont Triad Regional Council (PTRC). The PTRC has been a valued regional local government planning partner to Randolph County since 1977.

The 2023 **Northeast Randolph County Growth Management Plan** began in January 2023, with a target completion date of early fall 2023. The updated plan includes updated economic factors, growth patterns/trends, jurisdictional plans, updated growth management areas, potential infrastructure enhancement, growth impacts, mapping, and policies with goals. Public involvement, consensus building, Steering Committee, municipal and committee meetings, and formal public hearings are a critical part of this Growth Management Plan update process.

The foundation of Randolph County's updated Growth Management Plan is 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.

**Hal Johnson** - Randolph County Manager

## PLAN OVERVIEW



## 1.2 - Historical Background

Beginning in the mid-1980s, Randolph County experienced rapid change in what were once rural areas. Although Randolph County adopted county-wide 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.

However, much has changed since the last update of the Growth Management Plan (2009). The growth and development pressures that affected Randolph County nearly fifteen years ago have changed from being primarily residential subdivisions to industrial developments. Upcoming groundbreaking developments such as the Greensboro-Randolph Toyota Megasite and Chatham County Advanced Manufacturing Site exemplify the changing nature of development pressures affecting Randolph County today.



## 1.3 - What is a Growth Management Plan (GMP)?

A **Growth Management Plan (GMP)** is a comprehensive roadmap implemented by a local government to promote balanced and orderly development within a specific region. Topics such as land use, public infrastructure, transportation, and environmental protection are common elements within a Growth Management Plan. Public and community engagement were an integral part of this Growth Management Plan to ensure policies and recommendations are reflective of the community's vision.

**The Objectives of the Northeast Randolph County Growth Management Plan are the following:**

1. Encourage quality and sustainable growth;
2. Guide citizens, developers, elected officials, boards, and staff as evaluations and decisions are made on rezoning and growth-related issues;
3. Recognize that sustainable economic growth, environmental protection, and rural quality of life can be pursued together as mutually supporting public policy goals; and
4. Provide guidance on future investments for projects and community improvements.

### The Study Area

The Northeast Randolph Study Area is bounded by I-73/I-74, US Hwy 64, and the eastern and northern boundaries of the County.



### The Policies Areas



## 1.4 - Who uses a Growth Management Plan (GMP)?

The Growth Management Policies in this Plan have been designed for regular use in making public and private decisions about growth and development. The following section describes how different users can use this document.

### Landowners/General Public

To determine development potential of land owned and the possible impact on surrounding property. The landowners/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.

### Developers

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

### Planning Department Staff

The Randolph County Planning Staff will review the rezoning request while considering the adopted Growth Management Plan and advise which policies support the rezoning, conflict with the rezoning, or 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. However, the Planning Board has the final decision on rezoning cases unless appealed to the Board of Commissioners. Over time, a record of policy interpretations will form a foundation for consistent decision-making throughout the land use planning process.

### Municipalities

This Plan is a guiding tool for municipal leaders and residents, specifically for areas near extraterritorial jurisdictions where town/city limits transition into county areas.

## SECTION 2 - BUILDING THE VISION

### In this section:

- Greensboro Randolph Toyota Megasite
- Demographic Summary
- Existing Plan Summary
- Steering Committee and Municipal Interviews
- Public Involvement and Visioning
- Community Feedback
- Growth Projections to 2040



## 2.1 - Greensboro-Randolph Toyota Megasite

### Introduction

In late 2021, Toyota, one of the world's largest automotive companies, unveiled plans for their upcoming electric vehicle battery manufacturing facility. They selected the Greensboro-Randolph Megasite, an expansive 1850-acre industrial location situated in the northeastern part of Randolph County, near the Town of Liberty, as the designated site. The initial announcement detailed an investment of \$1.29 billion, intended to create 1,750 jobs, each offering a median salary of \$62,272. Subsequently, in 2022, an additional investment of \$2.5 billion was declared for the site, leading to an extra 350 job opportunities being added to the initial projection. This brought the total estimated job count to around 2,100.



*Image of Toyota Megasite under construction*

The site will have the capability of “delivering enough lithium-ion batteries for 200,000 electric vehicles, with the intention to expand to at least six production lines for a combined total of up to 1.2 million vehicles per year.” (Toyota Pressroom) Construction and site work began in 2022 with a target date of completion and beginning production in 2025.

---

### Present and Future Impacts

The establishment of the Toyota Megasite has significant impacts on Randolph County, nearby municipalities, and communities. Potential present and future impacts of this project include:

#### **Economic Growth**

The Toyota Megasite is poised to make a significant impact on the community's economic growth through various avenues. The creation of jobs, both directly and indirectly tied to the site, will have a ripple effect that will resonate across local communities and the broader region. These high-paying and secure job prospects will fortify the local economy by fueling consumer expenditure. The policy section dedicated to **Economic Growth** within this plan delineates how Randolph County can sustain and capitalize on the advantages stemming from this investment, including education and workforce development, promotion of targeted industries, and business development.

**Section 3 - Mapping Future Growth** also includes a growth modeling scenario that illustrates the economic impact of the influx of new jobs through mapping of potential housing and jobs within Northeast Randolph County.

## 2.1 - Greensboro-Randolph Toyota Megasite (Continued)

### Demand for Real Estate

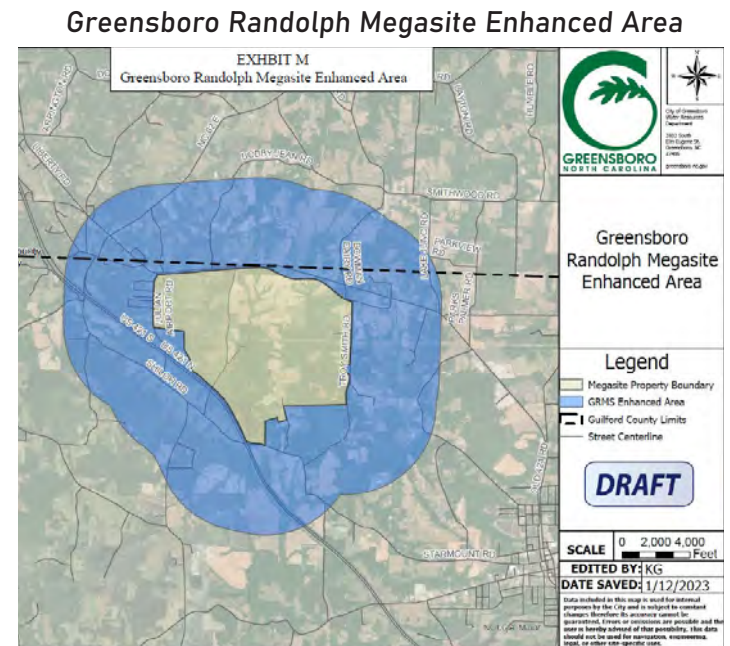
The demand for residential, commercial, and industrial real estate is poised to surge due to this project, along with other industrial projects within the region such as the Chatham Advanced Manufacturing (CAM) Site in Siler City, NC. This could stem from new employees relocating to the vicinity or a broader increase in real estate investments. This uptick is anticipated to influence property values and spur development in the surrounding areas. The strategies outlined in this plan encompass guidance for various types of development, which are detailed in the **Residential, Commercial, Office and Institutional, and Industrial Development** policy sections. The overarching objective is to foster orderly growth and development that factors in the existing area's distinctive characteristics.

### Water and Sewer Infrastructure Development

Significant investments and coordination have been dedicated to establishing water and sewer infrastructure for the Toyota Megasite. The City of Greensboro is responsible for providing water and sewer services to the site, encompassing 32,400 linear feet of water mains and 15,900 feet of sewer force mains. In the Master Agreement with Toyota, access to City-provided services in the Enhanced Area (illustrated in the adjacent map) was reserved for heavy industrial uses. While the final determinations regarding land use zoning and permit approvals within this Enhanced Area remain subject to the jurisdiction of Randolph County or the Town of Liberty, coordination between these authorities and the City of Greensboro will be imperative to direct the compatibility of future development in this area. The Public Infrastructure policy section outlines recommendations that emphasize regional coordination and the prioritization of infrastructure projects, among other suggestions.

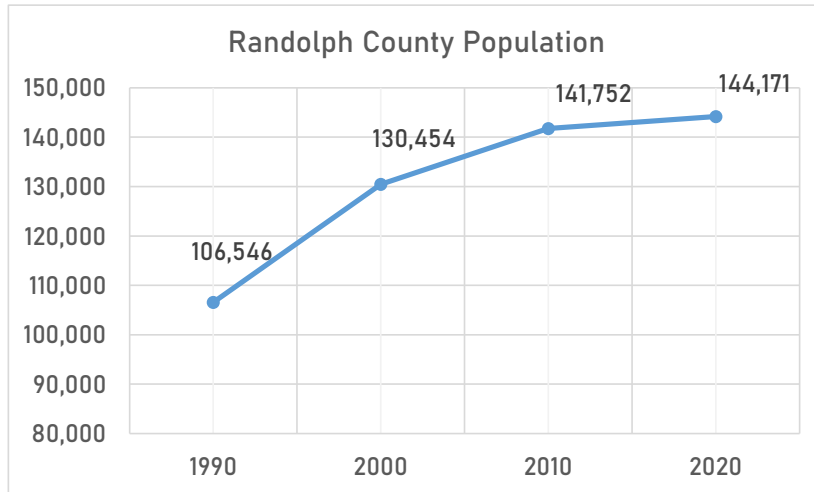
### Transportation System Improvements

The Megasite will offer convenient access to the Carolina Core corridor via US Hwy 421, which is slated to become the future Interstate 685 (I-685). New highway interchanges are presently under construction to establish direct entry to the Toyota Megasite. Alongside ongoing enhancements, this Plan includes suggestions from the **Transportation and Recreation** policy section. These suggestions emphasize the prioritization of State Transportation Improvement Plan (STIP) projects and improvements of roads near the megasite and the Town of Liberty. These efforts aim to enhance the efficiency of the transportation system in this vicinity.



## 2.2 - Demographic Summary

The following existing conditions and demographic updates are based on 2020 US Census Data. Although this update is focused on the northeastern portion of the County, the demographic summary will reflect trends for the County as a whole.

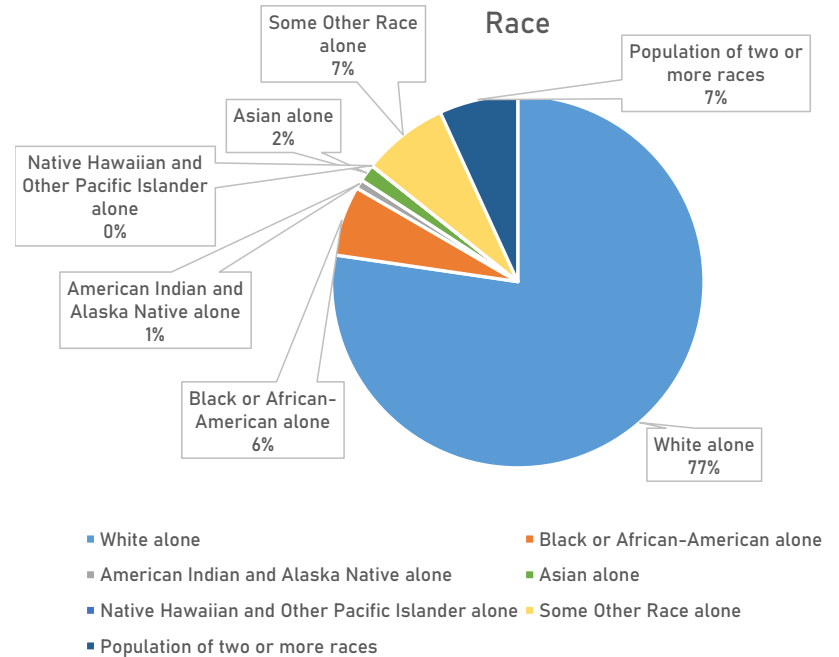
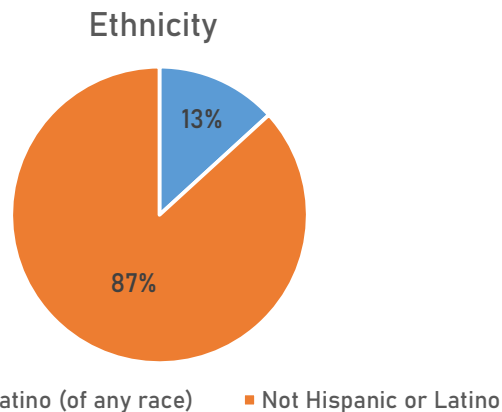


### Population

Randolph County's total population has grown from 106,546 in 1990 to 144,171 in 2020. Although much of this growth occurred in the 1990s and 2000s. In Northeast Randolph County, the population in 2020 was 55,917, which is approximately 39% of the County's total population. Within municipalities in the study area, the 2020 population was approximately 30,279, which amounts to 54.1% of the Northeastern County population. In the unincorporated areas of the study area (outside of municipal limits), the 2020 population was estimated at 25,638, which is approximately 45.9% percent of the Northeastern County population.

### Race and Ethnicity

Out of Randolph County's total population, 77% is White alone, 7% Population of two or more races, 7% Some other race alone, 6% Black or African-American, 2% Asian alone, 1% American Indian and Alaska Native alone, and less than 1% percent Native Hawaiian and Other Pacific Islander alone. The Hispanic or Latino population consists of a 13.2% share of Randolph County's total population.

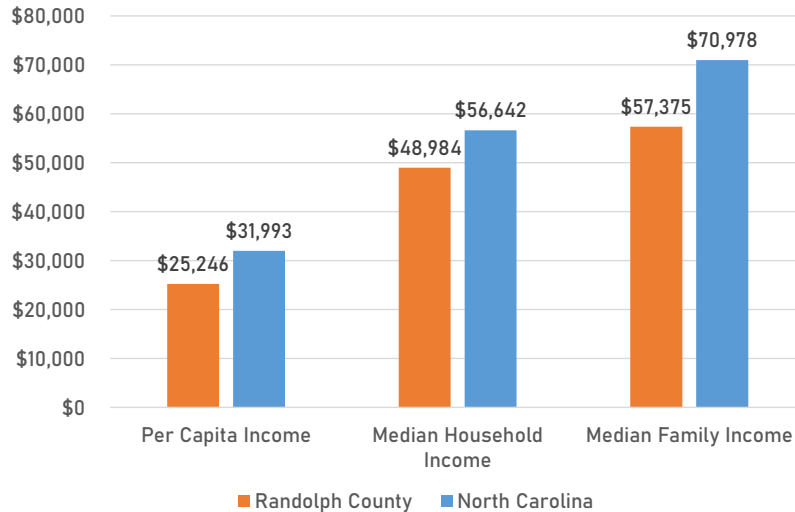


## 2.2 - Demographic Summary (Continued)

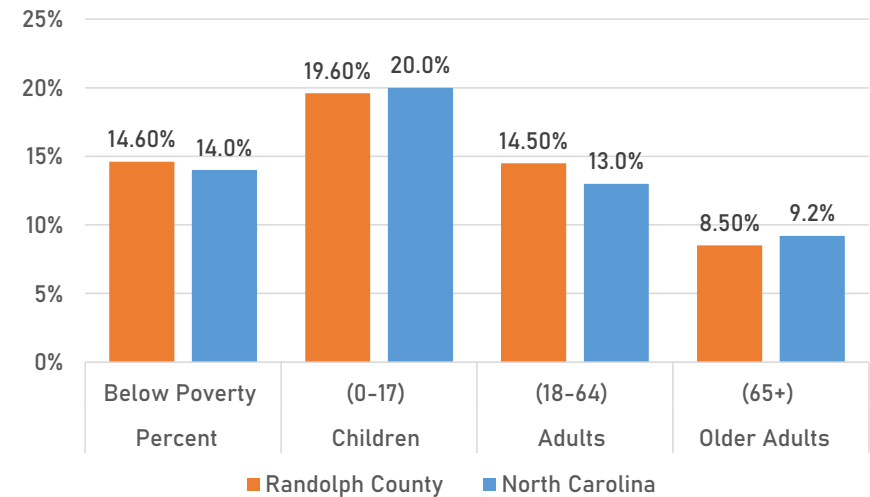
### Income and Poverty Levels

The Per Capita, Median and Household, and Median Family Incomes for Randolph County are lower in comparison to the North Carolina estimates for 2020. Randolph County's poverty levels for Children (0-17) and Older Adults (65+) are slightly lower than the State average for the same age groups. However, the overall below poverty level for the entire population and for the Adult age group (18-64) is slightly higher than the State average.

Income (Per Capita, Median, and Median Family)



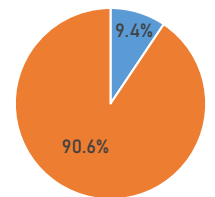
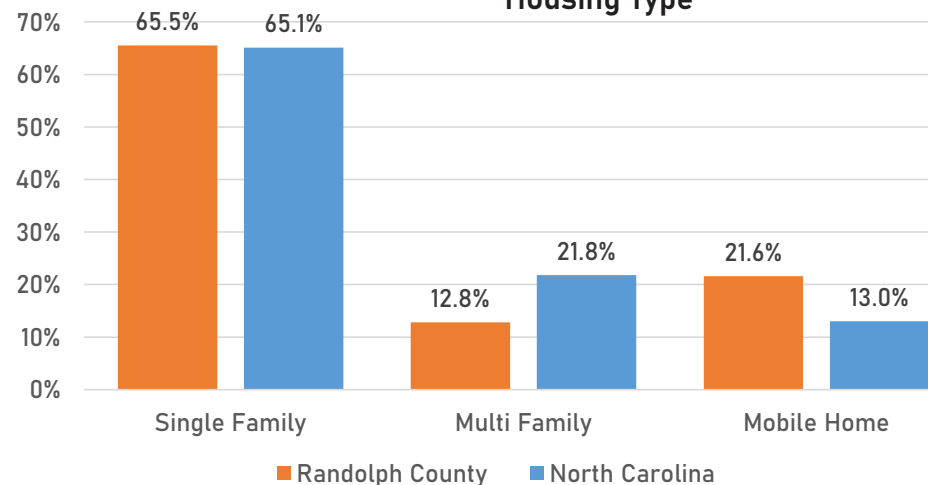
Poverty by Age Group



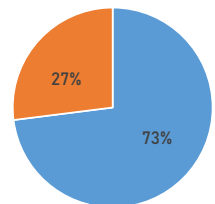
### Housing Data

According to the US Census, there were a total of 62,670 housing units in Randolph County. This figure includes housing units within municipalities. Housing units in Randolph County consist of 65.5% single-family, 12.8% multi-family, and 21.6% Mobile Homes. Approximately 90.6% of those units are considered Occupied, with the remainder being Vacant (9.4%). The median home value in Randolph County was approximately \$128,800, which is lower than the State's median home value of \$182,100.

Housing Type

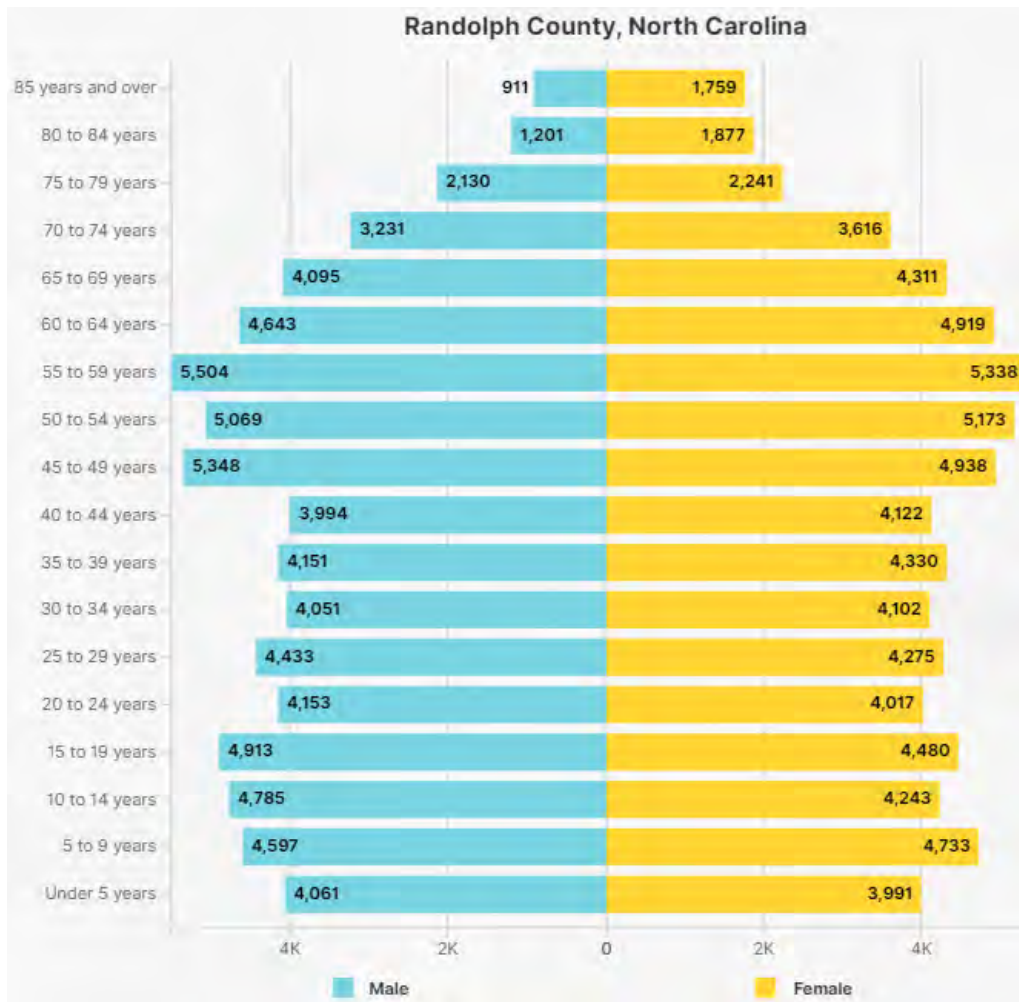


Occupied Status



Homeownership Rate

## Population Pyramid: Population by Age and Sex



### Age & Sex Distribution

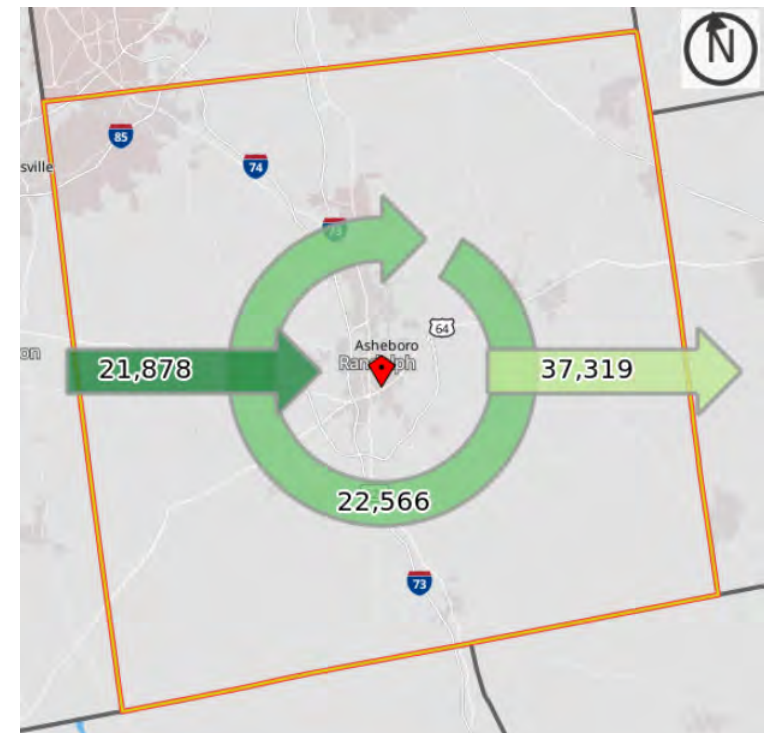
According to the 2020 Decennial Census, the male population in Randolph County was approximately 70,993, while the female population was approximately 73,178.

The median age for Randolph County is approximately 42.4. The male and female median ages were 41.1 and 43.6, respectively.

### Inflow and Outflow - Employment

According to the 2020 Census - OnTheMap, there were 44,444 jobs within Randolph County. This figure includes both private and public sector jobs. Approximately 21,878 workers commute into Randolph County and live outside of the County, 22,566 workers both live and work within the County, and 37,319 live within Randolph County but work outside of Randolph County.

### On The Map, Inflow/Outflow Analysis (2020)



## 2.3- Existing Plan Summary

The following County and municipal plans are either adopted or in process. These plans will help inform future growth and development and should be utilized in land development regulations and policies in coordination with the Growth Management Plan.

### [Randolph County Growth Management Plan](#)

The 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 Plan lays out growth management guidelines for economic development, public infrastructure, industrial development, commercial development, office and institutional development, residential development, planning coordination, environmental quality, scenic corridor protection, and heritage management.

### [Randolph County Agriculture and Farmland Protection Plan \(2011\)](#)

The Plan creates a vision for the future and identifies the challenges of the agricultural community in Randolph County. This plan was focused on describing agricultural activities and land in the county, existing challenges to continued family farming, opportunities for maintaining or enhancing small, family-owned farms and the local agricultural economy, maintaining a viable agricultural community, and an implementation strategy identifying funding sources for the long-term support of an implementation plan.

### [Randolph County Strategic Plan \(2016\)](#)

The County Strategic Plan identifies a vision, goals, and strategies for Public Health, Safety, and Well Being. Common themes emerging from the plan include: Improving the development and recruitment of qualified workers, making tangible quality-of-life improvements to enhance recruitment and marketing efforts, and developing proactive prevention programs to reduce the debilitating and costly effects of existing and emerging community and mental health challenges, reducing barriers to critical services, and aligning resources to increase the efficiency and effectiveness of services.

### [Randolph County Comprehensive Transportation Plan \(2012, 2016 Update\)](#)

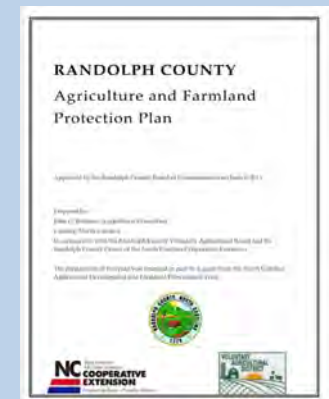
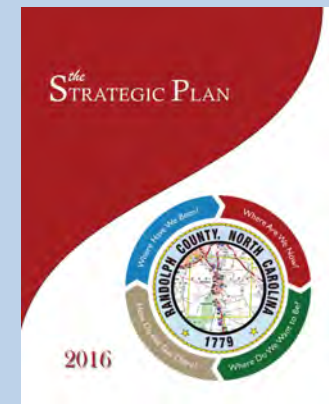
This is a long-range multi-modal transportation plan that covers transportation needs through 2040. Modes of transportation evaluated as part of this plan include highway, public transportation, rail, bicycle, and pedestrian. This plan does not cover routine maintenance or minor operations issues. The US Hwy 64 corridor was also identified as an alternative route to I-40 between the western part of the state and Raleigh in the 2005 US Hwy 64 - NC Hwy 49 Corridor Study Report. As traffic reaches capacity on I-40, travelers look to US Hwy 64 as a viable alternative when traveling through central North Carolina. Improvements to US Hwy 64 were identified most frequently as a key transportation issue in the county by the respondents to the transportation survey conducted in 2010 in conjunction with the CTP study. Respondents ranked US Hwy 64 as their number one concern on the following issues: safety (particularly at intersections with other US and NC routes), truck traffic, congestion, and access. Additionally, US Hwy 64 was identified as desirable for providing bicycle and pedestrian facilities.

### [Deep River Trail Conceptual Plan \(2017\)](#)

The Deep River Trail is important for the community because it can improve the quality of life, expand recreation and economic opportunities, increase health and fitness, protect the environment, and so much more. The main goal is to connect communities along the Deep River. The trail will act as an anchor for recreation and tourism in Randolph County, as well as connect people to nature and provide accessibility to the river. The plan looks at trail sections from Randleman to Ramseur which are fifteen miles long. Some trail sections are complete, but others will require further planning and funding for construction and land acquisition. The Complete the Trails fund designated in 2022 will provide opportunities for funding sections of the Deep River Trail in partnership with the Piedmont Land Conservancy and the Randolph County Trails Coordinator.

### [Randolph County Water and Sewer Master Plan \(2022\)](#)

Randolph County has compiled a report on water and sewer needs, existing demands on permitted systems that exist in the County, and future demand. The report looks at the existing municipal and regional systems that serve the entire county, assesses existing facility conditions, and plans for future growth of key parts of the system. The report compiles cost estimates on potential extension projects to serve the areas of growing demand, some of which are located in northeast Randolph County.



## Municipal Land Development Plans - Northeast Randolph County and Neighboring County Planning

### [Asheboro Land Development Plan \(In Process\)](#)

The City of Asheboro has been working on an update to their Land Development Plan. The last plan was completed in July 2000, with updates in 2009 and 2015. The plan updates primarily focused around updated future land use maps and growth strategy maps partly in response to the new portion of US Hwy 64 as well as other community changes. The land development policies and other sections of the plan will be updated in a new plan document once complete and shared with City leadership for review and approval. The updated plan should be complete in 2023.

### [Liberty Land Development Plan \(In Process\)](#)

The Town of Liberty is in the process of completing an update to the Land Development Plan last approved in 1999. Due to the changes in industrial employment, housing, commercial, retail, and the downtown area of Liberty, an updated plan is needed to plan for future growth. The updated plan is scheduled for adoption in early 2024.

### [Ramseur Land Development Plan \(2022\)](#)

The Town of Ramseur updated their Land Development plan recently to reflect changes in land development, trail construction, transportation, and other growth factors. US Hwy 64 goes through the heart of Ramseur with a strong commercial corridor. The downtown is also close to the Deep River Trail. The 25 policy recommendations range from how to have a robust and diverse economy with a thriving downtown to a healthy and safe community.

### [Randleman Land Development Plan \(2022\)](#)

The City of Randleman updated their Land Development plan recently as well. The plan looks towards the 2040 horizon year and includes recommendations around coordination among local and regional partners, while providing cost-efficient and high-quality public services. Preserving the small-town atmosphere, while establishing environmental quality as a priority in public and private development decisions.

### [Staley Land Development Plan \(2019\)](#)

The Town of Staley adopted the 2019 plan with objectives that include: encouraging quality sustainable growth, honoring heritage and quality of life, while discouraging undesirable or unattractive land uses. Additionally, the plan is intended to help coordinate with surrounding jurisdictions on land use planning and economic growth, while providing guidance to Town officials. Residential zoning covers over 94% of the town, while only 3.6% of the land area is in industrial and approximately 2% is general business.

### [Neighboring County Planning](#)

Several planning efforts have been or are taking place in neighboring Guilford and Chatham counties, including Plan Chatham, the County's comprehensive plan (adopted on November 2017), The Siler City comprehensive plan update is in process in 2023 which will indicate land use policies nearby the Chatham Advanced Manufacturing Site and a US 421 corridor study is underway from the County line northwest towards Greensboro.

## 2.4 - Steering Committee and Municipal Interviews

### Steering Committee

Randolph County created the Growth Management Plan Update Steering Committee in late 2022. The Steering Committee's purpose is to provide guidance and local insight to the planning process, review existing and draft policies, and act as advocates for the Plan Update.

The Steering Committee consisted of local and municipal leaders, including City and Town managers and mayors. The Committee also included local field experts in public policy areas such as economic development, environmental health, and public infrastructure. Please see Page i for the full list of Steering Committee members and their professional roles.

### Municipal Interviews

As part of the plan update process, PTRC staff met with local government leaders and staff from Asheboro, Franklinville, Liberty, Ramseur, Randleman, and Staley, which are all located within the Plan's study area. The vision of their community in the next fifteen to twenty years was discussed as well as concerns or issues around development patterns and a scale rating for different types of land uses (residential, commercial, office/institutional, industrial, and agricultural) in the areas around the municipality.

**Thank you to all Steering Committee members, and municipal leaders and staff for your commitments and contributions to this Plan!**



*Photos of Steering Committee meetings at Randolph County Emergency Operations Center*

## 2.5 - Public Involvement and Visioning

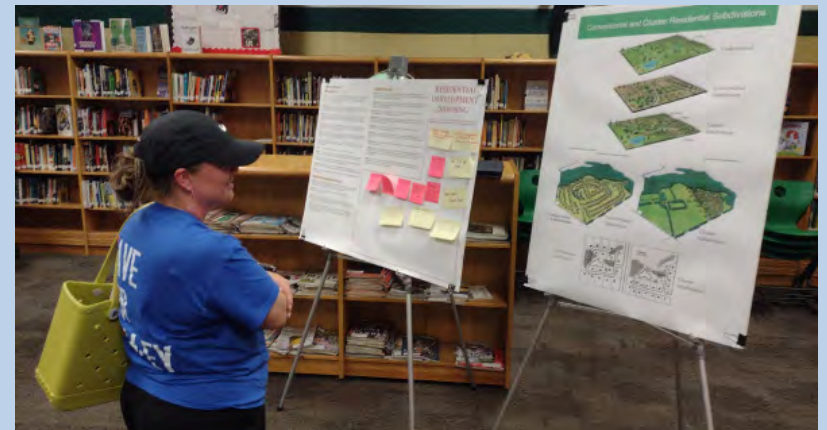
Public involvement and participation is an integral part of any planning process. As part of this plan update, PTRC and County staff held two public meetings to gather input regarding growth in Northeast Randolph County. In addition to the public meetings, both hard copy and online surveys were available to the public as another form of providing public input to inform and guide the updated policies.

The first public meeting was held on April 18, 2023, at Eastern Randolph High School Media Center. This open house style meeting consisted of various stations that represent policy areas related to growth and development. Attendees provided input for areas such as Residential Development, Commercial/Industrial Development, Economic Growth, Public Infrastructure, Environmental Quality, and Transportation and Recreation. This meeting drew approximately 200 attendees

A second public meeting was held on June 29, 2023, at Randolph County Board of Elections. The purpose of this meeting was to both present the feedback gathered at the April 18th, 2023 public meeting and the updated draft policies to the public.

### Key Takeaways from Public Meetings/Survey:

- Loss of farmland/environmental impacts was the number one concern related to growth and development
  - Randolph County residents highly value the rural and small-town character of the area



Photos of April 18 Public Meeting at Eastern Randolph High School

## 2.6 - Community Feedback

Public input was gathered through a combination of comments at the policy area stations at the April 18, 2023 public meeting and feedback acquired from online and hard-copy surveys. There were a total of 263 survey responses.

The following pages (18-20) will summarize the responses to the survey.

### What recreational facilities do you desire in NE Randolph County?

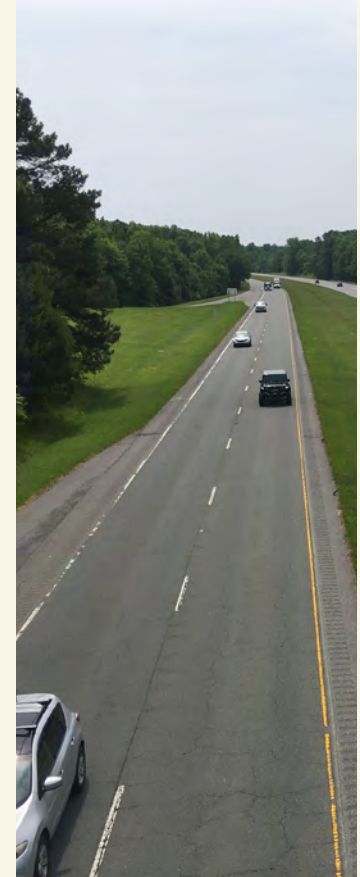
The respondents mentioned a variety of desired additions to their community, including parks, trails, playgrounds, walking paths, nature trails, bike paths, picnic areas, swimming pools, dog parks, sports fields, recreational centers, splash pads, community gardens, tennis and basketball courts, golf courses, lakes, concert venues, cultural arts facilities, and campgrounds. Some expressed a preference for preserving farmland and agricultural areas rather than creating parks and trails. Others mentioned the need for improvements and expansions to existing parks and facilities. Overall, the respondents emphasized the importance of outdoor recreational spaces and facilities for families, children, and community members to enjoy.



*Robbins Branch*

### What concerns do you have about future transportation needs in NE Randolph County?

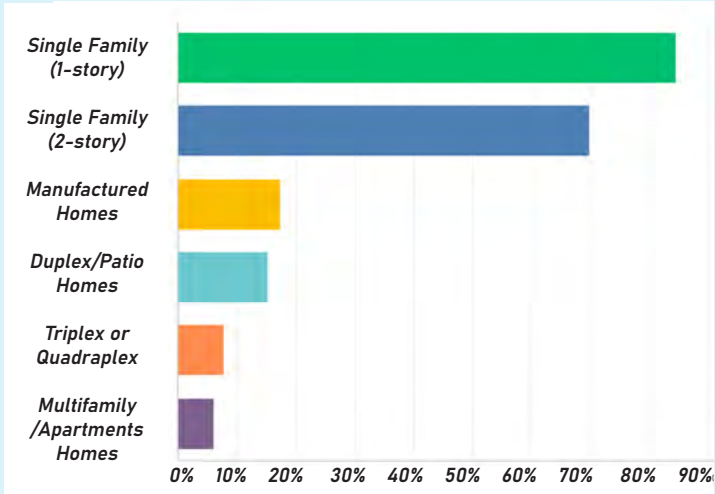
A majority of respondents are concerned with the effect that growth and development will have on existing road conditions, specifically congestion. Many respondents are concerned with the present quality of roads and their ability to handle higher traffic counts, especially if there is an increase in heavy trucks and freight use. Other topics mentioned are the need for alternative modes of transportation (transit, biking, and walking), availability of EV charging stations, and the need for more traffic safety and patrolling.



*Old Liberty Rd. at US Hwy 421*

## 2.6 - Community Feedback (Continued)

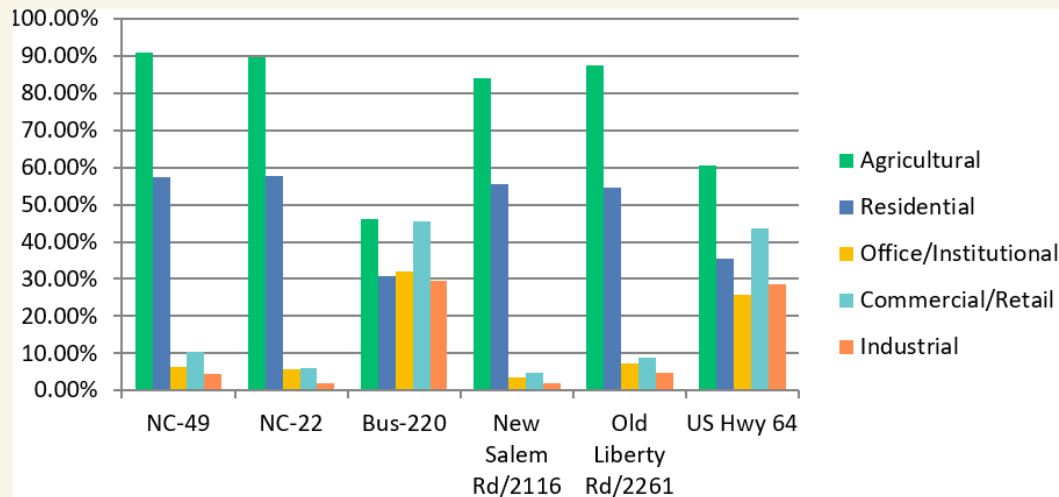
What type of housing would you like to be developed in NE Randolph County?



A majority of respondents preferred single-family homes to be developed in NE Randolph County. Approximately 85% of respondents preferred one-story single-family homes and 70% selected two-story single-family homes.



What land uses would you like to see the following corridors?



Although residential and agricultural uses were mentioned for all of the corridors, respondents considered US Hwy 220 Business and US Hwy 64 the most suitable for non-residential development (office/institutional, commercial, and industrial uses).



Photos of June 29 Public Meeting at Randolph County Board of Elections Office



## WE ASKED...

# What do you like most about living in Randolph County?

## WHAT WE HEARD...

*“Country setting with spectacular views. Close proximity and easy access to cities with shopping and employment opportunities.”*

*“Green land and space” “Farming” “Quiet but can still travel to bigger cities easily.” “Rural country side” “Small town feel”*

*“Peaceful” “I am a native of Randolph County. I own my ancestral farm” “My land” “I like the beautiful peaceful landscape”*

*“Laid back, slow pace” “Low taxes and potential growth” “Open space” “Lots of land” “The quietness in the countryside”*

*“Abundance of space, the peacefulness, not a lot of excess noise & traffic, has a hometown feel” “Simple life” “Rural life”*

*“The natural beauty, rural landscape, and friendly people” “Quiet and no traffic and rarely ever any crime” “No traffic, quiet”*

*“The variety of development through the County, you can go to city and have a nice meal or seek out entertainment, yet you can still see the countryside and farms. There are also nature trails and parks that can be enjoyed”*

*“It doesn't look like Burlington or Greensboro” “Trees and wildlife” “Best County in NC” “Small town and rural areas”*

*“Affordability” “The quiet, fresh air and sunshine” “Lower costs, fewer people” “Small community feeling”*

*“Farmland” “Small county” “Ability to farm and live without complaints” “Our way of life”*

*“Land to raise a family, raising bees for honey” “The quiet openness” “The rivers, the Uwharrie mountains”*

*“Clean air” “Good people” “Retaining a feel of tradition” “You can get to other cities in about 30-49 minutes depending on traffic”*

*“Lack of consistently heavy traffic” “Good community, small town feel” “Rural flavor”*

*“Good neighbors” “Large lots” “Freedom to live as I please on land I own without worry” “Open land” “Family” “Not crowded”*

*“I like the nature and the people” “It's rural, quiet and has lots of open space allowing nature, beauty to show through!”*

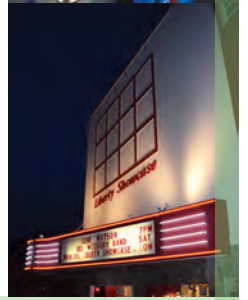
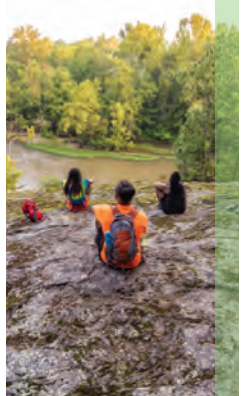
*“I am a farmer. We have our own water source (well) and we value that we have worked so very hard for our own land.”*

*“Abundance of space, the peacefulness, not a lot of excess noise & traffic, has a hometown feel” “Simple life”*

*“Not having to drive through traffic to get out” “Room to enjoy farms” “Space and agriculture” “Country living” “People”*

*“Plenty of land, not development” “Very beautiful layout” “Families that have been here for years”*

*“Close to churches and stores” “Neighbors help neighbors” “Lots of security” “Rural land mixed with farms and fields”*



## THANK YOU FOR YOUR FEEDBACK!

## 2.7 - Growth Projections to 2040

To articulate the vision for future growth in Northeast Randolph County, it is helpful to estimate future growth. This plan looks out to 2040 and provides a population estimate for this portion of the county. Although the State Demographer estimates a 9.4% increase in population for Randolph County between 2020 and 2040, for the purposes of this plan, we have utilized an estimate of 13% growth over the same time period. This additional growth accounts for the potential direct impact of the Toyota Battery Manufacturing facility and induced jobs. Utilizing the 2022 Water and Sewer Master Plan estimates, Woods & Poole, Census Data, and Lightcast modeling software, the following summarizes the projected 2040 population and jobs for NE Randolph County which is estimated to add 7,418 people over the twenty-year period and 7,954 jobs.

	2020		2040 <sup>1</sup>		Change 2020-2040	
	Count	Share	Count	Share	Change	% Growth
Population in NE Randolph County	55,917		63,065		7,418	13%
Within municipality	30,416	54.4%	34,307	54.4%	3,891	13%
Unincorporated County	25,501	45.6%	28,758	45.6%	3,257	13%

1 - The 2040 Estimate utilizes the 2022 Water and Sewer Master Plan projection to 2040, Lightcast modeling software, Woods and Poole dataset, and Census OnTheMap.

These population projections will be utilized in Section 3.2: Growth Scenarios and Analysis to estimate how much land may be used for future development to accommodate the population and employment growth over the coming years.

## SECTION 3 - MAPPING FUTURE GROWTH



### In this section:

- Growth Management Area Categories
- Growth Management Map
- Growth Scenarios and Analysis

## 3.1 - Growth Management Area Categories and Map

The purpose of the Growth Management Area (GMA) Map is to provide guidance to the public, development community, and public boards on where growth and development should be directed, as well as the type and scale of such growth. When making rezoning decisions, acknowledging the institutional and cultural heritage of areas is important and should be considered in the rezoning decision.



### A Growth Management Area Map:

- Identifies development pressures
- Reflects on public infrastructure (existing/planned)
- Provides policy guidance to boards/commissions
  - Reflects development patterns



### A Growth Management Area Map is NOT:

- A redistricting map
- A zoning map
- The sole factor in making rezoning decisions
- A future land use map

The following Growth Management Area Map categories include:

### Area 1: Primary Growth Area

This Primary 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 density development can be anticipated in this area due to the roadway, water, and wastewater infrastructure existing or planned. Where located next to Municipal Growth Areas, development in Primary Growth Areas should allow transitional elements, while coordinating with development guidelines in the Municipal Growth Areas.

### 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. Development proposals should address how the existing character of the area can be preserved or enhanced.

### **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. Rural Growth Areas may 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 treatment, and rural character. Individual rezoning decisions within the Rural Growth Area will depend upon the scale of 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 lessen 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.

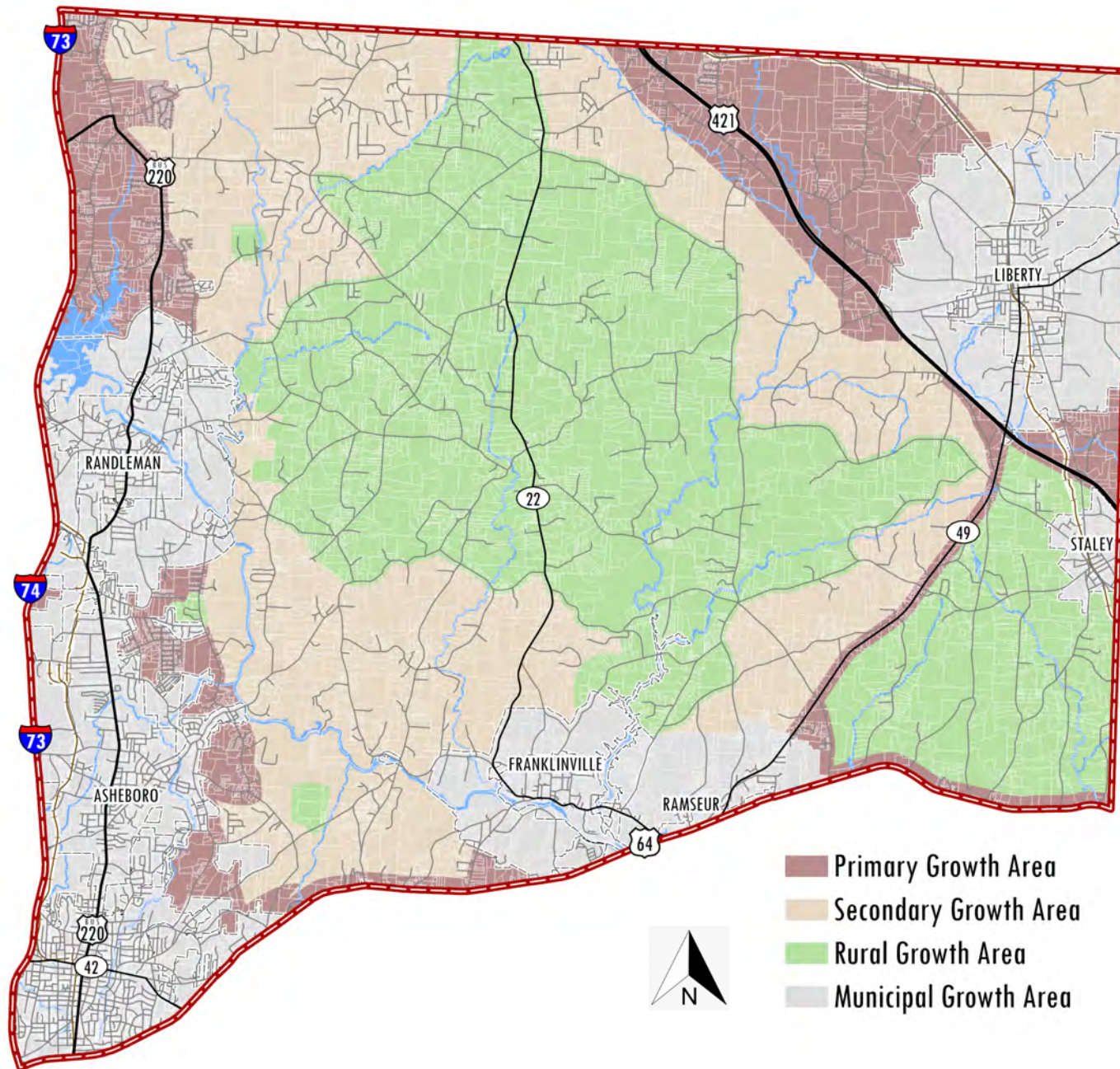
### **Area 5: Zoological Park Environmental Area**

This specialized growth area was established in 1973 and includes the property occupied by the NC Zoological Park, and a special zoning area extending from one or two miles from the Zoo boundary. The purpose of this 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 and 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.

# Growth Management Area Map



## 3.2 - Growth Scenarios and Analysis

The following section will assess land suitability, build-out potential, and estimate the allocation of housing units and jobs in Northeast Randolph County (study area).

Future growth scenario modeling helps planners with the following:

- Understand development potential, land use, transportation and conservation.
- Visualize existing developable land and where future homes and jobs might go within the study area.
- Compare future scenarios of achieving different land use goals.



### **Control Totals**

Several sources of information have been compiled to help visualize how many and where new jobs and new housing units may be coming into the Northeast Area of Randolph County. This model will use current statistics for year 2020 and project data out to 2040. Utilizing Randolph County as a whole, job and housing unit statistics for just the Northeast Area was compiled.

### **Jobs - Randolph County**

Woods & Poole Economics database was used to find the existing (2020) job statistic for the entire County (62,256 jobs). This statistic also matched the Bureau of Economic Analysis (BEA) Employment by County statistic. Both of these resources include wage & salary jobs plus self-employed individuals.

Woods & Poole Economics database was also used to find the projected (2040) jobs for the entire County (70,472 jobs). Because this statistic does not account for the new jobs coming to the County at the Toyota Battery Plant, the Lightcast modeling tool was used to determine an additional 4,062 jobs that may be coming the County. This number includes the actual jobs at industrial sites plus the induced jobs in other sectors (such as retail and food services). Therefore, the total number of projected jobs in 2040 is 74,534 jobs.

### **Jobs - Northeast Area**

Unfortunately, both Woods & Poole and the BEA do not provide labor statistics smaller than County level geography. To find the portion located in just the Northeast Area, the Census OnTheMap tool was used. OnTheMap will calculate job statistics for any geography, however, this data source only includes wage and salary jobs and does not include self-employed jobs. For example, OnTheMap only calculates 44,444 jobs for Randolph County, compared to the 62,256 jobs calculated by Woods & Poole and the BEA. The OnTheMap job statistic only represented 71.4% of the total jobs in the County in 2020.

A GIS shapefile of the Northeast Area boundary was imported to the OnTheMap interface. OnTheMap calculated 21,050 wage & salary jobs for this area. Applying our assumption that this only represents 71.4% of total jobs, we calculated 29,486 total jobs in the Northeast Area for the year 2020. We also calculate then that 47.4% of all the County's jobs are located in the Northeast Area.

Applying our assumption that future jobs in the Northeast Area will still represent 47.4% of all County jobs, we used the Woods & Poole 2040 job projection (70,472 jobs) to calculate the 2040 Northeast Area jobs, but also added back in the 4,062 Lightcast jobs to calculate a projected 2040 statistic of 37,440 total jobs. Therefore, this model will determine where these 7,953 new jobs may be located in the Northeast Area.

### Housing Units- Randolph County

The 2020 Decennial Census Redistricting data was used to calculate total housing units in the County (62,024 units). This includes both vacant and occupied housing units. There are 57,470 occupied housing units (or households) in the County, with an occupancy rate of 92.7%. Using the 2020 Census population statistic for the County (144,171), we also calculated an average household size of 2.51 people.

To determine the projected 2040 number of housing units, we started with the 2040 projected population of 162,601 people from the Randolph County Water and Sewer Master Plan. Assuming the average household size will remain 2.51 in the year 2040, we project an estimated 64,817 households (occupied units). Assuming the occupancy rate of 92.7% will also remain the same, we project an estimated 69,953 total housing units in 2040.

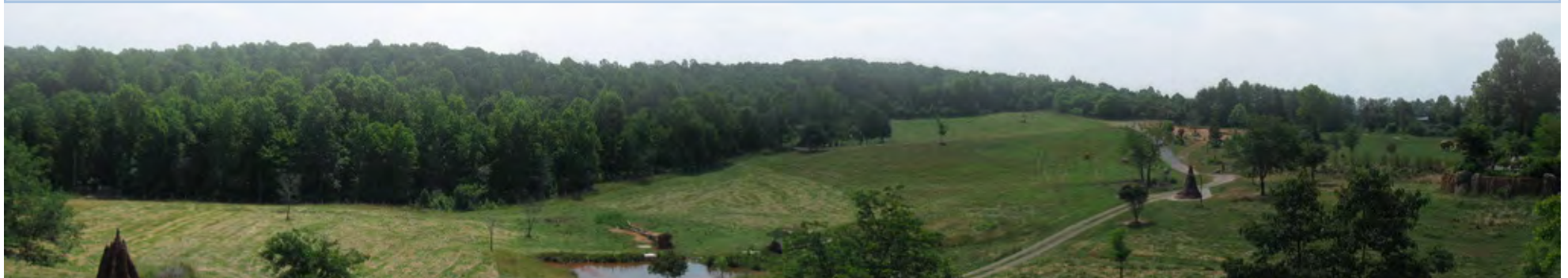
### Housing Units- Northeast Area

Again, the 2020 Decennial Census Redistricting data was used to calculate total housing units in the Northeast Area using all blocks located in the boundary. There are 24,280 housing units and 22,379 occupied units in the Northeast Area. We calculated an occupancy rate of 92.2% and that 39.1% of all County housing units are located in the Northeast Area. We also calculated an average household size of 2.50 people per household, based on the 2020 Census statistic that 55,917 people live in the Northeast Area. This represents 38.8% of the County's population.

To determine the projected 2040 number of housing units, we started again with the 2040 projected population from the Randolph County Water and Sewer Master Plan. Assuming that 38.8% of the County's total population will still live in the Northeast Area, we estimate that 63,065 people will live in the Northeast area in 2040. Assuming the average person per household will remain the same, we estimate 25,240 occupied units (households) in the Northeast Area in 2040. Assuming that the occupancy rate will remain the same, we estimate 27,384 housing units in the Northeast Area in 2040. Therefore, this model will determine where these 3,104 new housing units will be located in the Northeast Area.

Study Area (NE)	Base Year (2020)	Horizon Year (2040)	Change
Population	55,917	63,065	7,418
Housing Units	24,280	27,384	3,104
Single Family <i>(including Mobile Homes)</i>	21,706	24,481	2,775
Multi Family	2,574	2,903	329
Jobs	29,486	37,440	7,954

*Sources: 2020 Decennial Census, Randolph County Water/Sewer Master Plan, Woods & Poole, Census OnTheMap, Lightcast*



# Control Totals Summary

## Population

While population is not directly used in the model, it was used to determine horizon year housing units:

### 2020 Decennial Census:

- 144,171 people in Randolph County
- 55,917 people in the Northeast Area
- 38.8% of the County population lives in the Northeast Area

### Randolph County Water & Sewer Master Plan

- 162,301 people in Randolph County in 2040
- 63,065 people in the northeast area (assuming 38.785% of population)

## Jobs

We know there are 2,340 jobs planned in the study area:

- Toyota = 2,100
- Technimark = 220
- Kraftsman = 20 jobs

### Lightcast Labor Market Database:

- Input the 2,340 planned jobs
- Model determined a total of 4,062 new jobs in the study area including the planned jobs plus induced jobs

Adding these to the Woods & Pool projection (33,378), Northeast Area will have 37,440 in 2040.

Between 2020 and 2040 the Northeast Area will need to accommodate approximately **7,954 new jobs**.

## Housing Units

The 2020 Decennial Census block data in Northeast Area estimates the following figures:

- 55,917 people
- 24,280 housing units
- 22,379 occupied housing units (92.7% occupancy rate)
- Calculate 2.5 people per household

Randolph County Water & Sewer Master Plan estimates include:

- 63,065 people in the northeast area in 2040
- Calculate 25,240 households (if 2.5 people per household)
- Calculate 27,384 housing units (if 92.7% occupancy rate) in 2040

Between 2020 and 2040 the Northeast Area will need to accommodate **3,104 new housing units**.



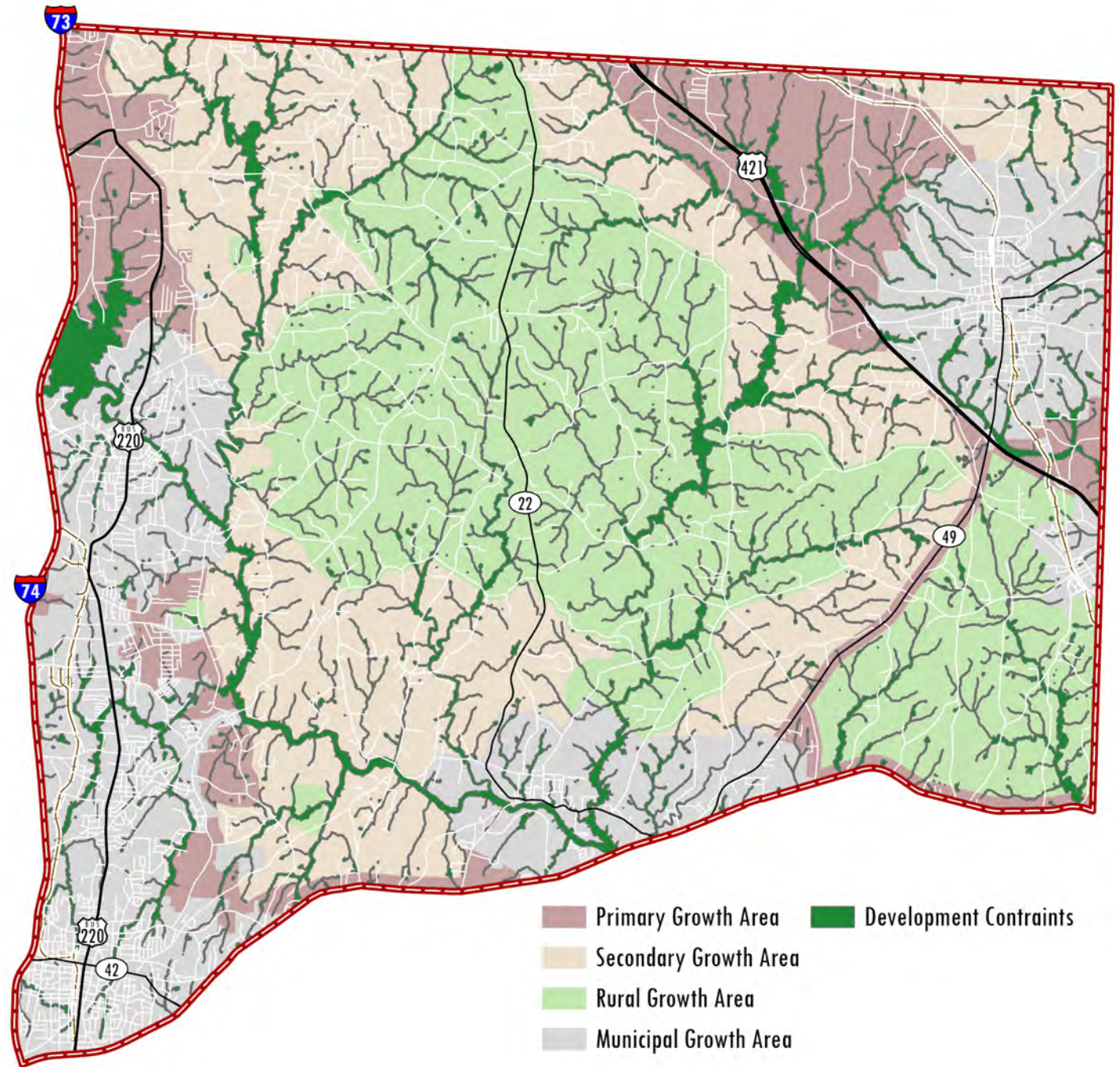
# Development Constraints Map

The GIS model used for this analysis will remove un-buildable areas from each parcel and categorize them as areas with “development constraints”. These areas will be selected by the following factors:

- Wetlands
- 50-ft stream/lake buffer
- 200-ft buffer Randleman Lake
- Floodway + 100-year Floodplain

These areas will no longer be considered in the model and reduce buildable acreage calculated for each parcel.

Please reference methodology flowchart in Appendix section of this Plan to see how the development constraints were used in this analysis.



## Build-Out Potential and Land Suitability

The previously mentioned control totals and development constrains data was analyzed with land suitability and build-out potentials scenarios. The section below briefly covers both Build-Out Potential and Land Suitability.

### Build-Out Potential

The Build-Out Potential aims to answer the following question: How many new homes and jobs can each parcel support based on current zoning and watershed regulations?

#### Each parcel coded for the following:

- Jurisdiction
- Zoning
- Water Supply Watershed
- Growth Area
- Utility (yes/no if within 300ft of water/sewer lines, existing and proposed)
- Development Status (Developed, Under-developed, Vacant, and Conservation)

Rules established for each jurisdiction/zoning category using a look-up table. Look-up tables can be referenced in the Appendix section of this Plan.

- Site Efficiency Factor - calculates portion of buildable area by removing rights-of-way, lot setbacks, open space requirements, watershed restrictions (estimated)
- WSWS III-C specifies 12% SEF
- WSWS III-P, IV-C, IV-P specifies 24% SEF
- Randleman Lake IV-P specifies 12% and IV-C 6%

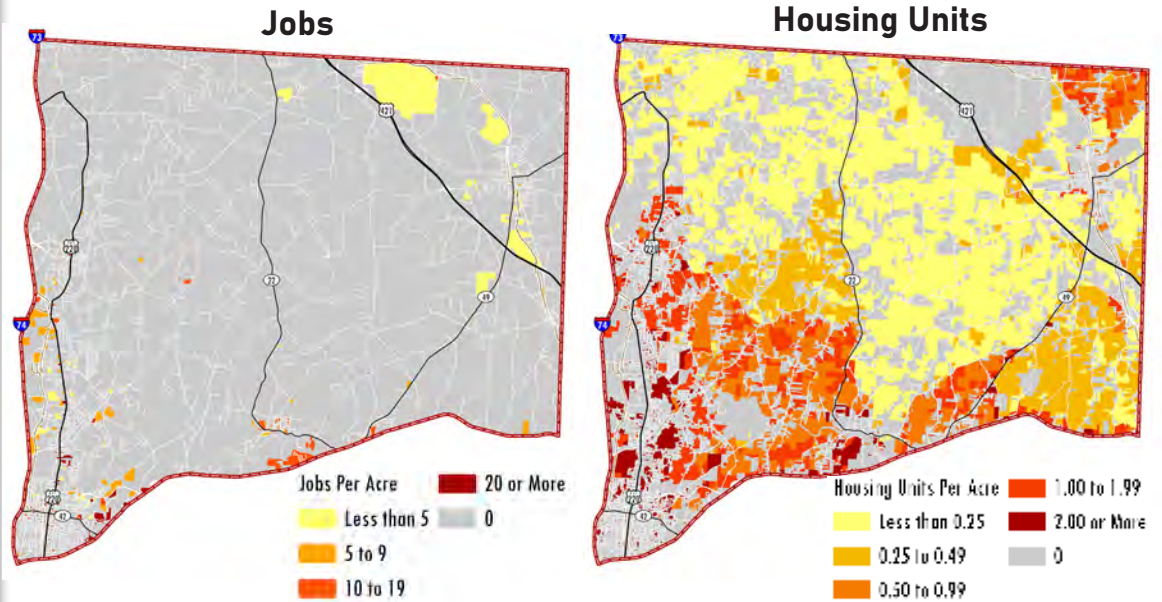
#### Percent For Residential:

- Percent Single Family/Multi Family
- SF/MF Densities (housing units per square foot)

#### Percent For Non-Residential:

- Floor Area Ratio
- Employee Space Ratio (Jobs per square foot)

## Build-Out Potential Maps



**32,166 jobs** could be allocated in the Northeast area if every inch of available land was developed. Based on the projections, **7,954 jobs** are estimated by 2040.

**34,356 housing units** could be allocated in the Northeast area if every inch of available land was developed. Based on the projections, only need **3,104 housing units** will be needed by 2040.



### Land Suitability

The land suitability exercise helps determine which parcels in the study area are more suitable for future development. Location and proximity to road infrastructure are the most heavily weighted factors. Parcels within a half-mile of an interstate highway interchange (or highways with controlled access, such as US-421) were given three points. The three proposed interchanges along US-421 by the Toyota Megasite were included. Parcels within 500-feet of other US and NC highways without controlled access were given two points. Parcels within a half-mile of intersections between major arterial streets were given two points. Parcels with a 500-foot buffer of these major arterial streets were given one point.

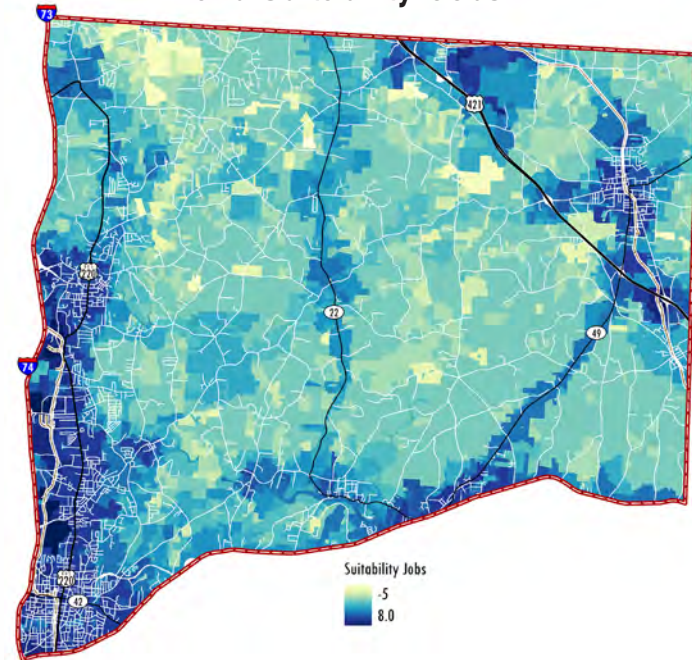
Parcels within a half-mile buffer of a major employment center or within the Toyota Megasite were given two points, and parcels within a half-mile buffer of a school were given one point. Access to water and sewer infrastructure is another important factor for land suitability. Parcels within 300-feet of a water or sewer line (including existing and proposed) or within the Megasite or a municipal limit (except for Staley) were given one point for water and one point for sewer.

The land suitability study also looked at areas unsuitable for growth, such as areas with steep slopes (parcels with a median slope of greater than 15%), poor soils (parcels with a high percentage of hydrologic group D soils), voluntary agricultural districts, and other protected lands (including lands with a conservation easement). Each of these factors took away one point from a parcel's suitability score (except for voluntary agricultural districts, which took away three points).

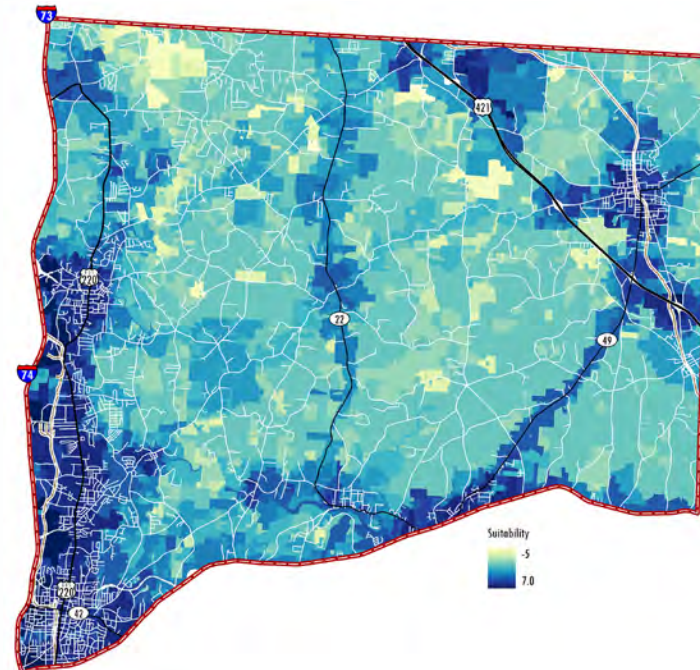
The land suitability exercise was the same for both residential and non-residential growth, with one exception. Parcels along existing railroad corridors were given an additional point for non-residential growth (job suitability). Therefore, parcels could receive at most seven points for residential development (housing units) and eight points for non-residential development (jobs).

The Land Suitability point system can be accessed in the Appendix Section of this Plan.

### Land Suitability-Jobs



### Land Suitability- Housing Units



# Growth Scenarios

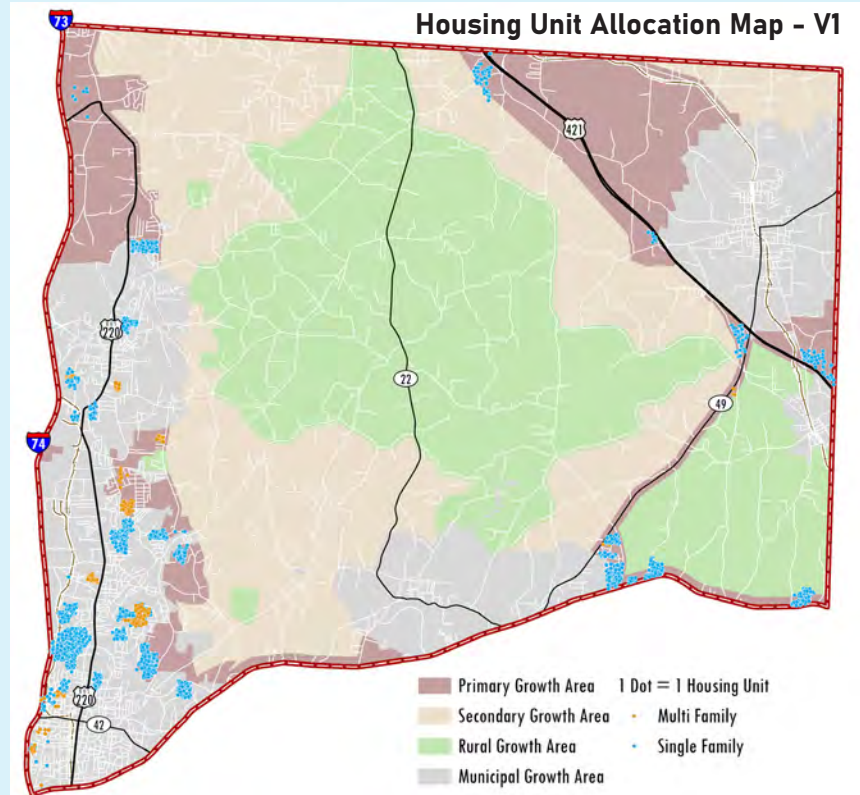
As part of this modeling analysis, two growth scenarios were completed:

## Version 1 (V1)

- Will only allow growth in Municipal and Primary Growth Areas (GA)
- Will allocate housing units and jobs based on current conditions

### Housing Unit Allocation - V1

- Need to allocate **3,104 homes total**
- Start with Municipal & Primary Growth Areas
- Use current proportions of population living in Municipal GA (63.8%) and Primary GA (36.2%) based on 2020 Census blocks
- Use current proportions of single-family (89.4%) and multi-family units (10.6%) in Primary GA (not enough potential multi-family units in Primary GA)
- Allocate 1,980 homes to Municipal GA (1,717 SF + 263 MF)
- Allocate 1,124 homes to Primary GA (1,058 SF + 66 MF)
- Completely fill most suitable and larger parcels first (consolidates growth)

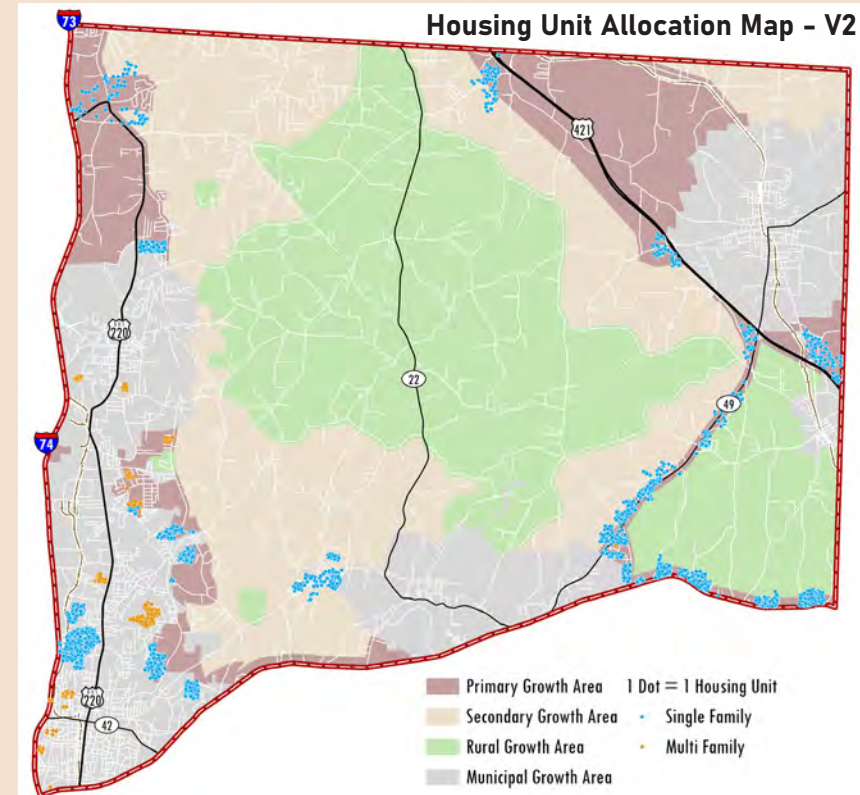


## Version 2 (V2)

- Will allow more development in Primary Growth Areas (as opposed to Municipal Growth Areas)
- Will allow some residential development in Secondary Growth Areas

### Housing Unit Allocation - V2

- Need to allocate **3,104 homes total**
- Allocate 30% to Municipal; 60% to Primary; and 10% to Secondary Growth Areas
- Kept same number of multi-family units from version 1 (since limited in multi-family unit potential)
- Allocate 931 homes to Municipal GA (668 SF + 263 MF)
- Allocate 1,862 homes to Primary GA (1,796 SF + 66 MF)
- Allocate 311 homes to Secondary GA (311 SF)
- Completely fill most suitable and larger parcels first (consolidates growth)



## Version 1

### Job Allocation

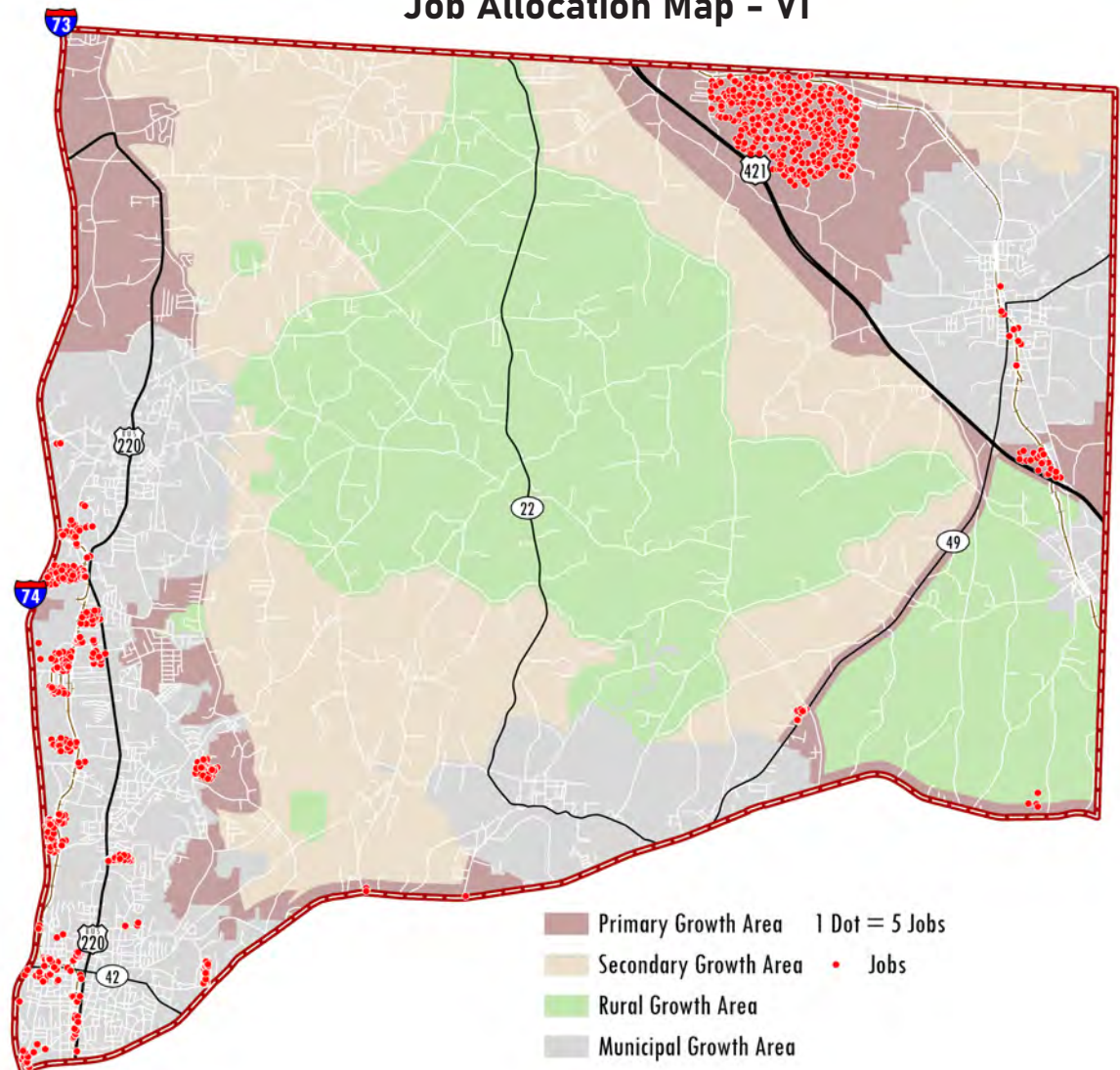
- **Need to allocate 7,954 jobs**
- Start with knowns, force jobs into these parcels:
  - 2,100 jobs Toyota Megasite (actual 2,061 jobs)
  - 20 jobs Kraftsman (actual 20 jobs)
  - 250 jobs Technimark (actual 226 jobs)
- Remaining 5,647 jobs – fill in Municipal & Primary GA using current proportions based on OnTheMap job data:
  - 88.4% Municipal = 4,992 jobs
  - 11.6% Primary = 655 jobs
- Completely fill most suitable and larger parcels first (consolidates growth)
- When considering all jobs (forced + remaining), the allocation is 66% in Municipal GA and 34% in Primary GA (largely due to 2,061 Toyota jobs in the Primary GA)

## Version 2

### Job Allocation

- **Need to allocate 7,954 jobs**
- Start with knowns, force jobs into these parcels:
  - 2,100 jobs Toyota Megasite (actual 2,061 jobs)
  - 20 jobs Kraftsman (actual 20 jobs)
  - 250 jobs Technimark (actual 226 jobs)
- Allocate remaining 5,647 jobs:
  - 60% to Municipal GA (3,388 jobs)
  - 40% to Primary GA (2,259 jobs)
- **Not enough land in Primary GA** (that is vacant and zoned appropriately) to add the proposed **2,259 jobs**.
- Model can only allocate an additional **948 jobs** to the Primary GA (deficit of **1,311 jobs** in Primary GA)

## Job Allocation Map - V1



### Recommendation

**To allocate the additional 1,311 jobs, the County would need to rezone enough buildable land in these scenarios:**

- 75 acres not in a WSWS for commercial use OR
- 310 acres not in a WSWS for industrial use OR
- 250 acres in a III-P WSWS for commercial use OR
- 1,035 acre in a III-P WSWS for industrial use

# SECTION 4 - GROWTH MANAGEMENT POLICIES AND RECOMMENDATIONS



**In this section:**

- Growth Management Policies & Recommendations

## Policies and Recommendations

The policies and recommendations in this section provide a framework to guide decision-making for local leaders and promote development practices that support economic growth while protecting the county's rural character and environmental resources.

The policies and recommendations in this plan are organized by the following areas:



Agricultural &  
Farmland Preservation



Residential  
Development



Commercial, Office, &  
Institutional  
Development



Industrial  
Development



Economic  
Growth



Transportation &  
Recreation



Public  
Infrastructure



Environmental &  
Water Quality

# 1

## Agricultural and Farmland Preservation

Randolph County has a rich and long history in agriculture and farming. Aside from having major cultural significance, agriculture is also a significant economic sector that provides jobs and supports Randolph County's communities. Rural and agricultural areas are also an imperative natural resource and help protect local ecosystems and habitats. The following policies in this section highlight the community's values and recognize the strong connection between the agricultural character of Northeast Randolph County to the overall quality of life of residents.

### 1.1. Incentivize Land Preservation

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. Randolph County should continue its farmland preservation efforts through the following existing programs and tools:

#### a) Voluntary Agricultural District Program (VAD)

Voluntary Agricultural Districts (VADs) are local ordinances in North Carolina that establish programs to promote and preserve traditionally rural land uses like forestry and farming. (*NC State Agricultural Extension*)

#### b) Present Use Value Taxation (PUV)

Present Use Value (PUV) Taxation is a deferred tax program that uses the value of land in its current agricultural, horticultural, or forestry use rather than the market value for development. Randolph County should highlight this program as a tool for farm preservation and improve the public's understanding of the program, specifically property eligibility.



Voluntary Agricultural District Sign - NC Dept. of Agriculture and Consumer Services

#### c) Conservation Easements

Conservation easements are voluntary legal agreements between a landowner and a government agency or qualified conservation organization that restricts the type and amount of development that may take place on a property in the future (*US Fish & Wildlife Service*). The County should continue the use of conservation easements as an efficient tool for rural and farmland preservation and improve public education around this topic.

### 1.2. Purchase/Transfer of Development Rights (PDR/TDR)

Consider the use of Purchase/Transfer of Development Rights (PDR/TDR) as a growth management tool to preserve areas that have environmental, agricultural, and/or historical value to Randolph County while increasing development potential in receiving areas that are better suited for development.



### 1.3. Support Agricultural and Agritourism Economic Development

Support opportunities for investment and encourage growth of locally owned agricultural and agritourism businesses. This includes access to farm start-up business resources online, support from the local United States Department of Agriculture (USDA) Farm Service Agency, and marketing through the Visit NC Farms mobile application.

- a) Pursue additional State and federal funding sources to support agricultural and farmland preservation efforts.

### 1.4. Encourage Cluster and Conservation Residential Subdivisions

Encourage the use of cluster and conservation subdivision designs for residential developments near agricultural areas, specifically **Secondary or Rural Growth Areas**. The open spaces required in these subdivision types should be designed in a manner that protects adjacent farmland and environmental areas.

### 1.5. Scenic Corridor Protection

Preserve scenic views and elements of the county's rural character by reducing views of new development from existing roads through use of natural buffers and open space.

### 1.6. Heritage Management

Incentivize site design that recognizes and protects heritage resources that are unique, fragile, or are locally significant elements of the natural and cultural environment.

- a) Support the capacity of local governments and civic organizations for creative and flexible involvement with County heritage resources and coordinate partnerships necessary to protect and enhance the county's unique natural cultural resources.

### 1.7. Minimal Site Disturbance

Minimize site disturbance and erosion through retention of existing vegetation and avoiding the development of steep slopes and areas near protected water features.



Millstone Creek Orchards - Ramseur, NC

## 1.8. Promote and Support Future Farm Food and Family Education Center (F3EC)

Continue to support the development for the planned Farm Food and Family Education Center (F3EC). The F3EC will be “a dynamic innovative, and collaborative place for people and organizations to build systems that strengthen economies, enhance resiliency, and build community.” (*Randolph County*). The F3EC will provide assistance to new farmers, intensify existing farms, diversify farm income, expand markets for locally grown foods, and assist with farmland transition.



Conceptual rendering of F3EC

## 1.9. Update Randolph County Agriculture and Farmland Protection Plan

Work with Randolph County Center of the NC Cooperative Extension and Randolph County Voluntary Agricultural District Board to update the County's Agriculture and Farmland Protection Plan, which was originally adopted in 2011. An update of this plan will provide specific agricultural and farmland preservation strategies, as well as other agricultural-related topics such as expanding water capacity on farms and animal agricultural standards.

## 1.10. Public Education on Agriculture

- a) Continue to strengthen agricultural education programs for youth. Pathways to Prosperity is one curriculum teaching about agriculture and forestry as a career pathway.
- b) Randolph County Center of the NC Cooperative Extension and Soil and Water Conservation should continue public education on agricultural and farmland preservation topics, including handling of animal waste, farmland transition, and legacy planning, and farmland preservation tools mentioned in Policy 1.1.

Randolph County and the surrounding region are facing a shortage in new housing supply and options to address existing and future demand will need to be explored. The solution to the housing crunch will not be achieved in the unincorporated areas of Randolph County alone. Municipalities can accommodate more residential growth due to access to existing public infrastructure, services, and amenities. This section provides policy guidance on new residential developments with the goal of increasing the local housing stock while still preserving the unique small- town character of Randolph County.

**Rezoning and Subdivision Approval Considerations-** Factors to be considered in rezoning and subdivision approvals should include the character of the proposed development in relation to its surrounding area, compatibility of proposed subdivision types in the Growth Areas; suitability of soils, access to major thoroughfares, impact on the transportation system, the potential availability of public services, and connectivity to adjacent residential and trail systems.

### 2.1. Subdivision and Overlay District Types

- a) **Conventional Subdivision-** Conventional Subdivision Overlay District has been established to accommodate single-family residential subdivisions with four or more owner-occupied lots. This district is predominantly residential and suburban where current water and sewer needs are met primarily by individual wells and septic systems. Conventional residential subdivisions are anticipated of similar housing characteristics to the surrounding community.
- b) **Conservation Subdivision-** The Conservation Subdivision Overlay District is established to accommodate major residential subdivision developments designed to preserve the rural character by preservation of open space and significant environmentally sensitive areas through the grouping of lots and buildings to conserve open space land resources. The minimum open space required in this district is thirty percent.
  1. Randolph County encourages the use of cluster and conservation subdivisions as a way to minimize the impact on the surrounding community.
- c) **Cluster Subdivision-** The Cluster Subdivision Overlay District is similar in nature to the Conservation Subdivision Overlay District, but with a higher open space requirement of fifty percent. Open space flexible cluster subdivision should be encouraged.
- d) **Rural Lot Subdivision-** The purpose of the Rural Lot Subdivision Overlay District is to create a development option where subdivided residential lots, because of their size, offer opportunities for preserving unique and sensitive environmental features, as well as the scenic and historic character of areas.
  1. 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 principal residence and accessory uses.



The following subdivision and overlay types are recommended for Primary, Secondary, and Rural Growth Areas:

Type of Subdivision and Overlay Districts	Primary Growth Area	Secondary Growth Area	Rural Growth Area
Conventional S/D	x	x	
Conservation S/D	x	x	x
Cluster Lot S/D	x	x	x
Rural Lot S/D			x

## 2.2. Subdivision Configuration and Design

- a) Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations that safeguard existing natural land and water resources.
- b) Encourage creativity in the design of residential subdivisions by allowing for greater flexibility in a mixture of housing types, provided that the development is not greater than that normally allowed in the district.
  1. In rare cases to allow greater density of lots, create a process to document the environmental benefits and justify the density increase with public infrastructure (e.g. sewer, water, or transportation), land preservation on adjacent lots, or other means that justify the increased density.
- c) Open space subdivision design should be encouraged to maintain the special features that contribute to the rural character, such as the preservation of scenic views, woodlands, and farmland, specifically in **Secondary and Rural Growth Areas**. The County should continue a system of incentives that encourages the development to reserve open space by coupling clustering techniques with density bonuses in the subdivision.
- d) 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. Traffic calming measures such as speed bumps and raised crosswalks are encouraged. A street network with grid design and high connectivity is encouraged instead of less connected road patterns such as Cul-de-sacs and dead-end roads.

### 2.3. Development Impact Analysis (DIA)

The Development Impact Analysis (DIA), which is required of all applicants proposing major subdivision development and outlined in the Unified Development Ordinance (UDO), should be revised in the following ways:

- a) Update and streamline the DIA to include only pertinent information needed for review and look at how certain requirements could be changed to refer to existing data sources or maps available to the public.
- b) Require the applicant to provide development impact analysis information where readily available during the development application process.

### 2.4. Residential Development Not Supported by Public Utilities

- a) 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 systems.
- b) Each lot in a subdivision planned for single-family residential development should be designed to contain a well and septic system on the same lot as the residence unless an alternate system is approved under the North Carolina Environmental Health rules.

### 2.5. Residential Development in Rural Neighborhoods

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

### 2.6. Workforce Housing Development and Mixed Uses

Workforce housing, which provides housing for families who may not qualify for low-income housing subsidies and are appropriately scaled and/or part of mixed-use projects, which consist of a mixture of residential, commercial, and/or institutional uses, should be encouraged to locate within municipal limits and Municipal Growth Areas due to the proximity to public services and infrastructure.

- a) Proposed developments will need to be in coordination with the goals and guidelines of County and municipal planning efforts and provide ample open space, pedestrian, bicycle, and transit connectivity.
- b) Lighting, parking areas, and access roads will need to be buffered from adjacent single-family residential areas, but connected to a sidewalk, trail, or other multi-modal facilities if in a proposed plan or where facilities are existing.
- c) 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.
- d) Randolph County encourages a range of housing opportunities to meet the needs of all ages and income levels.

# 3

## Commercial, Office, and Institutional Development

Future retail, restaurant, medical, and office development will help shape the land use along transportation corridors into and out of Randolph County and at key intersections and interchanges in the Northeast Randolph County study area. This section describes policies to support quality, well-designed, aesthetic land development for commercial, office, and institutional uses. These uses will be supported by well-functioning multi-modal transportation networks, safe connections to neighboring residential areas, and links to parks and recreation facilities and trails where planned.

**Commercial, Office and Institutional Rezoning Considerations-** Commercial, office, and institutional 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 and residential land uses. When reviewing commercial rezoning requests, various factors should be considered such as land use and Growth Area compatibility, availability of public infrastructure, impact on adjacent rural and residential areas, impact on transportation system, impact on the surrounding environment, and connections to recreational resources such as parks and trails. These factors should be balanced with the economic benefits and convenient access to goods and services associated with such development.

### 3.1. All Commercial, Office, and Institutional Uses

Commercial and institutional development is encouraged within or near municipalities or *Primary Growth Areas* where water and sewer infrastructure is or will be provided.

- a) Small-scale signage, buffering, and/or context-sensitive landscaping should be provided where commercial development adjoins existing or planned residential uses.
- b) When landscaping requirements are warranted, provide maintenance guidance and a list of approved, drought and heat-resilient species.
- c) Commercial uses should be encouraged or incentivized to develop by consolidation and/or further development of existing commercially zoned property when developed in a manner that lessens the effect of incompatibility with adjoining residential and rural land uses. The County recommends that developers submit plans that address the management of increased traffic, parking, and lighting plans to ensure compatibility with the surrounding community.



### 3.2. Highway-Oriented Commercial Uses

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 while integrating with adjacent existing commercial or residential uses via trails and streets that support walking and bicycling safety.

### 3.3. Rural Commercial Uses

- a) Provide for sites in Randolph County jurisdiction where rural commercial activity can be located with the goal of increasing economic activity, job creation, and providing services to the rural community.
- b) 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 travel times and promoting better livability in the community. Rural Business Overlay (RBO) districts should be encouraged for these areas.

### 3.4. Office and Institutional Uses

Encourage planned office parks or clusters of offices with common access, parking, and shared recreation and trail facilities instead of linear office strip development through rural thoroughfares. Office and institutional development should be encouraged to locate as transitional land use between activities of higher intensity and those of lower intensity.

### 3.5. Mixed-Uses

Mixed-use developments, which consist of a mixture of residential, commercial, and/or institutional uses, should be encouraged to be located within *municipal limits and Municipal Growth Areas* due to the proximity to public services and infrastructure.

# 4

## Industrial Development

Recent job announcements in Randolph County are expanding existing industries and adding new industrial sectors to the economy. Industrial development today requires different building sizes, heights, locations, utilities, and infrastructure from those industries of the past. New and emerging technologies and industrial development support Randolph County's rich history of manufacturing. The recommendations in this section aim to plan for new industrial development, while providing avenues for reuse and redevelopment of existing industrial property, benefiting households and the economy of Randolph County.

**Industrial Rezoning Considerations-** When reviewing industrial rezoning requests, various factors should be considered such as land use and Growth Area compatibility, public infrastructure availability, level of nuisance on adjacent properties (noise, light, air, etc.), impact on adjacent rural and residential areas, impact on the transportation system, impact on the surrounding environment, and connections to recreational resources such as parks and trails. These factors should be balanced with the economic benefits associated with such development, which may include job creation, employment opportunities, and an increase in the local tax base. Ultimately, sustainable economic growth, environmental and watershed protection, and quality of life shall be pursued together as mutually supporting growth management goals.

### 4.1. All Industrial Uses

Industrial development should be on land that is physically suitable and within areas that are supported by public infrastructure, including water, sewer, and transportation. Industrial development should be encouraged to locate in existing and planned industrial parks and/or *Primary and Municipal Growth Areas* suited for development, such as underutilized, former industrial sites.

### 4.2. Heavy Industrial Uses

Heavy industrial sites should be separated from nonindustrial areas by natural features and green belts. Adequate buffer, noise, and lighting requirements should further protect residential uses from heavy-industrial uses. *Primary and Municipal Growth Areas* are suited for this type of development.

### 4.3. Light Industrial Uses

Light industrial uses should be located near *Primary and Municipal Growth Areas* to take advantage of proximity to available services and infrastructure and should be visually buffered according to their location.



Rendering of Sumitomo Forestry America, Inc



#### 4.4. Warehousing, Storage, and Distribution Uses

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

#### 4.5. Rural - Industrial Uses

- a) Provide for sites in **Rural Growth Areas** where industrial activity requiring proximity to rural resources could be located with the goal of increasing economic activity, job creation, and the tax base of Randolph County.
- b) New rural industrial development shall be located in areas of the site that would lessen the impact on adjoining residential and agricultural lands and provide vegetated buffers or other landscaping designed to reduce substantial impacts to adjoining land uses.
- c) The use of the Rural Industrial Overlay (RIO) District is encouraged when the use of large acreage natural buffer and extensive landscaping would not have a substantial adverse impact on the general area.

#### 4.6. Identification of Industrial Sites

Identify areas within Northeast Randolph County that are suitable for future industrial development and are/will be served by water and sewer infrastructure, preferably within **Primary Growth Areas**. Advanced planning for the identification of such land and public infrastructure extension should be encouraged.

#### 4.7. Leveraging Industrial Investments

Leverage and capitalize on recent industrial developments by promoting Randolph County as a competitive and strategic location for businesses and industries.

#### 4.8. Encouraging Spaces for Physical Activity

Randolph County encourages industrial development incorporating walking trails and workplace fitness areas to promote healthy living among its associates.

Incredible economic growth has occurred in Randolph County. Billions of dollars of investment and millions in grants in the early 2020s for projects like Toyota Battery Manufacturing and other expansions will provide high-paying jobs, putting pressure on workforce development, housing, and other land use needs. In the coming years, both the incorporated and unincorporated areas of Northeast Randolph County will see new families, businesses and land development accelerate as announced projects come online.

### 5.1. Diversification of Economy

Encourage new and expanding industries and businesses which diversifies the local economy by utilizing a more highly skilled labor force which increases area residents' income and increases the tax base.

### 5.2. Promotion of Targeted Industries

- a) Promote economic growth by supporting development opportunities in sectors such as automotive and aerospace, plastics, food and beverage, metals, and furniture.
- b) The County should continue to encourage and promote environmentally responsible industries within Randolph County.

### 5.3. Education and Workforce Development

Education and workforce training programs should be encouraged to help all residents take advantage of business expansion and new development by creating pathways to careers that reflect future developing industries within and around the County.

### 5.4. Local and Regional Coordination

- a) Continue to support the coordination of economic development resources with various local agencies, such as the Heart of North Carolina, Randolph County Economic Development Corporation (RCEDC), and Chamber of Commerce.
- b) Seek regional coordination with the PTRC Workforce and Economic Development and RCEDC to foster shared economic interest.

### 5.5. Balancing Economic Growth with Quality of Life and Environmental Health

The benefits of economic development and employment opportunities should be balanced against the surrounding effects such development may have on the quality of life enjoyed by area residents and the health of the environment.

- a) Randolph County recommends that applicants proposing commercial development show the appropriate suitability of the location as it relates to the character of the surrounding land uses and other factors included in this plan.
- b) Industrial and commercial land use changes within one mile of the boundary of the Toyota megasite should be compatible with heavy industrial operations of the megasite. Land use changes should emphasize the design standards that would strengthen sustainable economic growth, environmental protection and impacts to adjoining properties.
- c) North Carolina laws currently provide county government land use planning exemption to agricultural operations meeting definitions outlined in state law.



#### **5.6. Support the Local Agricultural Economy**

The agricultural and agribusiness industries are major economic drivers for Randolph County. The County's policies should support and enhance the ability of agriculture to continue to be a strong viable component of the economy.

#### **5.7. Tourism and Recreation**

The continued growth of Randolph County's tourism and recreation industry will be supported by protecting tourism and recreational assets, as well as promoting development that improves opportunities for tourism in the area and supports the County's existing and future recreational resources.

#### **5.8. Shovel-Ready Sites and Infrastructure Readiness**

- a) Continue to expand the portfolio of industrial shovel-ready sites and coordinate water and sewer line extensions near major corridors suited for industrial development, specifically within Municipal and Primary Growth Areas.
- b) Randolph County Economic Development Corporation (RCEDC) should collaborate with local municipalities and Randolph County to identify underutilized sites and buildings for infill development and continue to market these sites on the RCEDC website.

#### **5.9. Business Development and Entrepreneurship**

- a) RCEDC will continue the Existing Business and Industry Program that focuses on the needs of local manufacturers and related businesses and supports the growth of established companies.
- b) RCEDC should continue to cultivate a supporting environment by connecting entrepreneurs and business start-ups to small business services and programs.

#### **5.10. Redevelopment and Brownfields**

Brownfields are former industrial sites that may require assessment and clean-up to support redevelopment.

- a) Encourage the development of brownfields by leveraging grant funding to assess and clean up older industrial sites that may be suitable for workforce housing, commercial spaces, or other mixed-use projects. Partner with landowners, municipalities, PTRC, and NC Brownfields.

**Transportation** - Supporting a modern transportation system that prioritizes safety and transportation options will require a concerted effort to modernize roadway, rail, and trail corridors in Randolph County. The nexus between transportation and recreation systems will be a critical part of public infrastructure investment over the coming decades to support transportation options and safety improvements. Complete streets have been embraced by communities and the NCDOT as a way to consider all roadway users in the design and operation of streets and roadways.

### 6.1. Project Prioritization

Continue to prioritize transportation projects to secure State Transportation Improvement Program, Recreational Trails Program, and transit funding along key corridors (e.g. I-73, US Hwy 421, US Hwy 64, NC Hwy 49, NC Hwy 22, NC Hwy 42, Starmount Road, Norfolk Southern Railroad, Deep River Trail, etc.)

- a) Continue active participation in the Piedmont Triad Rural Planning Organization (RPO) Transportation prioritization process.
- b) Work with NCDOT Division 8 district office to develop safety improvement projects at key intersections and high crash areas along key corridors.
- c) Coordinate with local municipalities along key corridors that run through downtown and commercial or historic districts to enhance transportation options (e.g. transit, walking, and biking).
- d) Develop resources to connect trails between major employment centers and downtowns, schools, parks, and retail shopping centers, and other destinations.
- e) Complete Streets principles should be prioritized for all new or rehabilitated roadways to support transportation options and mitigate traffic safety issues.
  - i. Utilize the latest NCDOT Complete Streets guidelines when updating subdivision or site plan regulations in the UDO.

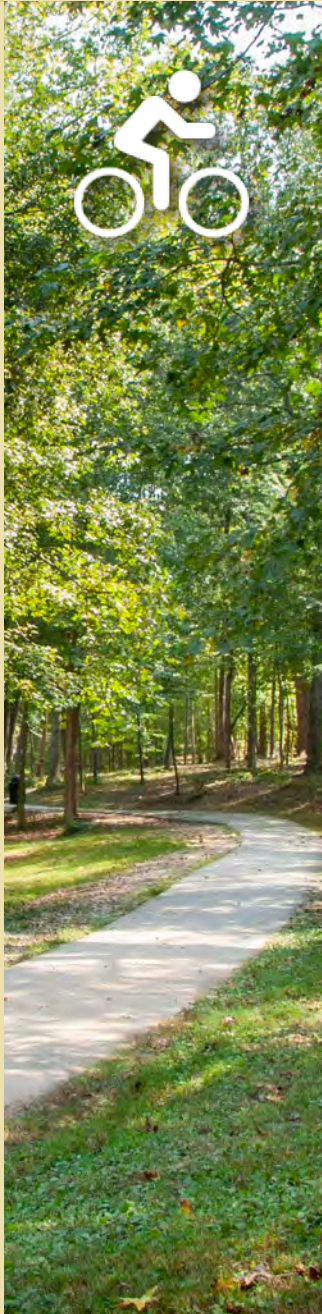
### 6.2. Public Transportation

Support implementation of deviated public transportation fixed route for RCATS and PART to serve county and municipal residents.

- a) Evaluate County and municipal funding options to leverage and match State and Federal transportation funding sources.
- b) Continue to evaluate transit options and needs through agency (RCATS and PART) and governmental planning.
- c) Work with providers to ensure transportation services are available for seniors, handicapped populations, and low-income populations so they have access to work, court, medical appointments, pharmacies, grocery stores, and other necessities.
- d) Develop incentives for carpool, vanpool, and transit usage for large employers and employment centers.



Photo of RCATS transit van



### 6.3. Update Comprehensive Transportation Plan (CTP)

The Randolph County Comprehensive Transportation Plan (CTP), which was originally adopted in 2012, shall be updated to reflect the current opportunities and challenges in the county's transportation system.

- a) Request technical resources from the NCDOT Transportation Planning Division in coordination with the Piedmont Triad Rural Planning Organization.

### 6.4. Driveway Connections

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

- a) Randolph County desires to preserve the county's rural character by recommending that developers create internal access roads for new subdivisions when possible.
- b) Encourage cross access between adjacent commercial and institutional developments to provide access management and improve safety on public roads/corridors.

### 6.5. Trail or Sidewalk Accommodation with Bridge Replacement

When bridges are replaced, and existing pedestrian, trail, greenway, transportation, or other adopted plans have a trail or sidewalk corridors planned, accommodation for the future trail or sidewalk should be accommodated on or under the bridge.

### 6.6. Scenic Corridor Protection

- a) Adopt special scenic corridor protection regulations to preserve and enhance the appearance of roadways whose unique and natural features merit special consideration or protection.
- b) Recognize the value of special scenic corridors as an entryway to Randolph County which can influence the perception of individuals or firms considering investment in the County. Examples of such corridors include US Hwy 421, US Hwy 64, and the Zoo Connector/Parkway.



US Hwy 421 at Old Liberty Rd. Exit

**Recreation** - The prominence of outdoor recreation and prioritization of trails in creating healthy communities is important for Randolph County. Growth management decisions over the coming decades should provide county residents and visitors with greater access to parks, trails, and other recreation and exercise opportunities.

### 6.7. Recreation System Support

Support a robust, valued, and accessible trail network in Randolph County.

- a) Continue to fund a full-time trail coordinator position to support the development of feasibility studies, project management, and development of the recreation and trail system.

### 6.8. Support Deep River State Trail

Continue the role of sponsor and stakeholder for the development of Segment 2B identified in the Deep River State Trail Master Plan and detailed in the Deep River Trail Conceptual Plan.

- a) Continue to support the procurement of engineering, design, and construction of key bridges along the Deep River State Trail.
- b) Continue to support the trail towns along the Deep River State Trail in Northeast Randolph County to leverage State and Federal resources for the implementation of incomplete trail segments.
- c) Work with the North Carolina Department of Transportation (NCDOT) to provide signage along major transportation corridors directing roadway users to the Deep River State Trail.

### 6.9. Pedestrian and Bicycle-Friendly Development

Encourage pedestrian and nonvehicular connections between new developments and nearby existing and planned recreational facilities when appropriate.

- a) Update the UDO to require the analysis of this connection for multi-family, commercial, institutional, or industrial development early in the development process.

### 6.10. Creating Linkages through Coordination

Continue to support planning efforts with Towns, Camps, Homeowner Associations (HOA), and employment centers to link open space, trails, and recreation.

- a) Work with Piedmont Land Conservancy, non-profits, and other conservation entities to secure easements and land for open space preservation and trail network development.



Deep River State Trail

Public infrastructure includes water and wastewater natural and built systems. Planning for investments and policies that protect the viability of these systems will support growth and land development long into the future for Northeast Randolph County. Careful planning on water and sewer system extensions and expansions of treatment facilities will provide opportunities for intensive land development in key areas while preserving open space and riparian buffers for water quality protection in other areas.

### 7.1. Comprehensive Public Infrastructure System

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. This also includes coordination between stormwater management, clean drinking water, flood management, erosion, and pollution control (including emerging contaminants).

### 7.2. County and Municipal Coordination

Encourage the development and implementation of a cooperative joint planning process among the municipalities and utility operators responsible for water and sewer services that will help guide land use and growth management policies of the affected jurisdictions. This includes municipalities/operators outside of the County that provide services within Randolph County.

### 7.3. Water and Sewer Authority and Advisory Board

Create a Water and Sewer Resources Authority and Advisory Board that establishes effective and regular communication between the County, municipalities, and citizens. This Authority and/or Board can monitor all of the County's programs that impact water resources and equitably balance growth pressures and land use demands with coordination, resource management, and environmental sensitivity.

### 7.4. Capital Improvement and Prioritization

Ensure that land use and capital improvement programs are linked to manage growth by focusing in areas with adequate water supplies. The County and municipalities should refer to the **Water and Sewer Master Plan- Phase II** for prioritized water and sewer improvements and identify funding sources to complete these projects.

### 7.5. Water and Sewer Extensions

The planning of any proposed water and sewer pipeline extensions in the county should be coordinated with municipalities and service providers so that they can best serve future intended growth, such as neighborhoods, schools, and industry, with a particular focus on **Primary Growth Areas** and corridors.



#### **7.6. Focus on Environmental Protection and Safety**

Ensure that land development decisions are made to protect surface and groundwater resources through protection, preservation, and environmentally conscious development.

- a) Ensure that spill containment and hazardous materials response programs are up-to-date, optimal, and appropriately funded and coordinated with municipalities. The County should not encourage the provision of public water and sewer services in areas designated Water Quality Critical areas, except to address public health and emergencies.

#### **7.7. Public Infrastructure Serving Residential Development**

Encourage new major residential subdivision developments (whether conventional or cluster) to be located in primary growth areas and designed in a manner that would reduce infrastructure extension distances and pumping systems.

- a) Subdivision designs that minimize impervious surface and the need for stormwater treatment should be encouraged with any ordinance updates.

#### **7.8. Infrastructure and Stormwater Education**

Support and promote long-term public education programs that develop an understanding of water, wastewater, and stormwater issues within the county. Coordination with Randolph County Soil and Water Division and Piedmont Triad Regional Council (PTRC) in this effort is recommended.

#### **7.9. Stormwater Permit Coordination with Municipalities**

Stormwater permitting with the Department of Environmental Quality in developing areas of Northeast Randolph County should be coordinated.

- a) Explore the feasibility of a coordinated MS4 permit and high-density development option with municipalities and utilize the proposed Water Resources Advisory Board, Stormwater SMART, and other stakeholders to advise the process.

#### **7.10. Public Services**

Future growth will require additional police, fire, and EMS services. Plan for the provision of additional services and coordinate location of fire protection, EMS service locations, and other public service needs.

Careful planning for future growth and development can provide benefits for the environment and protection of water quality resources. The cost of degradation of the environment and water quality through unplanned or high-impact development and not following best practices can be mitigated through ordinance provisions and education and incentives on best management practices for different land use practices. Future development should balance the need to accommodate population and job growth while protecting and conserving open space, riparian waterways, water resources, and other natural heritage areas.

### 8.1. Limit Floodplain Development

Development activities in the 100-year floodplain should be low-intensity uses, such as open space, recreation, and agricultural activities. Development in designated flood zones shall be avoided.

- a) Subdivision lots that are partially within designated flood zones should compute the minimum lot size as that area is located outside the flood zone.

### 8.2. Protect Environment from Industrial Nuisances

Industries that are potentially producing excessive noise, odor, air, and water pollution, or other harmful impacts should be discouraged unless such adverse impacts can be clearly overcome through effective mitigation.

- a) Establish tiered buffers that increase distance, and require additional tree canopy and other elements to mitigate noise, dust, and light pollution. (Increased buffer sizes and distances, preservation of existing tree canopy, riparian buffer, etc.) if adverse impacts are to be mitigated.
- b) The location of hazardous waste storage and disposal facilities within the Randolph County Planning area shall not be supported.

### 8.3. Protection of Water-Critical Areas

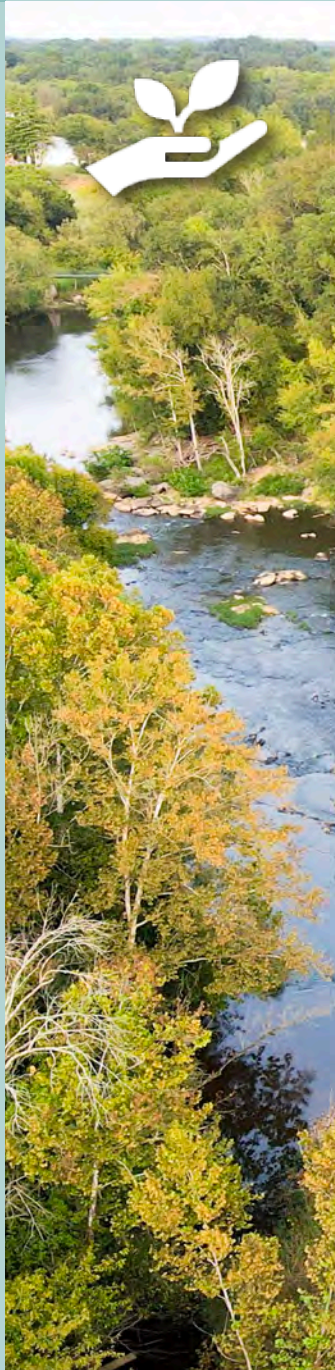
- a) Protection of public water supply watersheds and the water-critical areas shall be considered in rezoning and development proposals. Industrial and heavy commercial development shall be discouraged within the water critical areas of Randolph County.
- b) County planning development decisions should be interconnected to ensure that concentrated development is located in upland areas and, to the maximum extent possible, away from surface waters, especially in Water Critical Areas.

**Water Critical Area-** *The designated area of a critical area associated with a water supply watershed is ½ mile [or more] and draining to riverine or normal pool elevation of a reservoir. North Carolina Department of Environmental Quality*

### 8.4. Protect the Deep River

Establish a Scenic Corridor Ordinance along the Deep River to protect natural areas and tree canopy along the river.

- a) Development and tree clearing in the riparian areas should be discouraged to preserve riverbanks, promote better water quality, and reduce flood damage.



### **8.5. Watershed, Stormwater, and Conservation Education**

Work with local and regional partners within watersheds to develop cooperation and coordination in all matters relative to watershed and stormwater education. Organizations such as Randolph County Soil and Water District, NC Cooperative Extension, Keep Randolph County Beautiful, and PTRC's Stormwater SMART program could contribute to these efforts.

- a) Utilize existing curriculum and education opportunities being implemented by each agency and ensure adequate staffing is available.

### **8.6. Stormwater Runoff**

Site planning and engineering and as-built design should minimize stormwater runoff impacts on streams and other receiving areas.

- a) Include stormwater impact information on pre-development flow and proposed development flow to calculate impact.
- b) Stormwater impact should be minimized and designed to maximize the length of stormwater sheet flow through vegetated buffer areas.

### **8.7. Protection of Environmentally Sensitive Areas**

Encourage implementing and preserving buffers and other sensitive areas through density averaging and /or conservation agreements. The County will clearly define land areas that are appropriate for development, as well as defined environmentally sensitive land areas that need special protection.

- a) Clearly define sensitive areas in development proposals by requiring distances or proximity to impaired (303D listed) waters, hydric soils, prime farmland, lands with conservation easements, or other environmental protection.
- b) Randolph County encourages the development community to consider factors such as impaired waterways, State-managed areas, natural heritage designated corridors, and sites that include unique biodiversity and wildlife habitats.
- c) Include references to resources on sensitive areas required for site plan review in the UDO.

### **8.8. Rehabilitation or Replacement of Outdated Water and Wastewater Systems**

Continue to work with private landowners managing outdated water and wastewater systems that pose a threat to public health and water quality.

- a) Explore public and private partnerships that could facilitate grants or conveyances to update failing wells and wastewater systems.

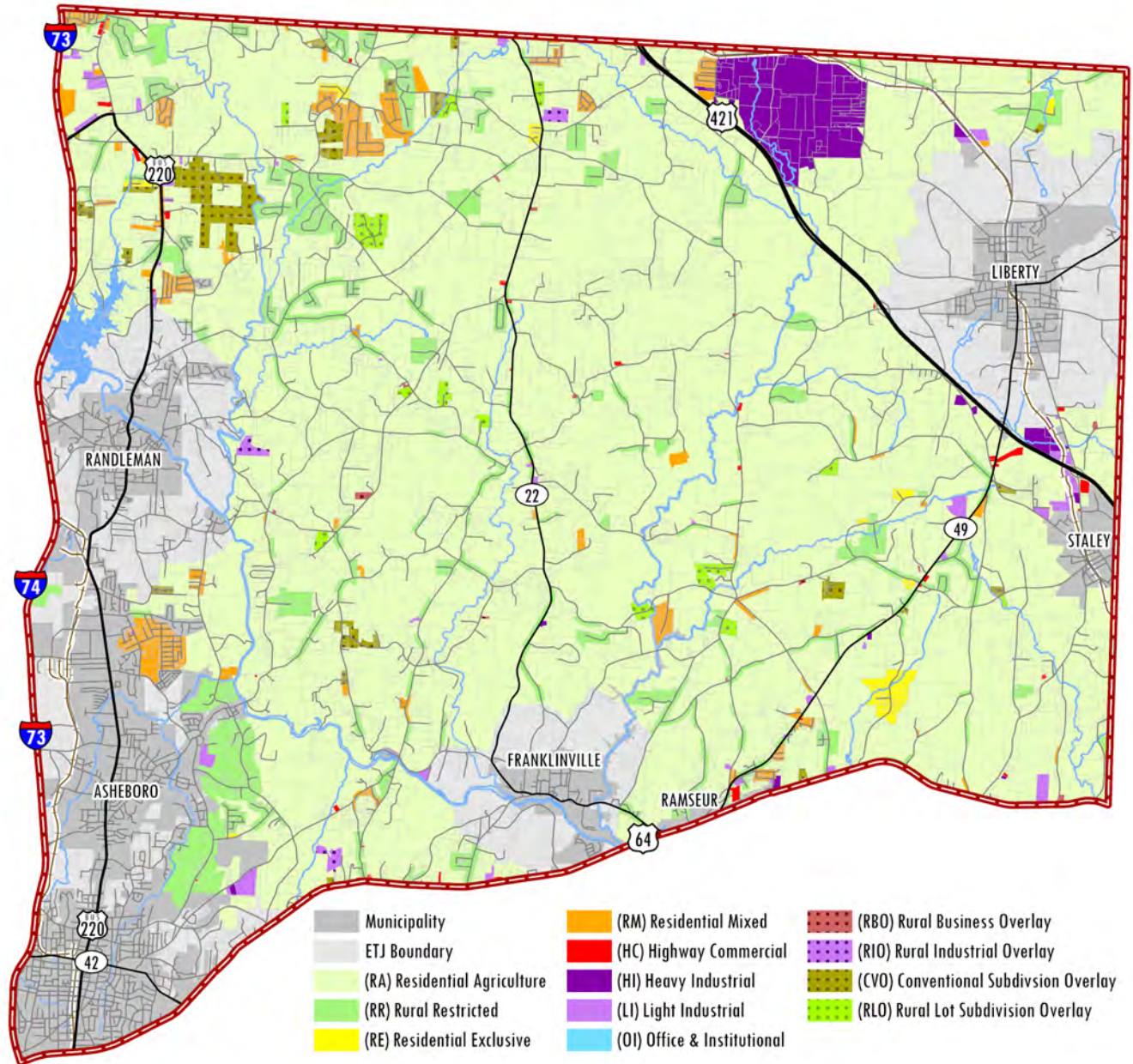


# Zoning Districts

The following map illustrates the zoning of properties within the Study Area.

Please reference Policy Sections 4.1-4.4, which include policies and recommendations for agricultural, residential, commercial, and industrial uses.

Zoning	Acres	%
CVOE	943.18	0.8%
CVOM	24.32	0.0%
CVOR	81.85	0.1%
HC	192.42	0.2%
HI	2,077.24	1.7%
LI	597.58	0.5%
OI	1.81	0.0%
RA	80,752.38	65.1%
RBO	51.39	0.0%
RE	424.99	0.3%
RIO	149.69	0.1%
RLOE	336.12	0.3%
RLOR	215.95	0.2%
RM	2,016.17	1.6%
RR	6,903.24	5.6%
Municipal	14,449.40	11.6%
ETJ	14,818.57	11.9%
TOTAL	124,036.01	



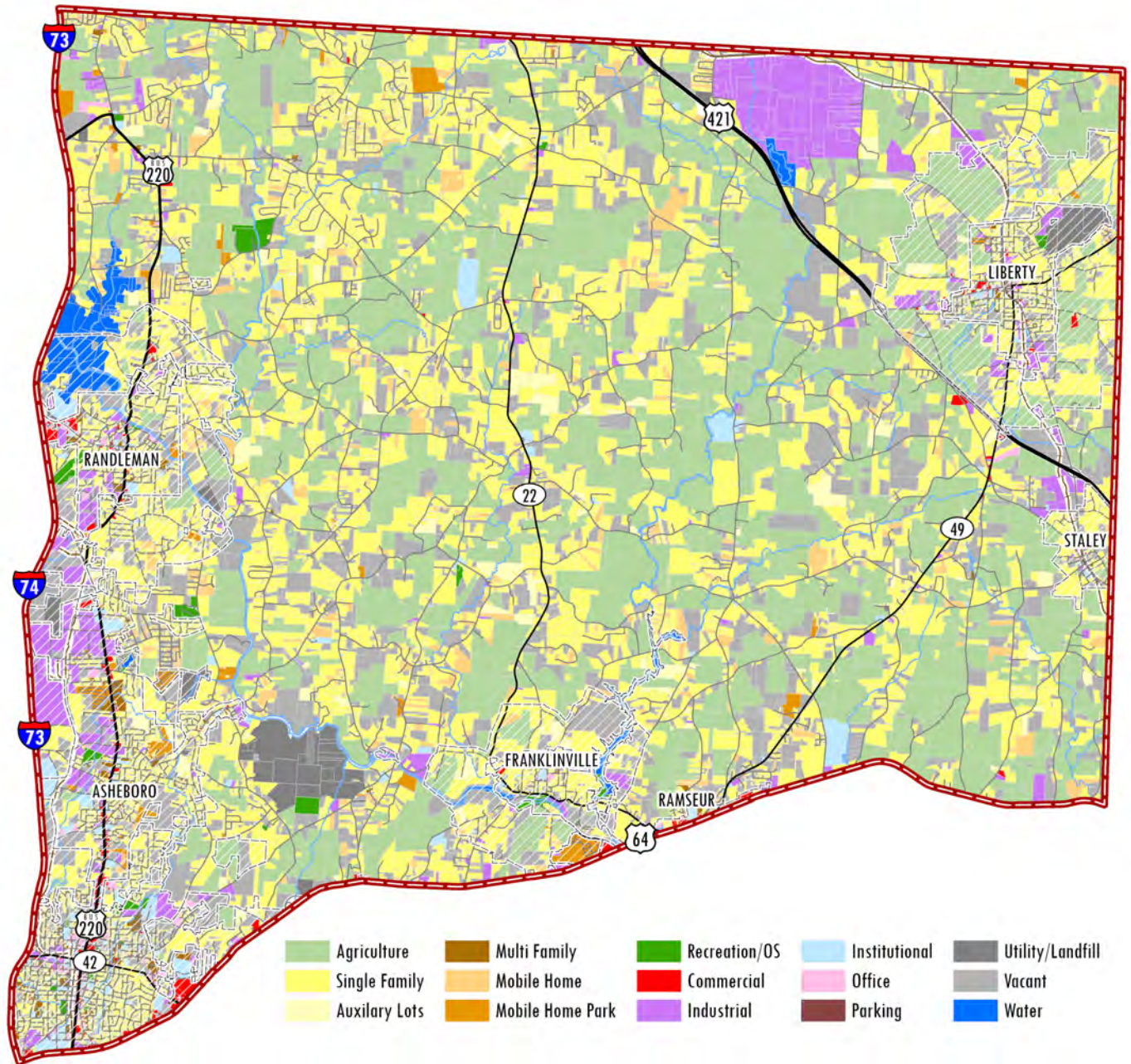
# Existing Land Use

The following map illustrates the existing land use of properties within the Study Area.

Please reference Policy Sections 4.1-4.4, which include policies and recommendations for agricultural, residential, commercial, and industrial uses.

### Existing Land Use Totals within Study Area (Unincorporated)

Zoning	Acres	%
Agriculture	38,658.60	35.28%
Auxiliary	2,121.91	1.94%
Commercial	140.18	0.13%
Industrial	3,214.14	2.93%
Institutional	916.52	0.84%
Mobile Home	3,220.92	2.94%
Mobile Home Park	488.26	0.45%
Multi-Family	38.63	0.04%
Office	101.36	0.09%
Parking	1.98	0.00%
Recreation/OS	342.24	0.31%
ROW	4,160.90	3.80%
Single Family	35,397.46	32.30%
Utility/Landfill	1,213.36	1.11%
Vacant	18,348.57	16.74%
Water	1,222.23	1.12%
<b>TOTAL</b>	<b>124,036.01</b>	



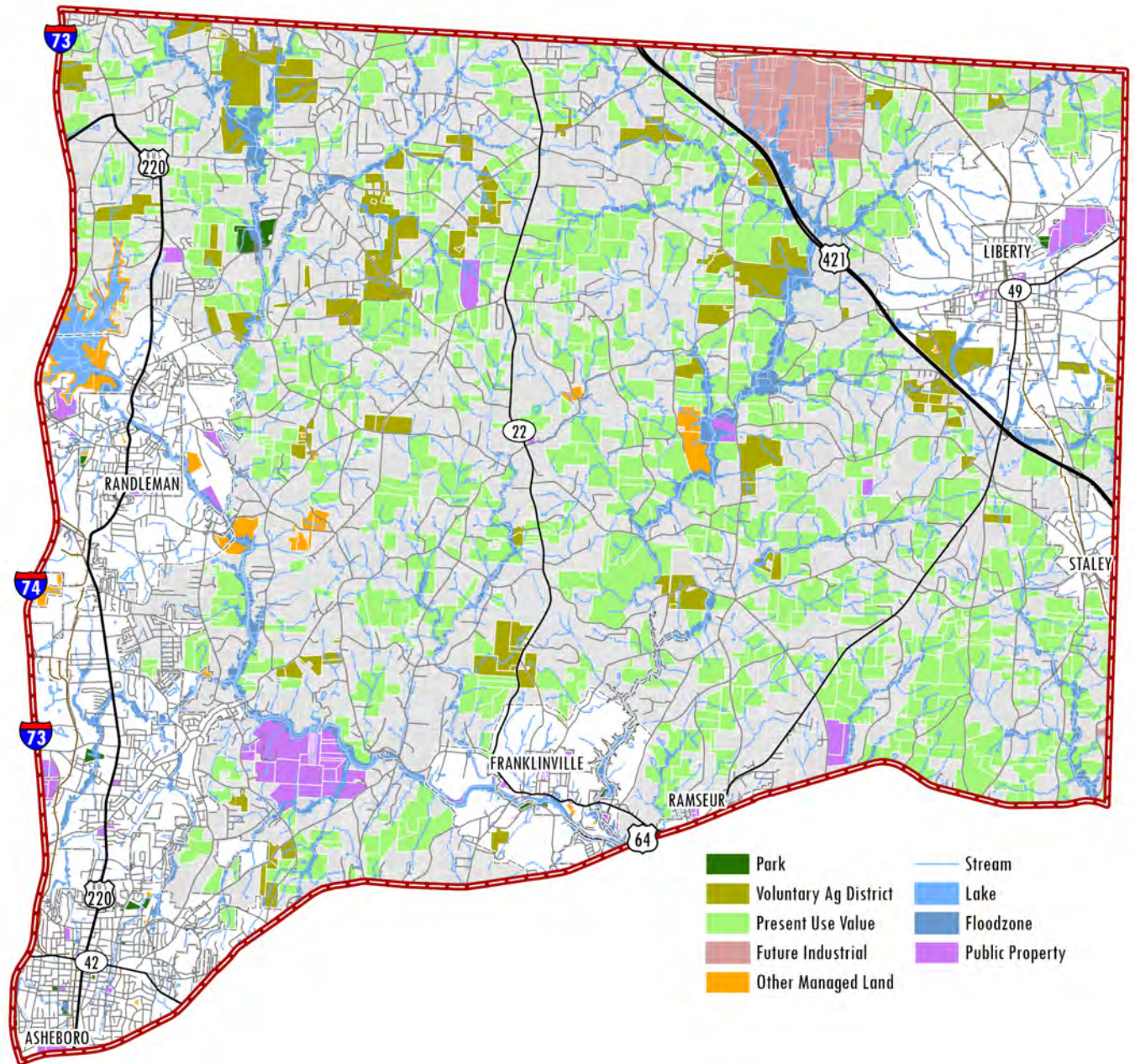
# Agriculture and Conservation

The following map illustrates voluntary agricultural districts (VADs), public properties, parks, other managed land, and hydrological features. Future industrial areas, such as the Greensboro-Toyota Megasite are included for reference.

Please reference Policy Sections 4.1, which include policies and recommendations focusing on agricultural and farmland preservation.

## Agriculture and Conservation Study Area Figures (Unincorporated)

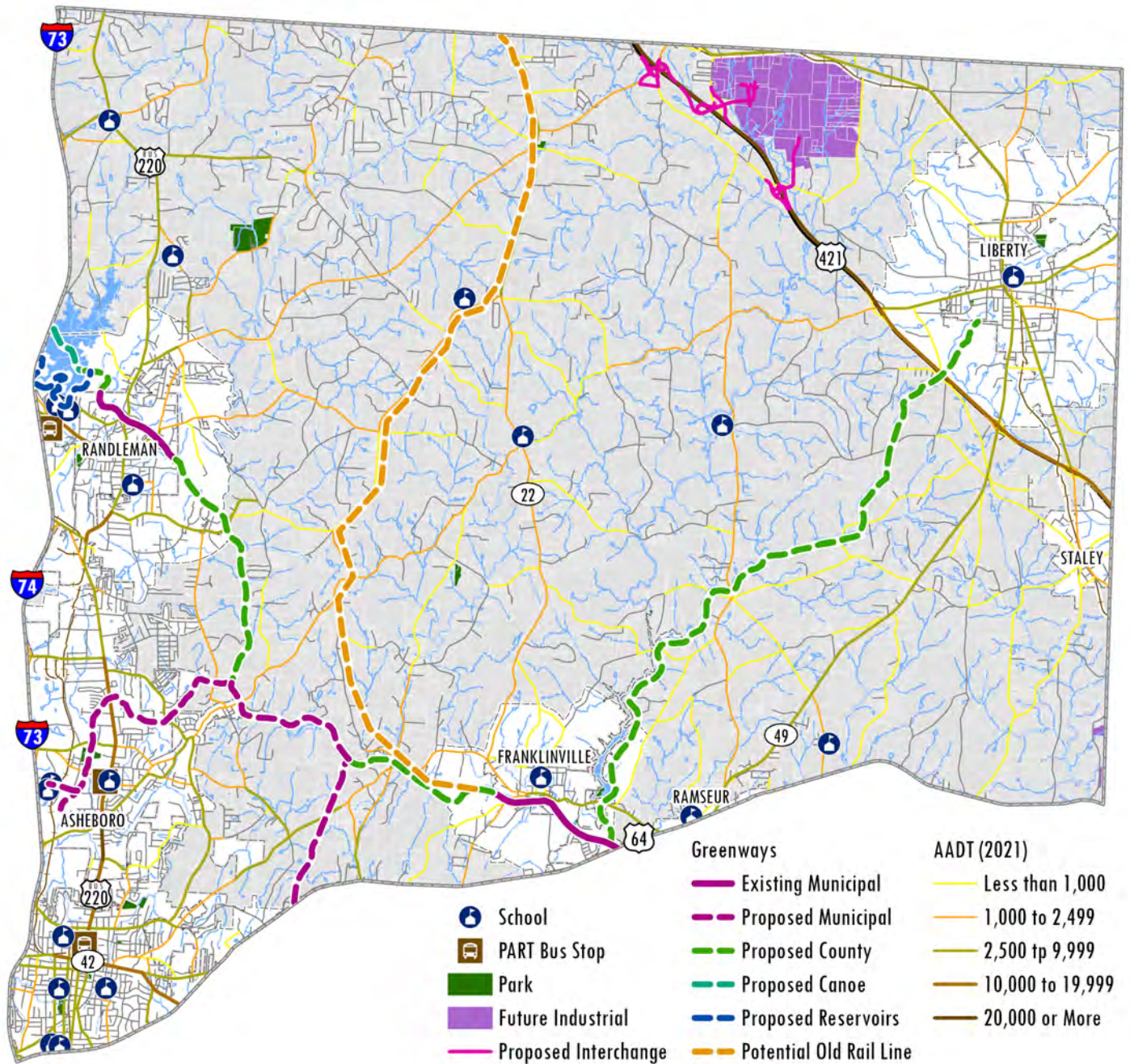
Category	Acres	%
Future Industrial	1,750.41	1.60%
Park	169.89	0.16%
VAD	5,574.99	5.09%
Public Property	1,747.38	1.59%
Other Managed Land (MAREA)	4,603.31	4.20%
Present Use Value	35,841.80	



# Transportation and Recreation

The following map illustrates transportation and recreation related information, such as trails, parks, PART bus stops, proposed interchanges on US Hwy 421, as well as Annual Average Daily Traffic (AADT) of roads and corridors within the Study Area. Future industrial areas, such as the Greensboro-Toyota Megasite are included for reference.

Please reference Policy Sections 4.6, which include policies and recommendations focusing on transportation and recreation.



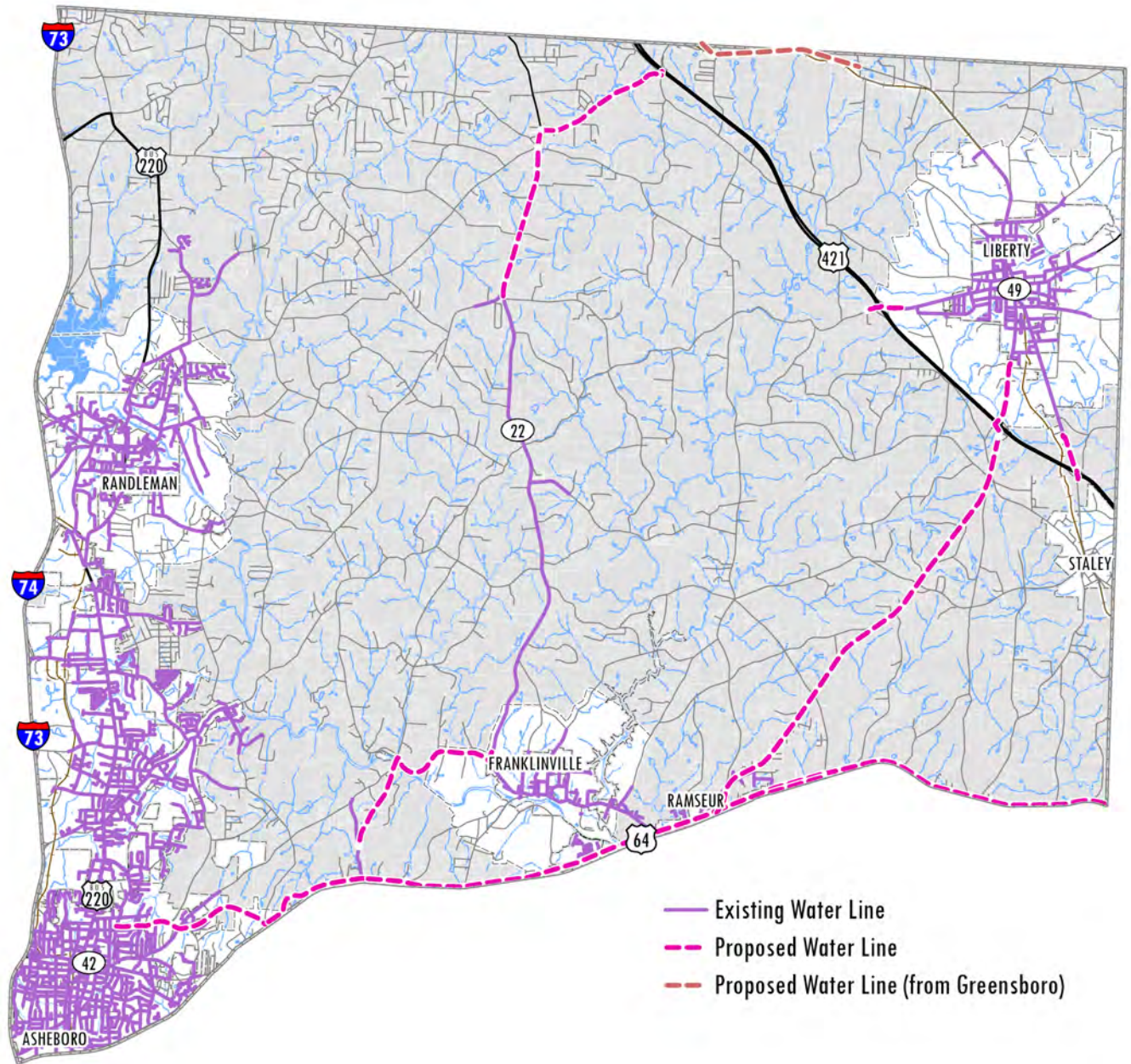
# Water Infrastructure

The following map illustrates existing and proposed water lines within the Study Area.

Please reference Policy Sections 4.7, which include policies and recommendations for both water and sewer infrastructure.

## [Water Infrastructure Study Area Figures](#)

Category	Miles
Existing Water	266.82
Proposed Water	45.34
Proposed GSO Water	2.41



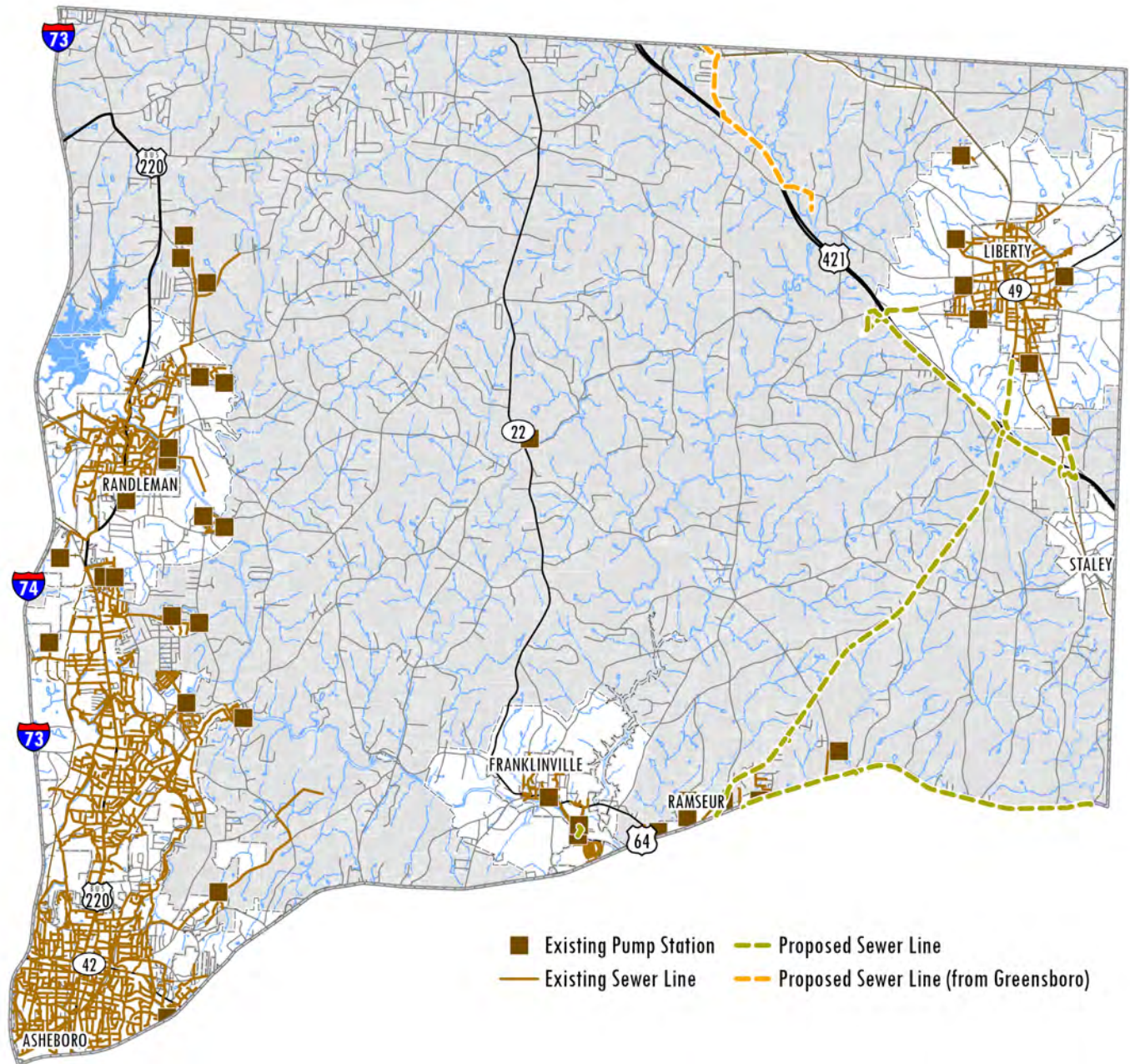
# Sewer Infrastructure

The following map illustrates existing sewer lines and pump stations and proposed sewer lines within the Study Area.

Please reference Policy Sections 4.7, which include policies and recommendations for both water and sewer infrastructure.

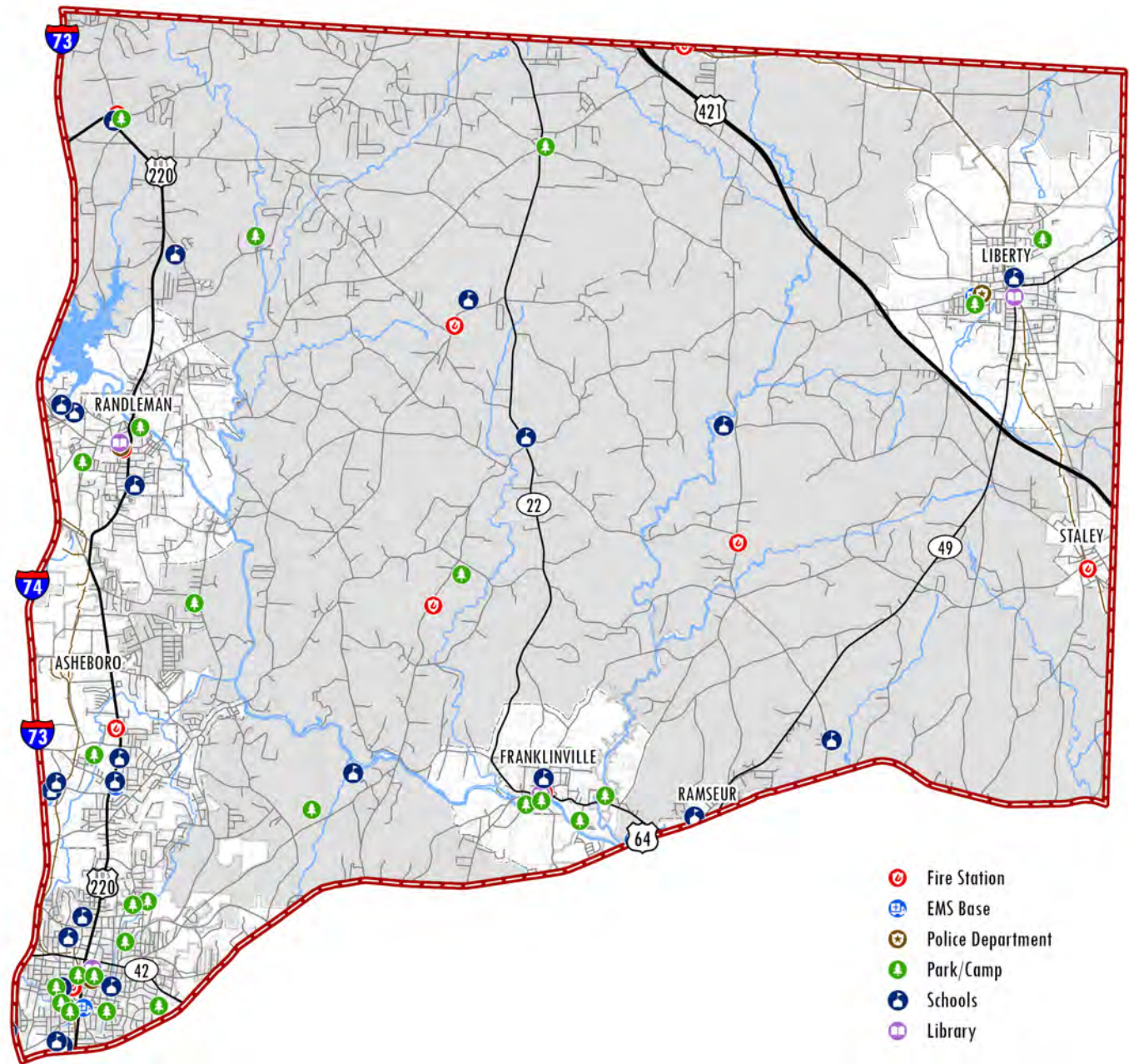
## Sewer Infrastructure Study Area Figures

Category	Miles
Existing Sewer	266.82
Proposed Sewer	45.34
Proposed GSO Sewer	2.41



# Public Services

The following map illustrates existing and public services facilities, such as fire stations, EMS bases, police department, parkes/camps, schools, and libraries within the study area.



## SECTION 6 - RANDOLPH COUNTY BOARD OF COMMISSIONERS RESOLUTION

### A RESOLUTION ADOPTING THE 2023 NORTHEAST 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 Northeast Growth Management Plan to:

1. Recognize that sustainable economic growth, environmental protection, and the 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.
6. Encourage decisions for development to complement planned infrastructure improvement projects.
7. Allow for flexibility in design of developments of all types of uses to avoid conflicting uses through setbacks and increased landscape buffering to protect the residents of the County.
8. Understand that the Growth Management plan is required by North Carolina to enact and enforce zoning and it is a strategic tool for local governments to shape their future as one tool for Boards to use when making decisions.

**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 26th day of October, 2023.



Chairman, Board of County Commissioners



Clerk to the Board



# APPENDIX, CREDITS, AND SOURCES

## Growth Management Plan County Maps (2009 Version)

Randolph County Growth Management Areas.....	65
Northwest Randolph County Growth Management Area.....	66
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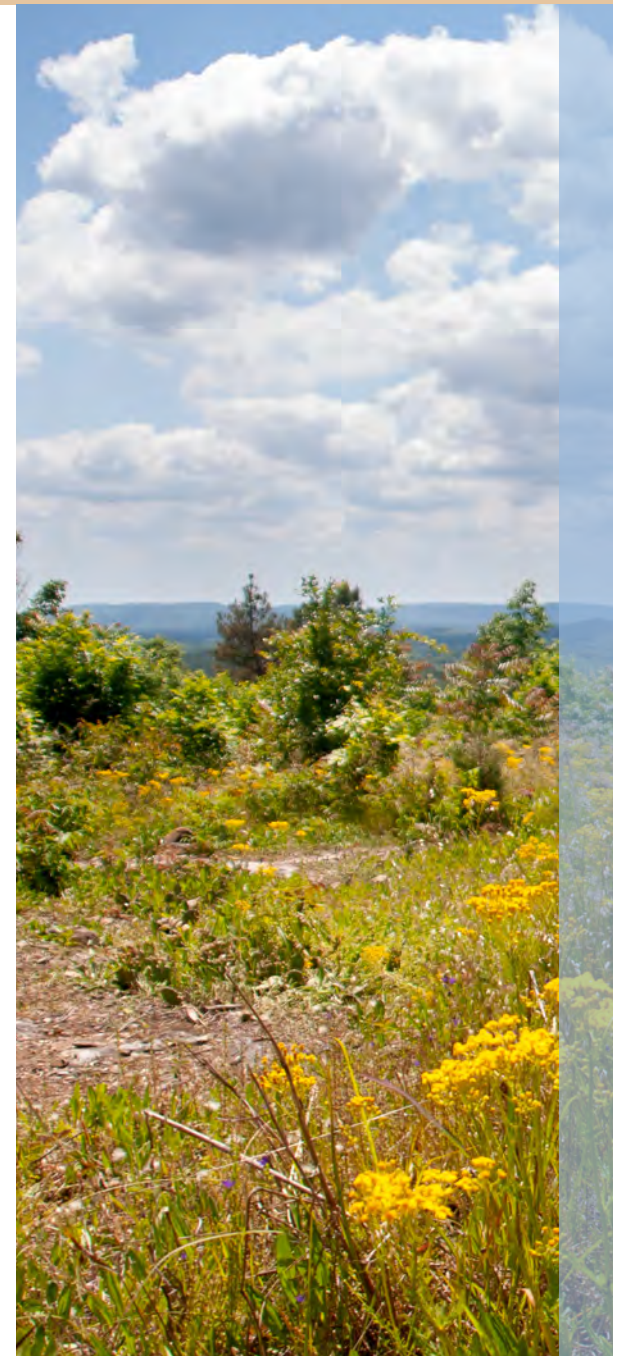
## Growth Modeling Analysis, Methodology and Additional References.....77

### Photography Credits

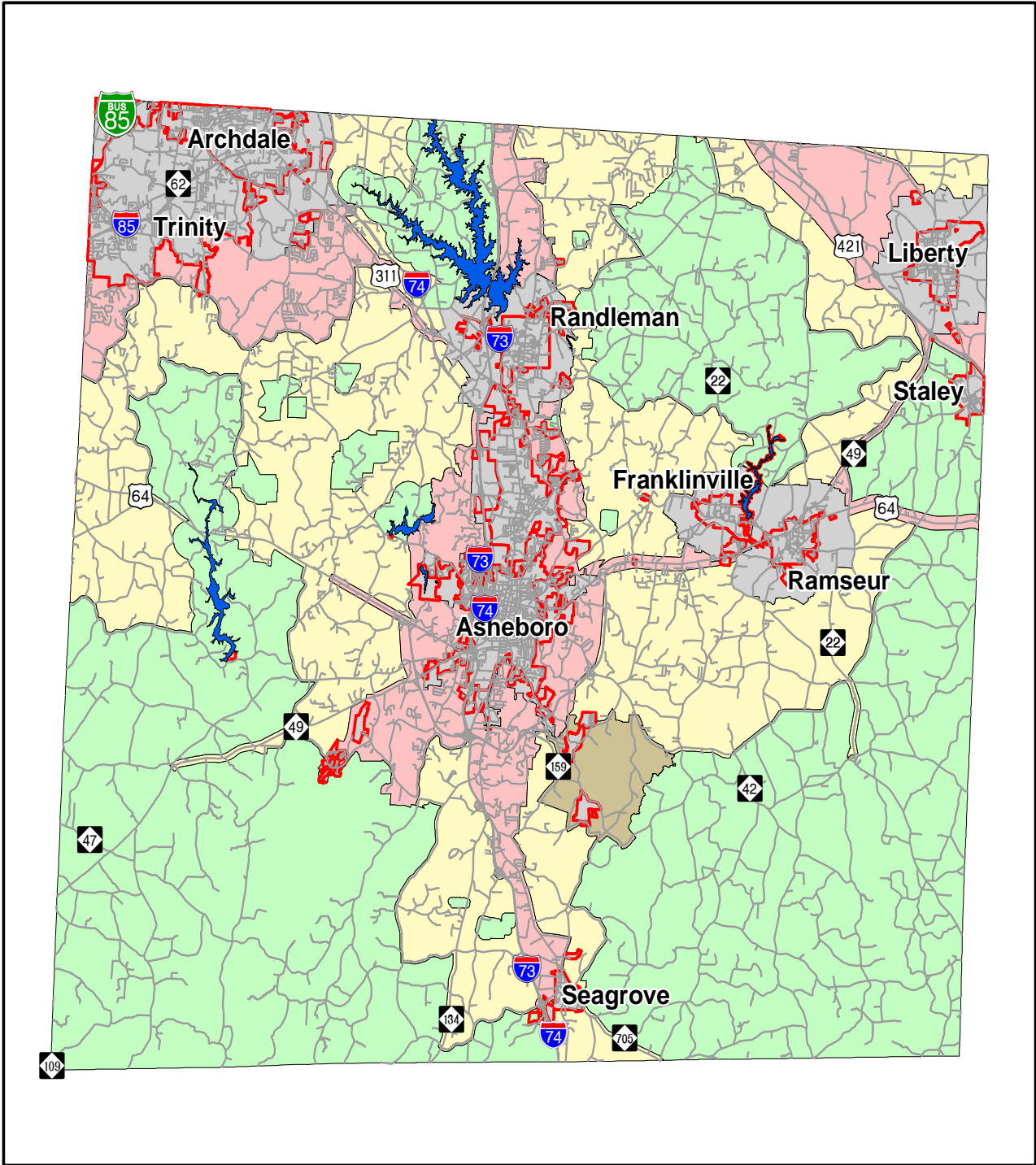
- Heart of NC - Randolph County - Manor House Creative
- Piedmont Land Conservancy
- Randolph County Government
- Randolph County Economic Development Corporation (RCEDC)
- Piedmont Triad Regional Council - Regional Planning Department
- iStock Photos (istock.com)
- North Carolina Department of Agricultural and Consumer Service

### Sources

- Randolph County Growth Management Plan (2009)
- Randolph County Agricultural and Farmland Preservation Plan (2011)
- Randolph County Comprehensive Transportation Plan (2012, Update-2016)
- Randolph County Strategic Plan (2016)
- Deep River Conceptual Plan (2017)
- Randolph County Water and Sewer Master Plan (2022)
- US Census (2020, 2021)
- US Census, OntheMap (2020)
- Woods and Poole Demographic Data (2020-2040)
- Lightcast Labor Market Analytics (2023)



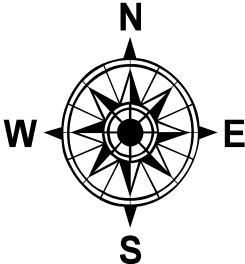
# Randolph County Growth Management Areas



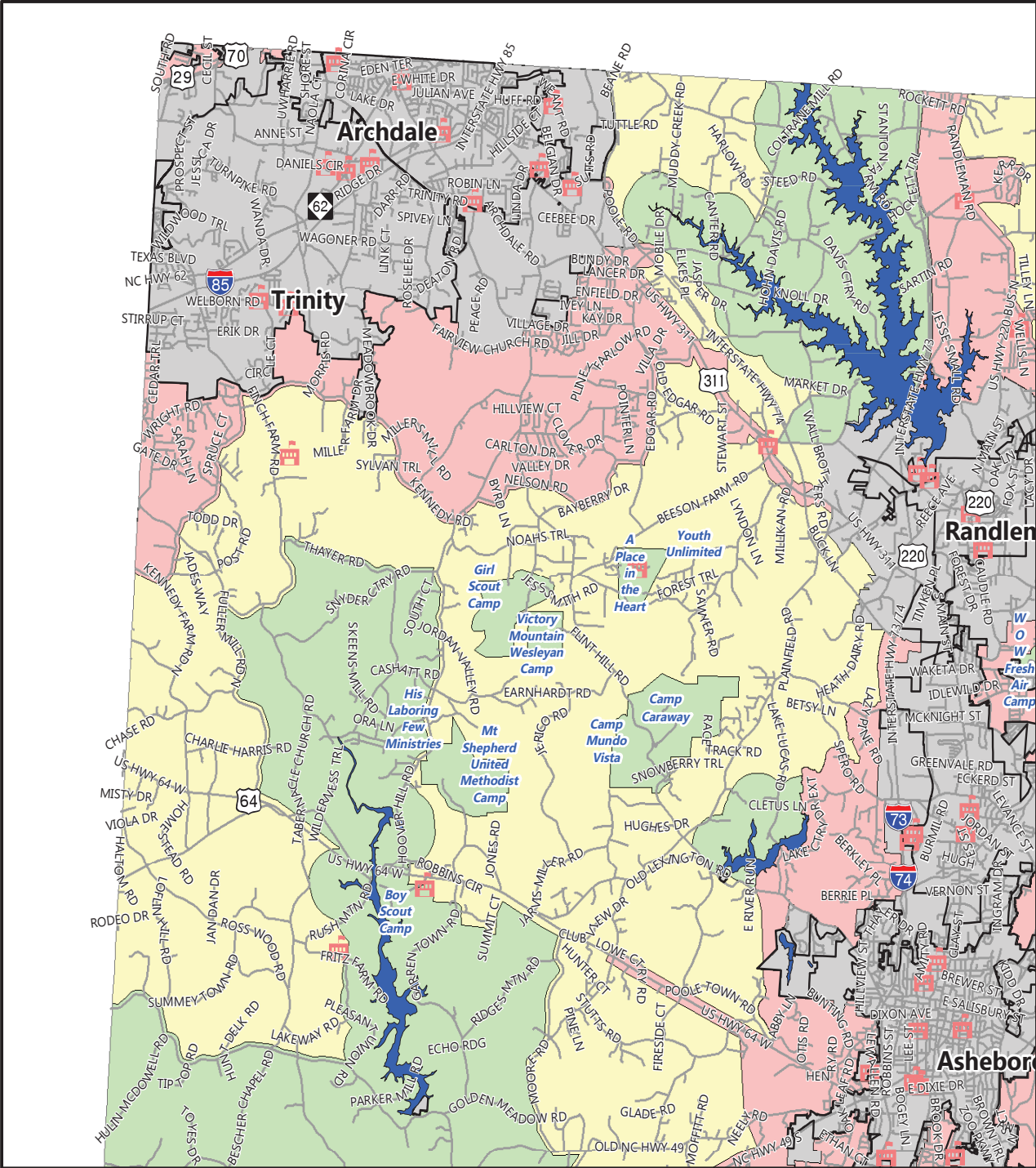
1 inch = 24,242 feet

### Legend

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



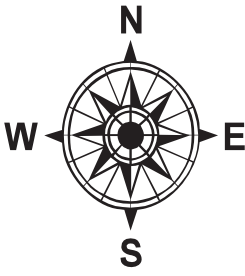
# Northwest Randolph County Growth Management Areas



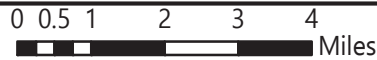
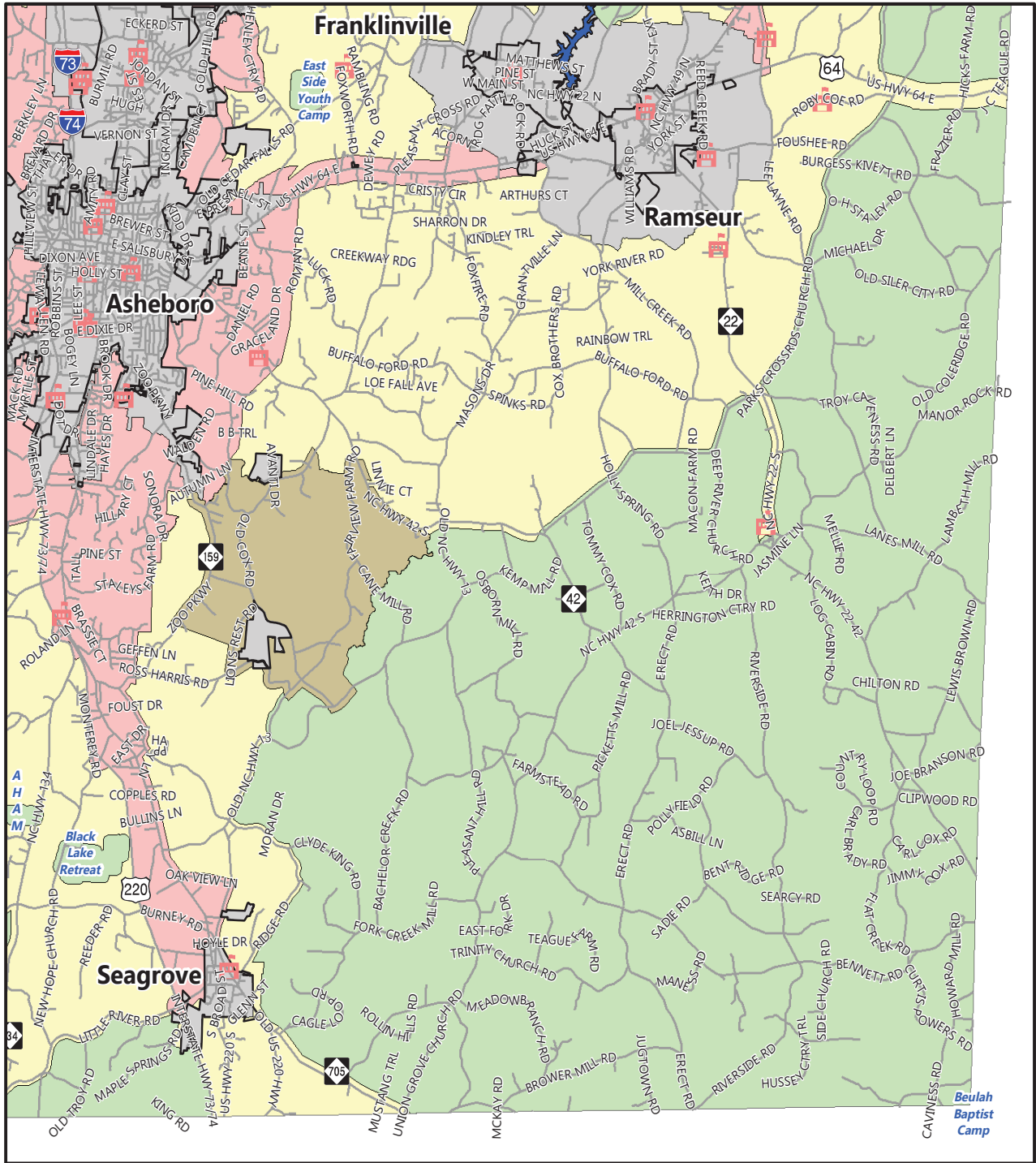
0 0.5 1 2 3 4 Miles

**Legend**

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

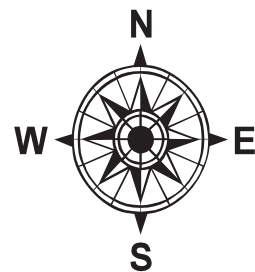


# Southeast Randolph County Growth Management Areas

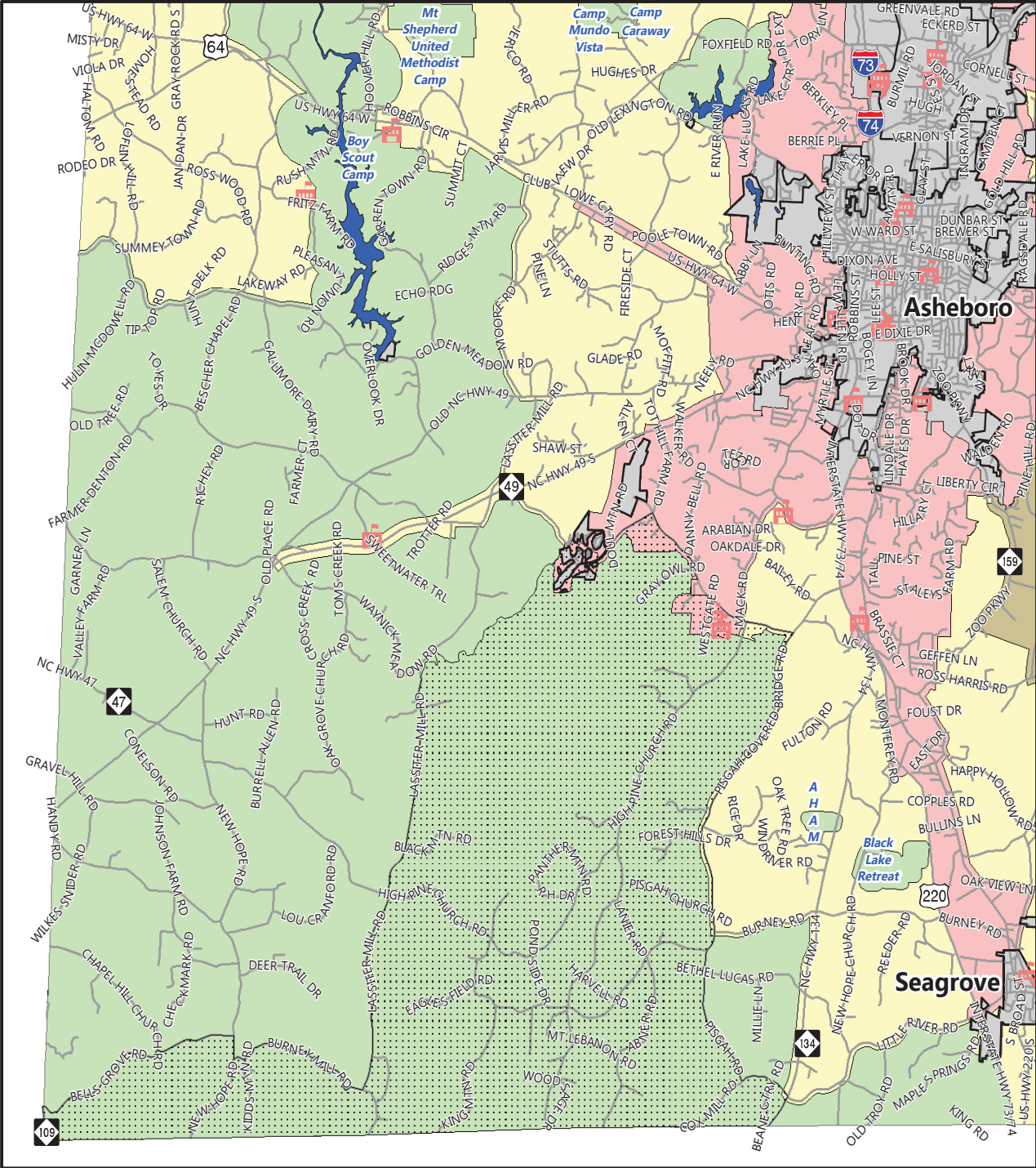


**Legend**

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

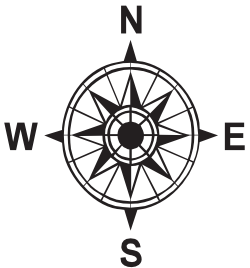


# Southwest Randolph County Growth Management Areas

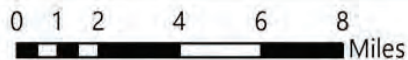
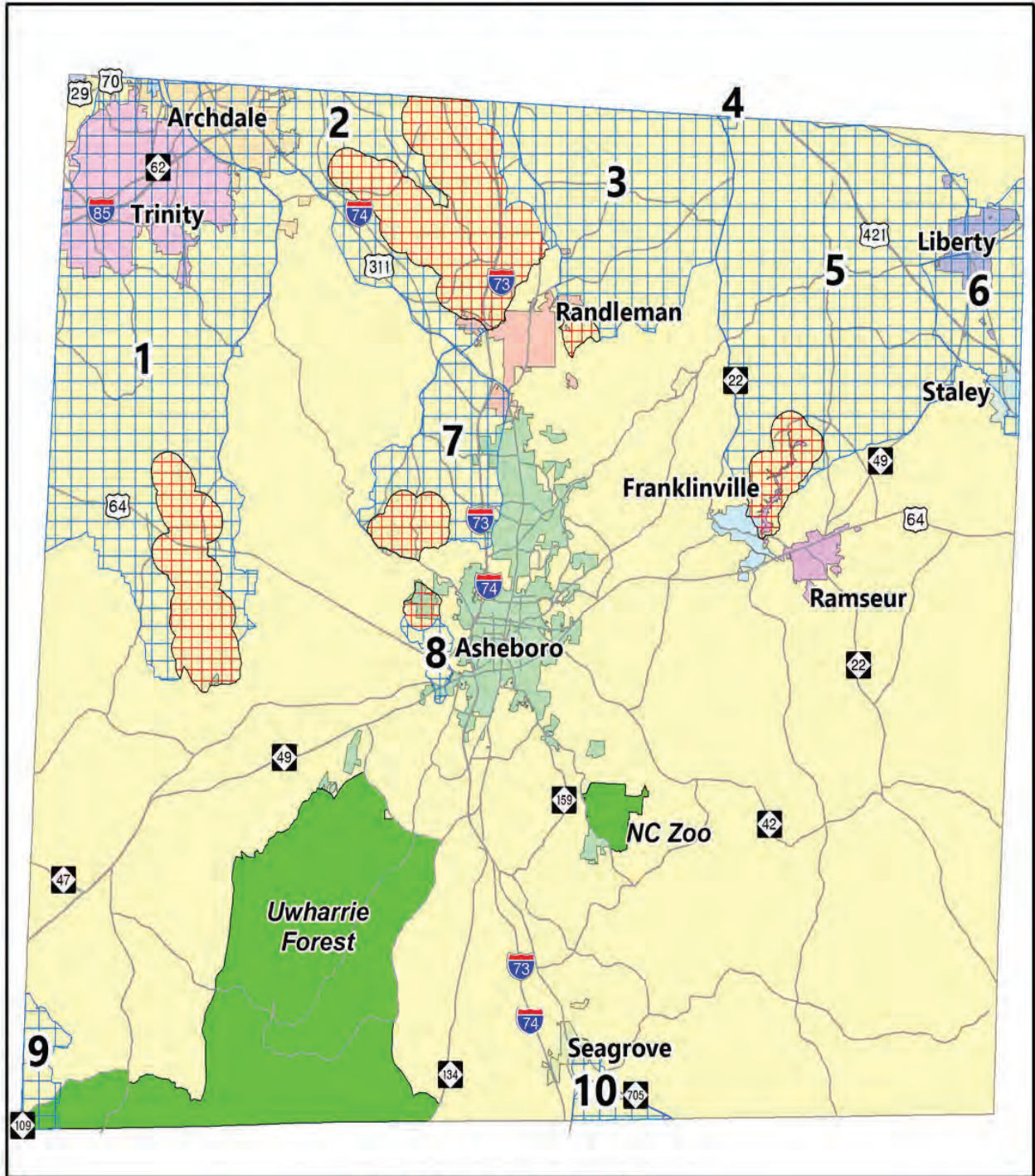


**Legend**

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



# Randolph County Watershed Areas



**Legend**

Main roads

**Watersheds**

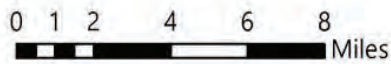
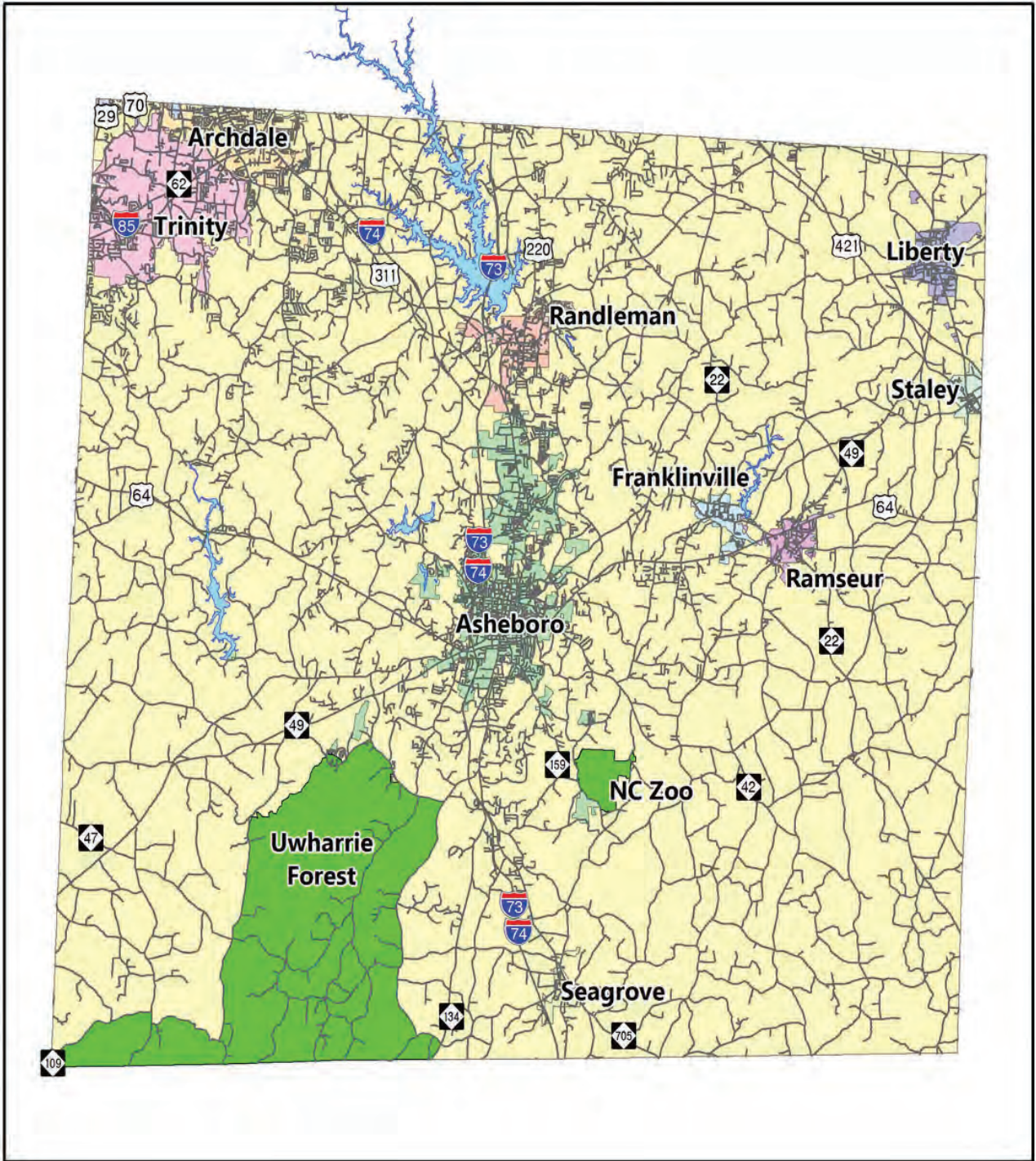
Type

- Water Quality Critical Area
- Watershed Area

- |                              |                            |
|------------------------------|----------------------------|
| 1. Lake Reese: 42,946.49     | 6. Rocky River: 7,225.38   |
| 2. Randleman Lake: 24,156.33 | 7. Lake Lucas: 9,998.17    |
| 3. Polecat Creek: 19,471.85  | 8. McCrary Lakes: 1,605.35 |
| 4. Big Alamance Creek: 94.33 | 9. Badin Lake: 2,148.80    |
| 5. Sandy Creek: 38,063.67    | 10. Bear Creek: 1,698.36   |



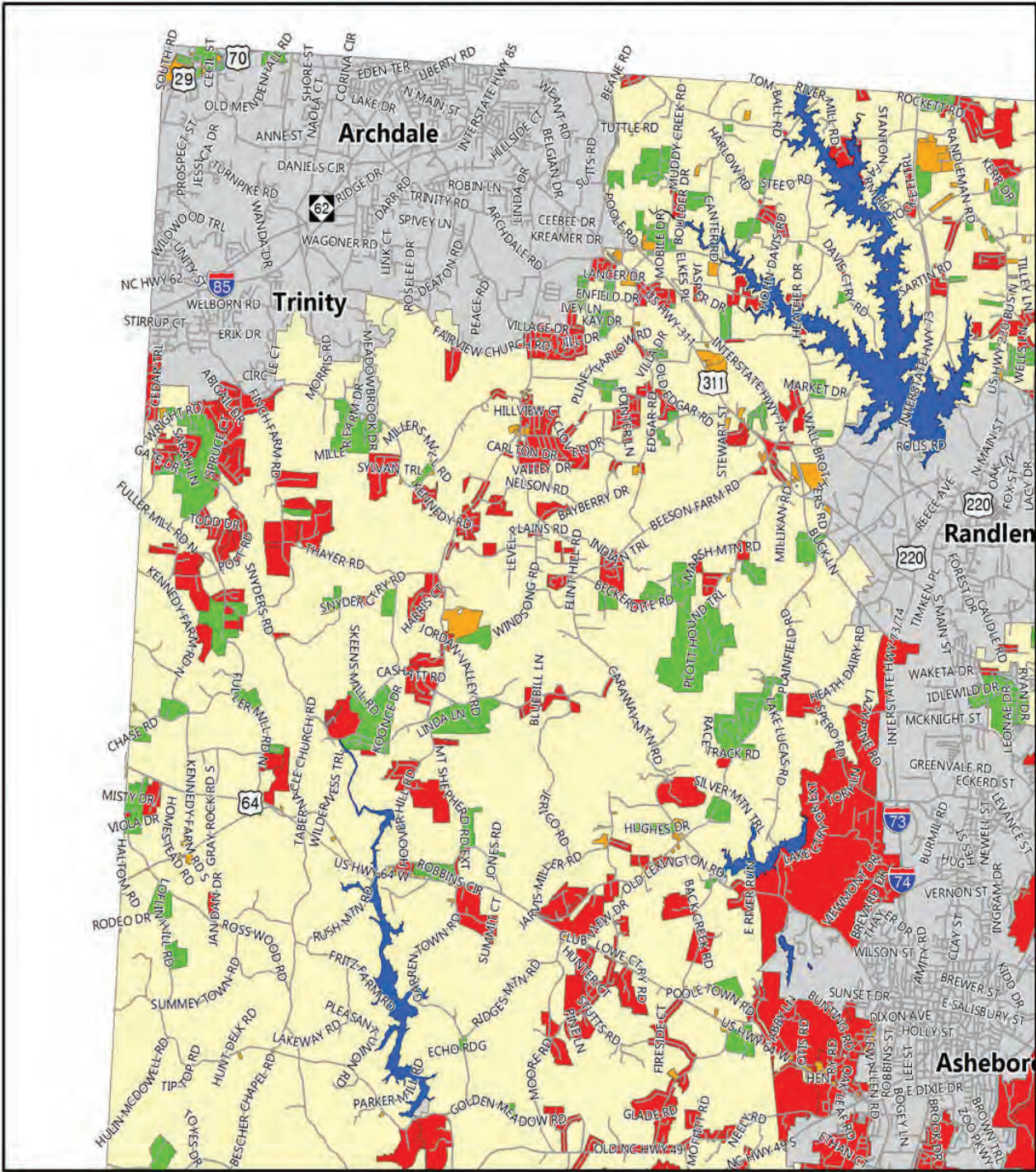
# Randolph County



2008 Population: 141,002  
Size: 792 square miles



# Northwest Randolph County Growth Trends

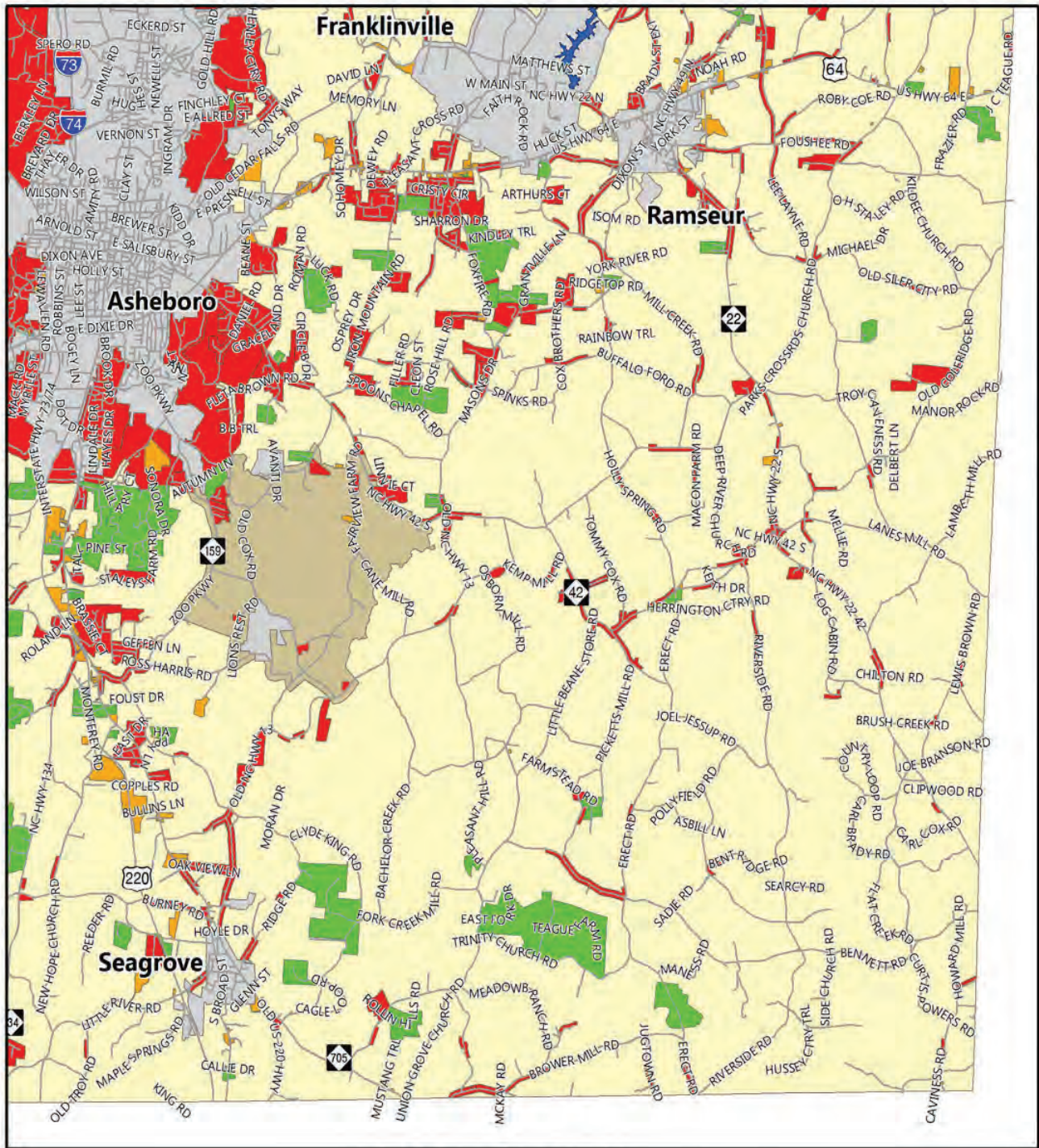


0 0.5 1 2 3 4 Miles

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



# Southeast Randolph County Growth Trends

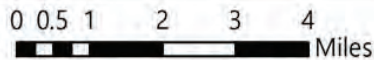
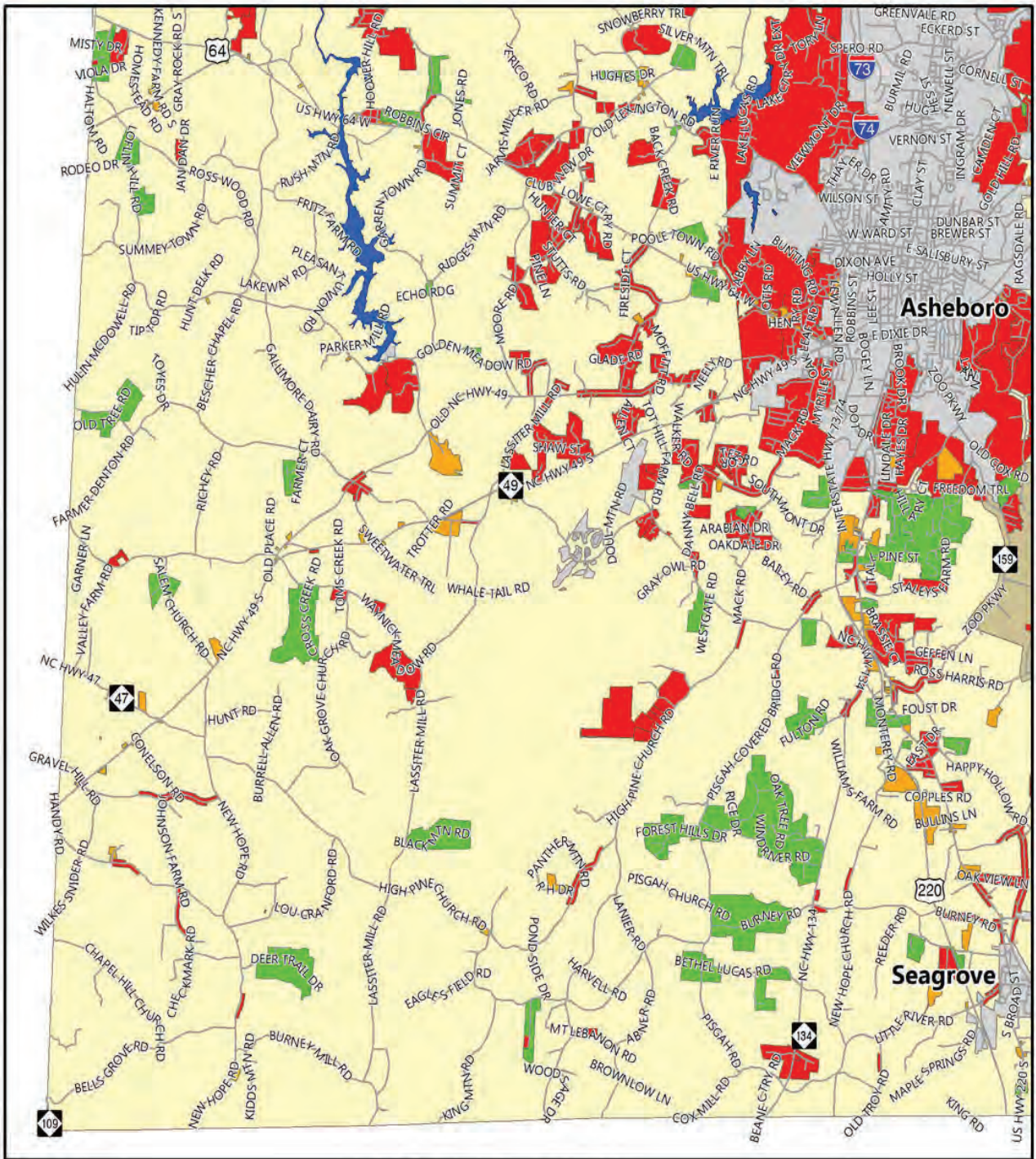


0 0.5 1 2 3 4  
Miles

<b>Legend</b>	
	Reservoirs
	Zoo Zoning District
	Commercial and Industrial Development
	Manufactured Housing Development
	Site Built Development
	Municipal Zoning



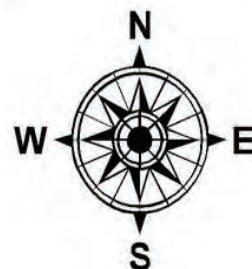
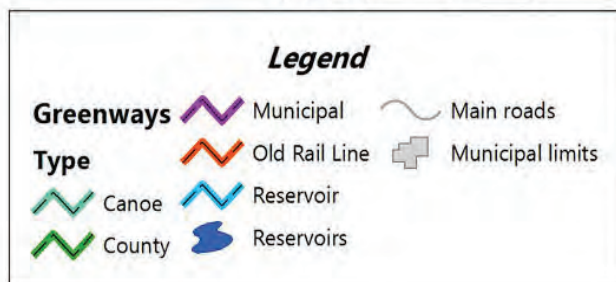
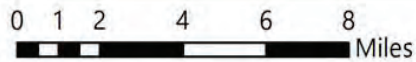
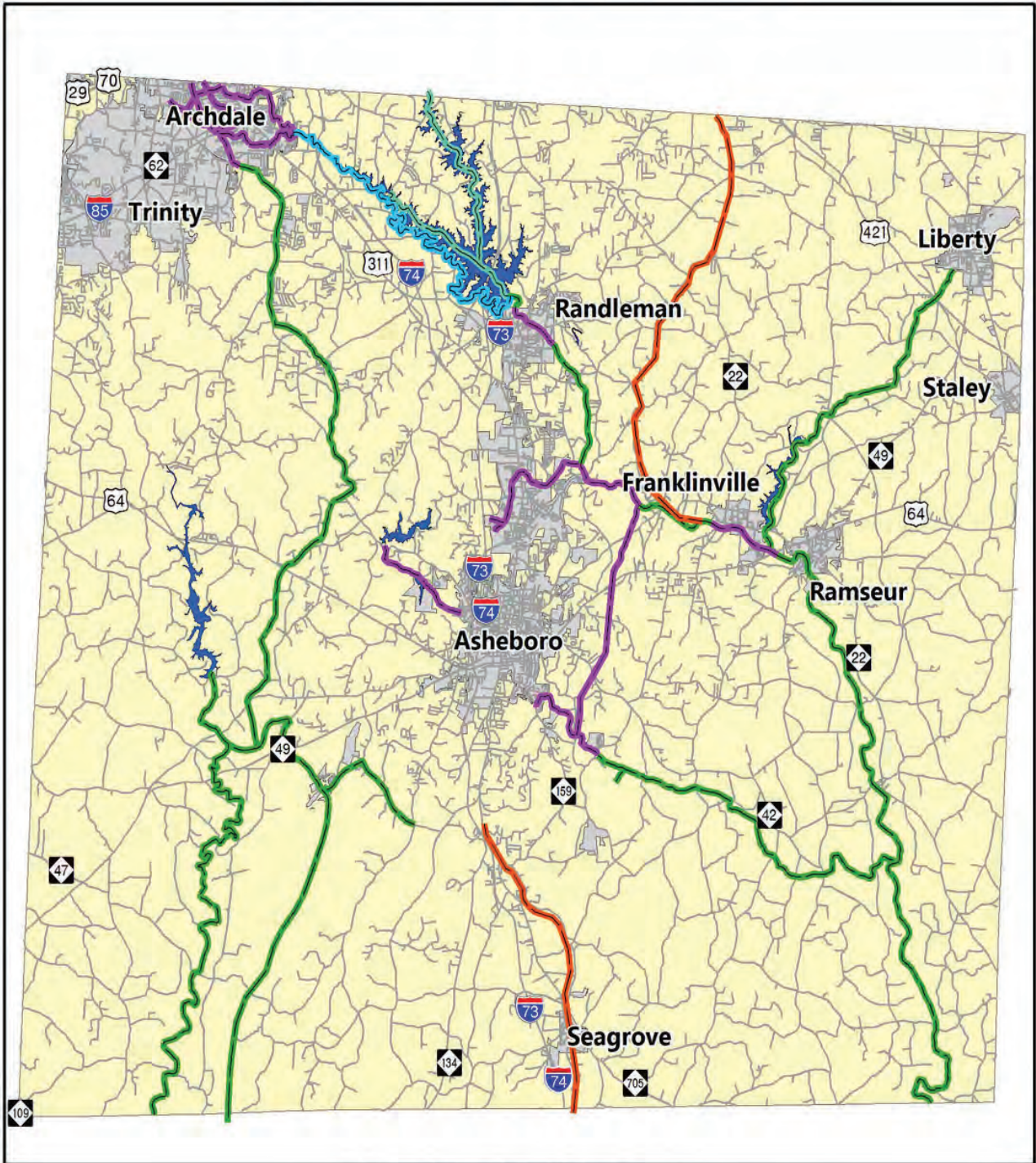
# Southwest Randolph County Growth Trends



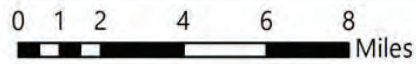
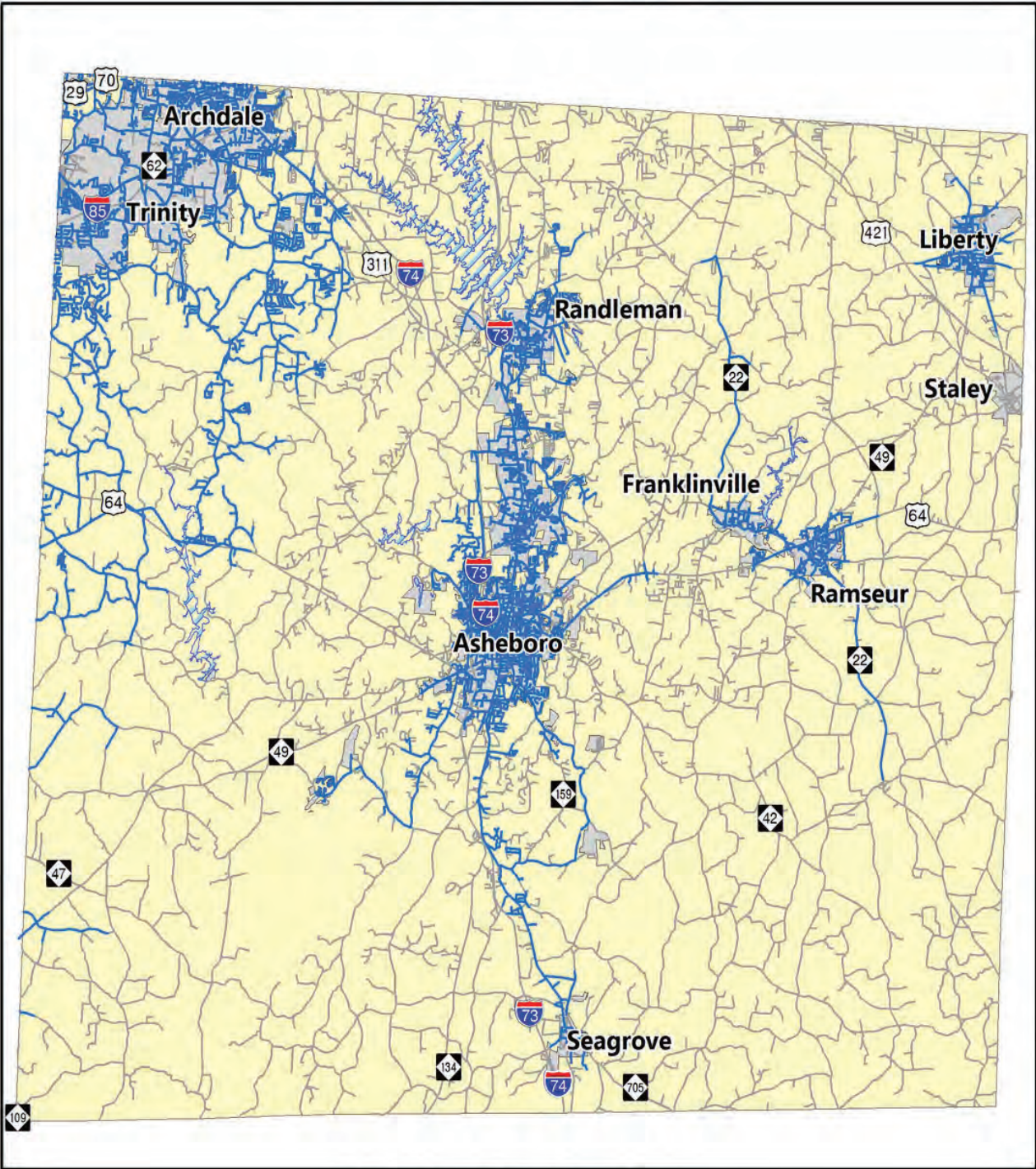
Legend	
	Reservoirs
	Municipal Zoning
	Commercial and Industrial Development
	Manufactured Housing Development
	Site Built Development
	Zoo Zoning District







# Proposed Heritage Corridor Trails

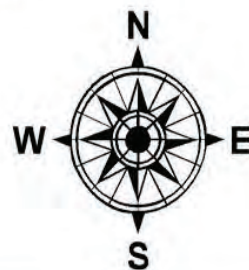


# 2016 Water Line Locations

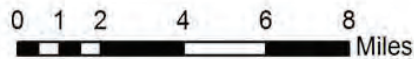
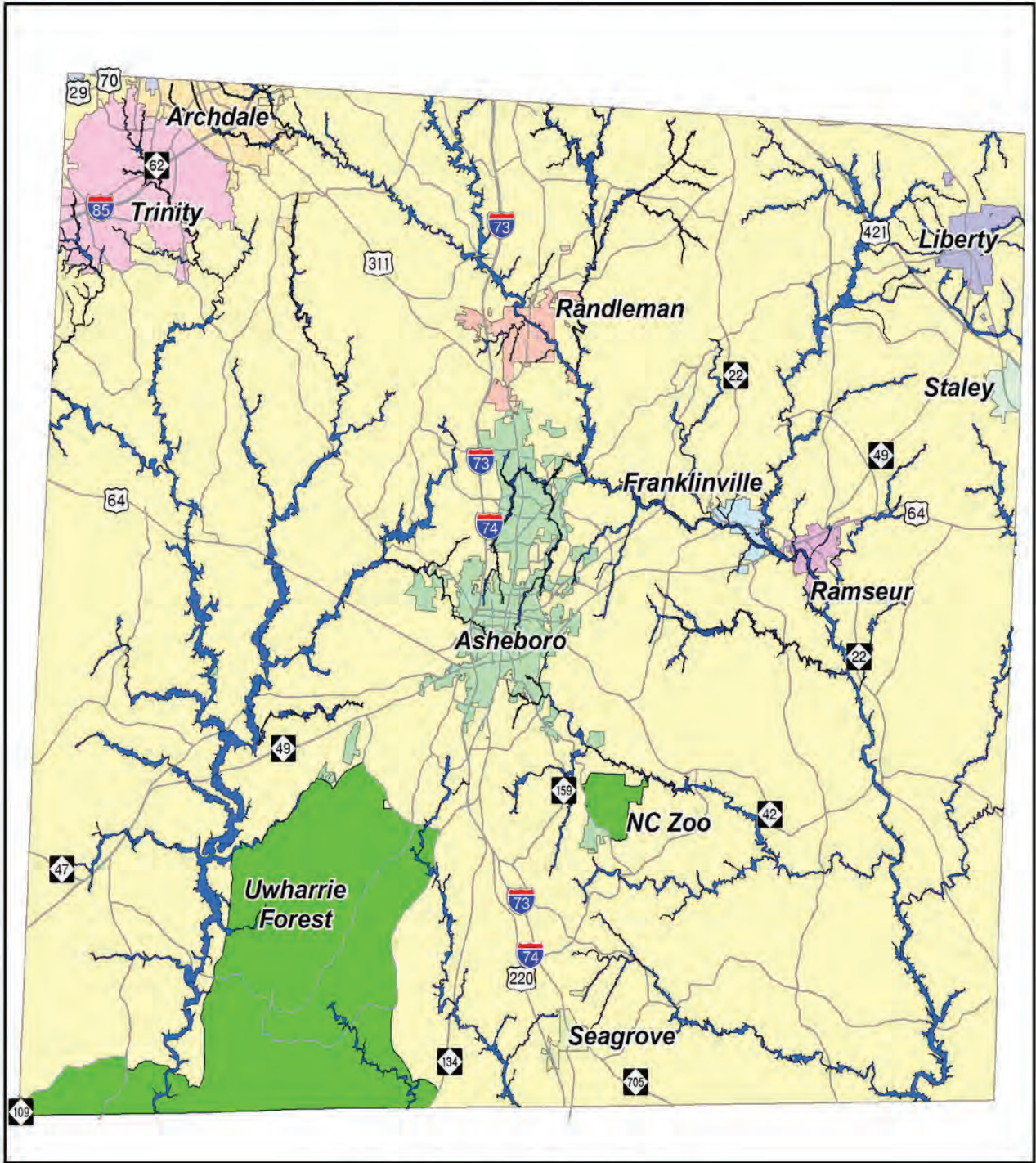


**Legend**

	Water lines		Main roads
	Reservoirs		Municipal limits



# Randolph County Flood Plains



Total area of Flood Plains: 22,537.52 acres.



## Growth Modeling Analysis Methodology and Additional References

### Assumptions

The following assumptions were made in this analysis:

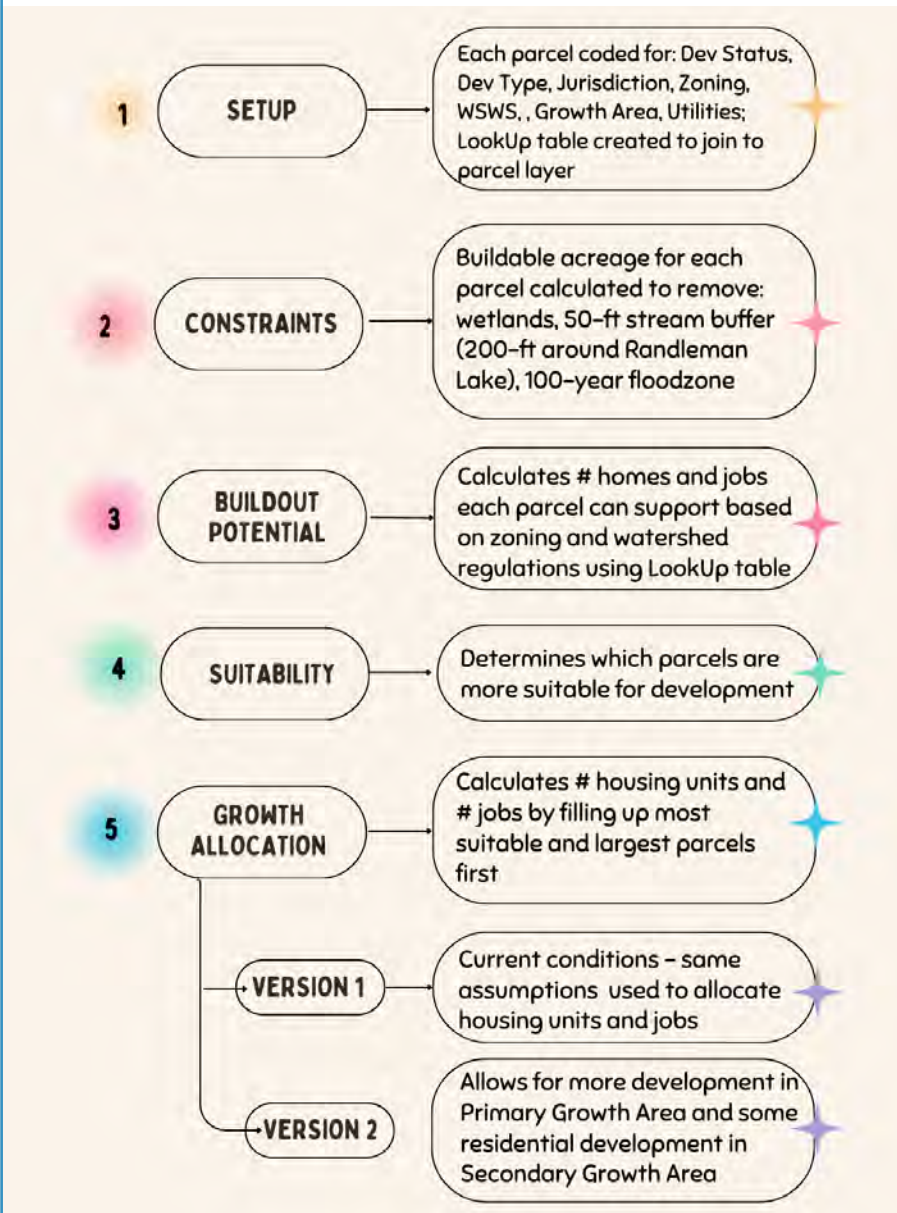
- Proportion (38.785%) of County population in the northeast area remains the same (2020 to 2040)
- 92.2% occupancy rate remains the same
- 2.5 people per household remains the same
- Proportion (47.4%) of County jobs in the northeast area remains the same (2020 to 2040)

### Land Suitability

Land suitability determines which parcels are more suitable for development. Please see the following point system to determine land suitability at the table below.

Layer	Housing Units	Jobs
Water Service Area	1	1
Sewer Service Area	1	1
<b>Transportation</b>		
Near Interchange	3	3
Near Highway or Major Intersection	2	2
Near Major Street	1	1
Near Railroad	1	-
<b>Points of Interest</b>		
Near Employment Center	2	2
Near School	1	1
Voluntary Ag District	-3	-3
Protected Lands	-1	-1
Soils	-1	-1
Steep Slopes	-1	-1
<b>Total Possible Points</b>	<b>7</b>	<b>8</b>

### Growth Model Flowchart



## Look-up Tables

The following look-up tables represent each of the unique zoning districts for all of the municipalities and County unincorporated areas in the study area. Housing unit and job density was assigned to each zoning district as part of the analysis.

### Asheboro

Zoning	SEF**	% Res	% SF	SF Density	% MF	MF Density	% Non-Res	FAR	Jobs Density
R-40	0.95	1.00	1.00	40,000	-	-	-	-	-
R-15	0.87	1.00	1.00	15,000	-	-	-	-	-
R-10	0.85	1.00	0.80	10,000	0.20	7,500	-	-	-
R-7.5	0.83	1.00	0.80	7,500	0.20	5,750	-	-	-
RA-6	0.80	0.90	0.10	6,000	0.90	6,000	0.10	0.22	600
OA6	0.80	0.10	0.50	6,000	0.50	6,000	0.90	0.30	600
O&I	0.80	-	-	-	-	-	1.00	0.30	600
M	0.80	-	-	-	-	-	1.00	0.33	600
I-3	0.80	-	-	-	-	-	1.00	0.20	700
I-2	0.80	-	-	-	-	-	1.00	0.20	700
I-1	0.80	-	-	-	-	-	1.00	0.20	700
B-3	0.80	-	-	-	-	-	1.00	0.33	600
B-2	0.80	-	-	-	-	-	1.00	1.00	600
B-1	0.80	-	-	-	-	-	1.00	0.33	600

### Franklinville

Zoning	SEF**	% Res	% SF	SF Density	% MF	MF Density	% Non-Res	FAR	Jobs Density
RA	0.99	1.00	1.00	40,000	-	-	-	-	-
RR	0.95	1.00	1.00	40,000	-	-	-	-	-
NR	0.87	1.00	1.00	16,000	-	-	-	-	-
HC	0.80	-	-	-	-	-	1.00	0.33	600
TC	0.80	-	-	-	-	-	1.00	0.30	600

### Liberty

Zoning	SEF**	% Res	% SF	SF Density	% MF	MF Density	% Non-Res	FAR	Jobs Density
R-40	0.95	1.00	1.00	40,000	-	-	-	-	-
R-12	0.87	1.00	1.00	12,000	-	-	-	-	-
R-6	0.80	1.00	0.50	6,000	0.50	5,000	-	-	-
R-MF	0.80	1.00	0.25	6,000	0.75	5,000	-	-	-
B-1	0.80	-	-	-	-	-	1.00	0.33	600
B-2	0.80	-	-	-	-	-	1.00	0.33	600
I	0.80	-	-	-	-	-	1.00	0.20	1,650
I-P	0.80	-	-	-	-	-	1.00	0.20	1,650
TOWN	0.80	-	-	-	-	-	1.00	0.30	600

### Ramseur

Zoning	SEF**	% Res	% SF	SF Density	% MF	MF Density	% Non-Res	FAR	Jobs Density
RA-20	0.90	1.00	1.00	20,000	-	-	-	-	-
RA-16	0.87	1.00	1.00	16,000	-	-	-	-	-
B	0.80	-	-	-	-	-	1.00	0.33	600
I&C	0.80	-	-	-	-	-	1.00	0.33	600
I	0.80	-	-	-	-	-	1.00	0.20	700
NB	0.85	-	-	-	-	-	1.00	0.33	600

### Randleman

Zoning	SEF**	% Res	% SF	SF Density	% MF	MF Density	% Non-Res	FAR	Jobs Density
R-1	0.90	1.00	1.00	20,000	-	-	-	-	-
R-4	0.90	1.00	1.00	20,000	-	-	-	-	-
R-2	0.87	1.00	1.00	15,000	-	-	-	-	-
R-3	0.83	1.00	0.50	8,000	0.50	3,000	-	-	-
B-1	0.80	-	-	-	-	-	1.00	0.33	600
B-2	0.80	-	-	-	-	-	1.00	0.33	600
I-1	0.80	-	-	-	-	-	1.00	0.20	700

### Staley

Zoning	SEF**	% Res	% SF	SF Density	% MF	MF Density	% Non-Res	FAR	Jobs Density
R-G	0.95	1.00	1.00	40,000	-	-	-	-	-
R-R	0.95	1.00	1.00	40,000	-	-	-	-	-
B-1	0.80	-	-	-	-	-	1.00	0.33	600
M-1	0.80	-	-	-	-	-	1.00	0.33	600

### Unincorporated (County)

Zoning	SEF**	% Res	% SF	SF Density	% MF	MF Density	% Non-Res	FAR	Jobs Density
RA	0.99	1.00	1.00	40,000*	-	-	-	-	-
RR	0.95	1.00	1.00	40,000*	-	-	-	-	-
RE	0.95	1.00	1.00	40,000*	-	-	-	-	-
RM	0.90	1.00	0.50	40,000*	0.50	40,000*	-	-	-
RLO	0.90	1.00	1.00	40,000*	-	-	-	-	-
CVO	0.90	1.00	1.00	40,000*	-	-	-	-	-
HC	0.80	-	-	-	-	-	1.00	0.33	600
HI	0.80	-	-	-	-	-	1.00	0.20	600
LI	0.80	-	-	-	-	-	1.00	0.20	700
O&I	0.80	-	-	-	-	-	1.00	0.33	600
RBO	0.80	-	-	-	-	-	1.00	0.30	600
RIO	0.80	-	-	-	-	-	1.00	0.20	700

\*Density varies by growth area (30,000sf in Primary, 20,000sf in Primary with utilities, 130,680 in Rural)



Plan created by:



**PIEDMONT TRIAD**  
REGIONAL COUNCIL