



CITIZEN'S GUIDE TO LAND DEVELOPMENT COUNTY OF RANDOLPH

**PLANNING & ZONING
RANDOLPH COUNTY, NC**

The following is a general outline and guide to land use planning and development in Randolph County. It should be helpful to a citizen as a **quick reference** and **summary** of County development standards and policies.

For more information a citizen should contact the Randolph County Department of Planning and Zoning, Randolph County Central Permit Building, 204 East Academy St., P O Box 771, Asheboro, NC 27204, 318-6555, or the appropriate agency as listed in this guide.

CENTRAL PERMIT MANAGEMENT SYSTEM

All permits in Randolph County are now coordinated through a computerized Land Records and Permit Management system. Through this system, Randolph County can accurately “track” each stage of development through the planning and inspection process. It will allow the citizen to obtain more timely and accurate property information and development status while enabling the County more efficient use of personnel.

Randolph County operates a Central Permit Office at the Randolph County Central Permit Building, 204 East Academy St., Asheboro, (318-6555 main line; 318-6554 & 318-6578 front counter; 318-6553 zoning inquiries, & 318-6561 code enforcement) where all development permits or applications can be obtained. The types of permits that can be obtained through the Central Permit Office include zoning, building, electrical, plumbing, insulation, heating and air conditioning, well permits, septic system applications and other specialized zoning permits as required (ex. flood, special use, etc.).

The first permit required in Randolph County is the *Zoning* permit. Before commencing the construction, erection, addition to, or placement of any building or structure, or before installing a sign, this *Zoning* permit must be obtained.

Property Development Technicians will help you during each stage of the application process. To help in the application process you should know the complete name of the property owner, size of the tract or lot, name of any subdivision and road name.

PROPERTY DEVELOPMENT ADVISORY TEAM

Licensed General Contractors, Architects, Engineer, and other professional developers have found the Randolph County Central Permit system effective and timely. **However, our existing system did not always adequately support those citizens that were not professional developers or contractors.** These citizens often “**fell between the cracks**” of the development process and were often confused by the laws and codes that they had to navigate to complete their project. **Because of the desire to provide**

“**outreach**” to these citizens, Randolph County staff designed an amendment to its existing Centralized Permit Ordinance that would specifically improve customer service for property owners who are planning development and acting as their own contractor. These applicants are unlicensed contractors.

The County Planning Department facilitates a specialized **Property Development Advisory Team** consisting of representatives from the **Central Permit Office, Planning & Zoning Department, Environmental Health Department, Building Inspections Office,** and the **Fire Marshal’s Office**. This Team will meet on a weekly basis. **The Property Development Advisory Team is designed to assist and help property owners that are not professional builders.** Property owners in this context would include (but not limited to): individuals, business owners, church groups or church organizations, athletic booster clubs, school groups or organizations (ex. parent teacher organization), or any other for profit or non-profit organization. The types of projects reviewed by the Property Development Advisory Team include (but not limited to) are: conversions of residential structures to assembly, commercial, or industrial use, changing the use of existing assembly, commercial, or industrial structures, or building new assembly, commercial, or industrial structures. In addition the Property Development Advisory Team is required to review all Special Use Permit applications and Rezoning applications (with exception of major subdivisions) before application of public hearing can be applied for.

These applicants will be identified by the **Property Development Technicians** and/or the **Plan Review Officer**. The Plan Review Officer will work with the applicant and determine the proposed development and assist the applicant in writing their proposal. The Plan Review Officer will schedule a date for the applicant to meet with the Property Development Advisory Team.

GROWTH MANAGEMENT PLAN

Randolph County planning, rezoning, and public policy development decisions are based on a formally adopted Growth Management Plan. The Plan prepares broad policy statements that will, when combined with designated Growth Management Areas, form an overall growth management philosophy for Randolph County. The plan identifies growth areas (Primary & Secondary) of Randolph County where a higher density of various types of development is anticipated based on existing and future public infrastructure needed to support growth.

The plan also identifies critical, important, and sensitive growth areas of Randolph County, which includes watersheds, wetlands, flood plains, active farmlands, and similar land resources (Rural Growth Area). Density and layout designs of major residential subdivisions would be sensitive to groundwater recharge and the possibility that placement of public infrastructure and other public facilities may be limited.

The goal of the Growth Management Plan is not to stop growth, but to channel the more intense growth to areas where public infrastructure allows growth to be sustained over the long term. The Plan also provides development options for those properties located in environmentally sensitive or otherwise remote rural areas of Randolph County.

RANDOLPH COUNTY GROWTH MANAGEMENT DEVELOPMENT PROCESS FROM START TO FINISH:

- 1: **Development Impact Analysis** (prepared by County planning staff)
- 2: **Technical Review & Site Analysis** (Planning staff & developer)
- 3: **Neighborhood Information Meeting** (Informal walk-in session held at County Office Building between county staff, developer, and citizens)
- 4: Formal Recommendation from **Technical Review Committee** to County Planning Board
- 5: **County Planning Board Public Hearing** (Recommendation to County Commissioners)
- 6: **Board of County Commissioners Public Hearing** (Final Decision)

GROWTH MANAGEMENT PLAN POLICY GUIDELINES

- | | |
|---------------------------|----------------------------|
| 1: Economic Development | 5: Residential Development |
| 2: Public Infrastructure | 6: Environmental Quality |
| 3: Industrial Development | 7: Planning Coordination |
| 4: Commercial Development | 8: Heritage Management |

Note: *Policy Guidelines are not Zoning Ordinance Codes. They are designed to be flexible and could be used to provide guidance to Boards when making rezoning and other public policy land use decisions.*

ZONING: LAND USE PLANNING

All areas of Randolph County are governed by countywide zoning regulations. A citizen should note that several municipalities in Randolph County extend their extra-territorial zoning jurisdictions up to two (2) miles from their municipal limits. Those municipalities maintaining extra-territorial jurisdictions are listed below along with the extent of their jurisdiction and the phone number for their planning office

- City of Asheboro: 2 miles; 626-1212;
- City of Archdale: 1 mile; 431-9141;
- City of Randleman: 1 mile; 498-2604;
- Town of Franklinville: 1 mile; 824-2604;
- Town of Liberty: 1 mile; 622-4276;

Currently there are three municipalities that have no extra-territorial zoning jurisdictions. Those municipalities, along with their telephone numbers, are

Town of Ramseur: 824-8530;
Town of Seagrove: 873-7280; and,
City of Trinity: 431-2841.

Randolph County zoning regulations are based on a comprehensive *Growth Management Plan*. The plan tries to outline and protect areas from incompatible development. The majority of land within the county is zoned *Residential Agricultural (RA)*, which is a low-density, rural, single-family residential classification. Requests for rezoning must show that the proposed rezoning would be compatible with the area and according to the Growth Management Plan for the area.

The County is divided into various types of zoning districts. A summary of the character of these individual districts is as follows:

RA - RESIDENTIAL AGRICULTURAL:

This is the zoning designation for most of the land in the County. It is a district designed for low-density residential developments and minor subdivisions and maintains the rural, agricultural character of the county.

RE - RESIDENTIAL EXCLUSIVE:

The purpose of this zoning district is to allow major single-family residential subdivisions with the housing type intended to accommodate site-built residential dwellings and conventional modular homes. This district is the most restricted single-family residential district.

RM - RESIDENTIAL MIXED:

This area is designed to provide a place for all types of residential development (single-family, multi-family, mobile home parks, Class A, B, or C mobile homes).

RR - RESIDENTIAL RESTRICTED:

This area is designed to provide a place for site built, modular, and Class A double-wide manufactured housing on permanent masonry foundations.

E-1 - ENVIRONMENTAL DISTRICT 1:

This is the most unique zoning district in North Carolina because it is designed specifically to enhance and preserve the special character of the Zoo site. All development, other than single-family residential homes, is regulated through *Conditional Use* or *Special Use Permit* review.

CS - COMMUNITY SHOPPING DISTRICT:

The purpose of this district is to provide a place for crossroads shopping and community center shopping establishments.

OI - OFFICE & INSTITUTIONAL DISTRICT:

This area is established primarily for general office and institutional use.

HC - HIGHWAY COMMERCIAL DISTRICT:

The purpose of this district is to provide a place in which the principal uses of land is for the retailing of durable goods, the provision of commercial services to industrial areas and the provision of services to tourists.

LI - LIGHT INDUSTRIAL DISTRICT:

This district has been established as a place for light industrial warehousing and distribution and sales of large-item products.

HI - HEAVY INDUSTRIAL DISTRICT:

This zoning district is designed to accommodate those industries whose normal operations include dust, noise, odor or other emissions which may be objectionable.

MAO - MUNICIPAL AIRPORT OVERLAY DISTRICT:

The purpose of this overlay zoning district is to establish height regulations within the Asheboro Municipal Airport approach zones located within the County's jurisdiction. It is also designed to prohibit other obstructions that have the potential for endangering the lives and property of users of the Asheboro Municipal Airport and property or occupants of land within the district.

CLO - CLUSTER SUBDIVISION OVERLAY DISTRICTS:

The Cluster Subdivision Overlay District is hereby established to accommodate major residential subdivision developments designed to preserve rural character by the preservation of open space and significant environmentally sensitive areas. The district permits open space, recreational, residential, and limited rural neighborhood business uses that are part of a unified design. The Cluster Subdivision Development provides for the grouping of lots and buildings to conserve open space land resources and promotes innovation in the design of the development to minimize stormwater runoff impacts and other adverse rural environmental impacts. Housing characteristics with the CLO district will be designated Exclusive (CLOE), Restricted (CLOR), or Mixed (CLOM), in conformance with other major subdivision zoning districts.

CLO-CD - CLUSTER SUBDIVISION OVERLAY CONDITIONAL DISTRICT:

Identical to the Cluster Subdivision Overlay District except that a Conditional Permit is required as a prerequisite to any use or development as provided in this chapter.

RLO - RURAL LOT SUBDIVISION OVERLAY DISTRICT:

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. Rural Lot Subdivisions offer to maximize infiltration of precipitation to a private well water field in order to insure sustainable well water supplies. Housing characteristics with the RLO district will be designated Exclusive (RLOE), Restricted (RLOR), or Mixed (RLOM) in conformance with other major subdivision zoning districts. *In Rural Growth Areas minimum lot size is 3 acres.*

RLO-CD - RURAL LOT SUBDIVISION OVERLAY CONDITIONAL DISTRICT:

Identical to the Rural Lot Subdivision Overlay District except that a Conditional Permit is required as a prerequisite to any use or development as provided in this chapter.

CVO - CONVENTIONAL SUBDIVISION OVERLAY DISTRICTS:

The Conventional Subdivision Overlay District is hereby established to accommodate single-family residential subdivisions with four (4) or more owner occupied lots created for the purpose of sale or building development. This district is predominantly residential and suburban in character where current water and sewer needs are met primarily by individual wells and septic tanks. Some public infrastructure may be available in the foreseeable future. Housing characteristics with the CVO district will be designated Exclusive (CVOE), Restricted (CVOR), or Mixed (CVOM), in conformance with other major subdivision zoning districts.

CVO-CD - CONVENTIONAL SUBDIVISION OVERLAY CONDITIONAL DISTRICT

Identical to the Conventional Subdivision Overlay District except that a Conditional Permit is required as a prerequisite to any use or development as provided in this chapter.

CEO - COMMERCIAL ENVIRONMENTAL OVERLAY DISTRICT:

The commercial uses in this overlay district are designed to provide retail and service uses to the traveling public with emphasis on vacation recreation needs created by the immediate presence of the North Carolina Zoological Park. This overlay district is designed for location along major highways so that they can be conveniently reached by the traveling public.

CEO-CD - COMMERCIAL ENVIRONMENTAL OVERLAY CONDITIONAL DISTRICT:

Identical to the Commercial Environmental Overlay District except that a Conditional Permit is required as a prerequisite to any use or development as provided in this chapter.

RBO - RURAL BUSINESS OVERLAY DISTRICT:

The Rural Business Overlay District is hereby established to provide locations where compatible rural land uses such as neighborhood retail and service establishments can be located in general proximity to established rural residential areas with the goal of reducing automobile travel distances and promoting better livability in the rural community.

RBO-CD - RURAL BUSINESS OVERLAY CONDITIONAL DISTRICT:

Identical to the Rural Business Overlay District except that a Conditional Permit is required as a prerequisite to any use or development as provided in this chapter.

IO - INDUSTRIAL OVERLAY DISTRICTS:

This overlay district is designed for Secondary Growth Areas and in rare instances for Rural Growth Areas in the County where such a district would provide for the location of sites which would substantially increase economic activity, job creation, and the tax base of the County. This specialized district is intended to accommodate manufacturing, wholesaling, warehousing, research and development, and related activities which, through the acquisition of large acreage, the use of natural buffers, and extensive landscaping would not have substantial

adverse impact upon the general growth characteristics anticipated by the Growth Management Plan in that area.

SCO - SCENIC CORRIDOR OVERLAY DISTRICTS:

The Scenic Corridor Overlay district is designed to support the arrangement of land uses along a specified corridor which shall create a visually pleasing impression. The permitted uses within a SCO district shall be the same as allowed within the underlying district unless otherwise prohibited on the Scenic Corridor Plan.

SEO - SPECIAL ENTERTAINMENT OVERLAY DISTRICT:

The Special Entertainment Overlay District is designed primarily to supplement the underlying general use districts by permitting, in addition to all other permitted uses in the underlying district, retail operations which specialize in legally operated adult entertainment establishments. The intent of this district is to prevent the concentration of adult entertainment establishments within the County of Randolph regulatory jurisdiction. The Overlay District is established to ensure that the adverse effects created by adult entertainment establishments are minimized and controlled so as not to adversely affect adjacent property and the surrounding neighborhood by restricting their proximity to public parks, schools, hospitals, churches, day-care facilities, youth camps, civic facilities, other adult entertainment establishments, and residentially zoned areas. For a complete list of permitted uses and uses allowed under prescribed conditions, please refer to Article V, Section 1 of this Ordinance.

OVERLAY DISTRICT ZONING

These specialized districts “overlay” additional development standards upon the existing zoning district without completely changing the underlying zoning districts.

1. **Conventional Subdivision Overlay District** – This district allows the standard subdivision with no special requirement other than minimum lot size and road standards. (allowed in primary & secondary growth areas)
2. **Rural Lot Subdivision Overlay District** – This district is designed for rural areas where lot size and width might promote groundwater recharge ability and low density development. *In Rural Growth Areas minimum lot size is 3 acres.* (allowed in primary, secondary, & rural growth areas)
3. **Cluster / Open Space Subdivision Overlay District** – Accomplishes the same public purpose as the large-lot subdivision by the conservation of 50% open space in joint subdivision ownership. (allowed in primary, secondary, & rural growth areas)

CONDITIONAL ZONING DISTRICTS

Randolph County zoning regulations are designed to recognize that certain types of zoning districts would be inappropriate at particular locations without clearly defined conditions. The many zoning districts previously listed are called “general use” districts, in which a variety of uses are allowed. The *Conditional District* allows only a single use with conditions under which the use will be allowed prescribed by the Board of County Commissioners during the rezoning.

A Conditional District can be obtained only through rezoning and must be requested and agreed to by the applicant for rezoning. Any Conditional Zoning District so authorized shall be perpetually binding upon the property unless amended by the Board of County Commissioners.

THE REZONING PROCESS

All applications for rezoning are processed through the Department of Planning and Zoning at the Randolph County Central Permit Building, 204 East Academy St., Asheboro. *A residential rezoning request requires a Neighborhood Information Meeting prior to the public hearing process.* The first public hearing is before the Randolph County Planning Board. The Planning Board will then make recommendations to the Board of County Commissioners, who make the final decision after conducting the final public hearing.

The fee for rezoning applications is \$100.00. This fee is to offset the expense to the County for legal advertising and other costs connected to the rezoning. The complete rezoning public hearing process normally takes approximately 90 days depending upon when the application is submitted and actions of the Planning Board and the Board of County Commissioners.

The Randolph County Planning Board normally meets the Tuesday following the third Monday of each month. Meetings are held at **6:00 p.m.** in the Randolph County Historic Courthouse meeting room, 145-C Worth Street, Asheboro, NC 27203. **The Board of County Commissioners normally meets the third Monday of each month at the same location.** The Board of County Commissioners Public Hearings is normally scheduled at **6:00 p.m.**

SPECIAL USE PERMIT APPLICATIONS

A “Special Use Permit” request refers to a situation in which a particular kind of land use is permitted in a zoning district only when the Planning Board issues the permit after making specific “findings” required by the Zoning Ordinance. The Planning Board may affix appropriate conditions to the Special Use Permit for the protection of and compatibility with neighboring properties and the public interest.

Much like the judge in a courtroom setting, the Planning Board sits as a “quasi-judicial” administrative body in its Special Use Permit review role. The main focus and role of

the Board is on gathering relevant evidence and protecting the rights of citizens appearing before the Board. As a result, N.C. laws require that the Planning Board follow special rules of testimony and evidence in order to make a required decision to issue or deny a Special Use Permit. All citizens providing information or testimony to the Board must do so under sworn oath. In granting the permit, the Planning Board must find:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the Land Development Plan for Randolph County.

As part of a presentation at the public hearing it is in the applicants or citizens interest to present specific testimony to support or oppose each of the above findings upon which the Board is required to make.

BOARD OF ADJUSTMENT

The Randolph County Board of Adjustment is a quasi-judicial board empowered under law to hear appeals from a ruling by the Planning and Zoning Director or to authorize a Variance from County development regulations. Special and unique hardships must be shown before consideration for variances. Appeals from decisions of the Board of Adjustment may be taken to the North Carolina Superior Court.

MINIMUM LOT SIZE REQUIREMENTS

Primary & Secondary Growth Areas:

Watershed Areas: 40,000 sq. ft.*

Water Critical Areas: 80,000 sq. ft.*

Primary Growth Areas:

Non-Watershed Areas: 30,000 sq. ft.*

Public Water & Public Sewer: 20,000 sq. ft.*

Rural Growth Areas:

Watershed Areas: 40,000 sq. ft.*

Water Critical Areas: 80,000 sq. ft.*

Minor Subdivision: 40,000 sq. ft.*

Major Subdivision: 3 acres*

* minimum state-maintained road frontage: 100 ft

Lot size without the minimum state-maintained road frontage is: 5 acres
(ie. deeded access, easement, or private road)

NOTE: All lot size or building setback requirements may be enlarged or expanded pending Environmental Health requirements for septic system installation, etc.

NORMAL SETBACK REQUIREMENTS:

Residential: Front, * 35 ft.; Back, 30 ft.; Side, 10 ft.

Commercial: Front, * 50 ft.; Back, 25 ft.; Side, 10 ft.

* on corner lots, front setback required from each road

SUBDIVISION REGULATIONS

A *subdivision* is the division of land into two (2) or more tracts for sale or building development. **To insure that subdivisions meet County standards, no lot or plat within Randolph County's subdivision jurisdiction is to be transferred or recorded by the Register of Deeds until a final plat has been approved by the Planning Board (major subdivisions) or the Planning Director (minor subdivisions).**

ROAD CONSTRUCTION STANDARDS:

- County private road standards can be used on subdivision having a minimum lot size of **5 acres**. *No private road within Randolph County shall be longer than 1320 feet. In addition, no private road, created after adoption of this ordinance and as defined by the Subdivision Ordinance, within the county shall serve more than six (6) lots. All private roads shall connect to a public road.*
- DOT public road standards apply to subdivisions that have a minimum lot size of **less than 5 acres**.

SUBDIVISION PLAT SIZE REQUIRED:

18" x 24" mylar

8" x 14" single lot

Register of Deeds recording fee: \$21.00

REGISTRATION OF PLATS

Registration of plats in the Office of the Register of Deeds is regulated by NCGS 47-30. Among those requirements are the following:

1. Recording of Plats: North Carolina law requires that before any plat is recorded in the Office of the Register of Deeds it must first be approved by a designated Review Officer appointed by the Board of County Commissioners. ***Review Officer certification is provided by***

the County Planning Department. Once the Review Officer has certified that the plat or map meets all statutory requirements, it can be presented to the Register of Deeds for Recording.

2. Certification from surveyor as to composition of plat. Unless the surveyor indicates that a survey is of an existing parcel, all plats recorded in Randolph County **must** have approval from County or municipal subdivision authority.
3. Any map attached to a deed or other instrument must
 - a. contain the original signature and original seal of the surveyor **OR**
 - b. be a certified copy from the custodian of public records **OR**
 - c. contain the statement "This map is not a certified survey and no reliance may be placed on its accuracy."

PENALTIES FOR TRANSFERRING LOTS IN UNAPPROVED SUBDIVISIONS:

NCGS 153A-334 prescribes legal penalties for persons who transfer or sell land by reference to a plat that has not been properly approved by Planning and Zoning officials, or recorded in the Office of the Register of Deeds. ***The description by metes and bounds does not exempt property from County subdivision regulations.***

Approved subdivision plats must be recorded with the Register of Deeds within **60 days** of final Planning Board or Board of County Commissioners approval.

The following are **exceptions** to County subdivision regulations and are not subject to Randolph County Ordinances:

1. The combination or recombination of portions of previously plotted lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standard of the County as described herein;
2. The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved;
3. The public acquisition by purchase of strips of land for the widening or opening of streets;
4. The division of land in single ownership so that the entire area of which is no greater than two (2) acres into not more than three (3) lots, where no street right-of-way dedication is involved, and where the resultant lots are equal to or exceed the standards of the subdivision ordinance; and,
5. The division of property among heirs for the sole purpose of settling an estate.

MAJOR SUBDIVISIONS:

A major subdivision in Randolph County is the division of land into four (4) or more lots or tracts. Major subdivisions must be located in either *Residential Restricted (RR)*, *Residential Mixed (RM)*, *Residential Exclusive (RE)* zoning districts, as well as *Cluster Subdivision Overlay (CLO)*, *Rural Lot Overlay (RLO)*, and *Conventional Subdivision Overlay (CVO)* districts. Most often, major subdivision developments will require zoning approval from the Board of County Commissioners.

MINOR SUBDIVISIONS:

A minor subdivision is a division of land containing three (3) lots or fewer. Minor subdivisions can be approved by the County Planning Director.

SPECIAL NOTE: Major subdivisions should be planned to insure that housing type is compatible with that of the existing area. *Residential Exclusive (RE)* allows only site built homes or conventional modular homes. *Residential Mixed (RM)* districts allow major subdivisions that include site built, modular, double-wide, and single-wide (Class A and B) manufactured housing. *Residential Restricted (RR)* districts allow only site-built, modular, or Class A double-wide manufactured housing on permanent masonry foundations.

MANUFACTURED HOUSING

Randolph County land use zoning regulations are designed to recognize that manufactured housing is an affordable and acceptable method of providing owner occupied housing. As a result, County zoning regulations do not unnecessarily restrict manufactured housing; however, Randolph County regulations **do** regulate the placement and appearance of manufactured homes to assure their compatibility with neighboring site built homes.

RR - *Residential Restricted* zoning districts allow only major subdivisions that consist of site-built (conventional) housing, or Class A double-wide manufactured housing on permanent masonry foundations.

RM - *Residential Mix* zoning districts allow only major subdivisions that consist of all types of housing including single-wide mobile homes.

RA - *Residential Agricultural* zoning districts allow minor subdivisions consisting of all types of housing including owner occupied single-wide mobile homes.

MOBILE HOME PARKS

Mobile Home Parks consisting of more than two units for rental purposes located on one tract (in same ownership) are allowed in *Residential Mixed* zoning districts after

issuance of a Conditional Use or Special Use Permit by the Planning Board or Board of County Commissioners. Mobile Home Park development is subject to standards and requirements outlined in County ordinances.

WATERSHED PROTECTION AND WATER CRITICAL AREAS

Almost the entire northern half of Randolph County is located in one of the following watersheds: Randleman Lake, Lake Reese, Sandy Creek, Rocky River, Lake Lucas and Bunch Lake, Polecat Creek, Badin Lake and Bear Creek. The topography of land in *watersheds* is such that all drainage would eventually lead to the reservoir. Minimum lot sizes and watershed classification are mandated and approved by the State.

Randolph County also provides *Water Critical Area* protection to all areas within one-half (½) mile of the reservoir water line. Minimum lot size and development standards in the water critical areas are designed to provide additional protection to the County's water resources.

County and State watershed regulations strictly regulate the amount of **impervious surface** that can be built upon lands located within a watershed area. Developers should contact the County Planning Department to determine the allowed **impervious surface** coverage for any project **other than a single-family residence**.

FLOOD ZONE MANAGEMENT

IT IS THE POLICY OF RANDOLPH COUNTY NOT TO ENCOURAGE DEVELOPMENT WITHIN THE AREAS OF CLASS A FLOOD HAZARD BOUNDARIES. A special *Flood Development Permit* must be issued by the County Flood Administrator before any construction commences within these areas. After obtaining the permit, all structures must be elevated or floodproofed two (2) feet above base flood elevation. On streams where floodways have not been designated, Randolph County requires a setback of two (2) times the stream width or twenty (20) feet, whichever is greater.

Property Development Technicians will review appropriate floodway maps before your issuance of a zoning permit. If your proposed construction may be close to the floodplain, the permit will be flagged for an on-site field inspection by the Environmental Health Department or the Planning Department staff.

SOIL EROSION CONTROL PLANS

Randolph County requires that *Soil Erosion Control Plans* be submitted by the developer of affected property to the North Carolina Division of Land Resources. The North Carolina Sedimentation Pollution Control Act requires that a *Soil Erosion and Sedimentation Control Plan* be approved by the State before beginning any land-disturbance of more than **one (1) acre**. NCGS 160A-417 requires that a soil erosion

control plan must be approved for the site of the building activity **before** the County can issue a building permit. **Randolph County routinely notifies the appropriate State agency when development is occurring that may require compliance with these State laws. Strict legal penalties can result from a developer's willful non-compliance with these regulations.**

AGRICULTURAL/FARM USE OF LAND

Randolph County zoning regulations shall not apply to *bona fide* farms with the exception of swine farms as defined by County zoning enabling authority provided by NCGS 153-A-340. They do not impose or exercise any controls over croplands, timber lands, pasture lands, orchards, idle land, or other farm houses, barn, poultry house, or other farm buildings, including tenant or other houses for persons working on farms, as long as such shall be in the same ownership as the farm and located on the farm.

PROPERTY ADDRESSING

Randolph County provides a uniform system of addressing for all structures located within the county. Addresses issued by the County are required for postal service and public service utilities, and are a vital component of the County's Enhanced 911 emergency response telephone system.

New addresses are generated during the construction process utilizing advanced computerized Geographic Information System (GIS) technology and are coordinated through the County's Central Permit System. A *Street Address Guide* for all roads within the County and its municipalities is available for a nominal fee from the County Planning Department.

*The preceding has been a brief summary of Randolph County Land Development standards and procedures. **It should be used only as a quick reference.***

For more detailed information concerning land records and development, the following Randolph County agencies can be of assistance to you.

Department of Planning and Zoning

Randolph County Central Permit Building

204 East Academy St., P O Box 771

Asheboro, NC 27204

318-6555 (Asheboro), 819-3555 (Archdale), 218-4555 (Greensboro), Fax 318-6550

Hal Johnson, Director

planning@co.randolph.nc.us

Building Inspections Department

Randolph County Central Permit Building

204 East Academy St, P O Box 771

Asheboro, NC 27204
318-6565 (Asheboro), 819-3565 (Archdale), 218-4565 (Greensboro)
Paxton Arthurs, Building Code Administrator

Office of Register of Deed

Shaw Building
158 Worth Street
Asheboro, NC 27203
318-6960 (Asheboro), 819-3960 (Archdale), 218-4960 (Greensboro)
Krista M. Lowe, Register of Deeds

County Tax Department

Randolph County Office Building
725 McDowell Rd.
Asheboro, NC 27203
318-6500 (Asheboro), 819-3500 (Archdale), 218-4500 (Greensboro)
Debra Hill, Tax Supervisor

Environmental Health Section

Randolph County Health Department
Randolph County Central Permit Building
204 East Academy St.
Asheboro, NC 27203
318-6262 (Asheboro), 819-3262 (Archdale), 218-4262 (Greensboro), Fax 318-6265
Wayne Jones, Environmental Health Supervisor

Department of Public Works

Randolph County Office Building
725 McDowell Rd., P O Box 4728
Asheboro, NC 27204
318-6606 (Asheboro), 819-3606 (Archdale), 218-4606 (Greensboro), Fax 318-6853
David Townsend, III, Pubic Works Director

Division of Land Resources

NC Department of Natural Resources
Erosion and Sediment Control
8003 North Point Boulevard
Winston-Salem, NC 27106
761-2351

Randolph County ASCS

Soil Conservation Services
241 Sunset Avenue

Asheboro, NC 27203
318-6490 (Asheboro), 819-3490 (Archdale), 218-4490 (Greensboro), Fax 318-6494
Jenny Parks, Supervisor

Cooperative Extension Services

Ira McDowell Center
2222 South Fayetteville Street
Asheboro, NC 27203
318-6000 (Asheboro), 819-3000 (Archdale), 218-4000 (Greensboro), Fax 318-6011
Carolyn Langley, Director

RANDOLPH COUNTY BUILDING INSPECTIONS OPERATIONS POLICY

Randolph County conducts North Carolina Building Code Inspections within all areas of Randolph County (**excluding the City of Asheboro**). This centralized inspections program has proven cost effective and personnel efficient for both the County and participating municipalities.

The attached supplement outlines basic information concerning the *Randolph County Centralized Building Inspections Program* and includes a current building permit fee schedule.

Additional information may be obtained by contacting the Building Inspections Department at the Randolph County Central Permit Building, 204 East Academy St., Asheboro, North Carolina, 318-6565.

BUILDING INSPECTIONS PROGRAM

All State required building inspections within Randolph County are performed by the County Building Code Enforcement Officials (except within the City of Asheboro).

ZONING CLEARANCE:

Each municipality must issue appropriate zoning permits and clearance before the County issues building permit. Enforcement of municipal zoning regulations remains that of the municipality. Also, County zoning clearance must be obtained for any property within County jurisdiction.

MINIMUM INSPECTIONS STANDARDS:

Randolph County, as required by North Carolina law, enforces the construction requirements as outlined by the North Carolina Building Code. A building permit must be obtained before the construction of any new building or structure.

In addition, a building permit must be obtained for any renovations or remodeling that totals \$8,500.00 or more. Changes in load bearing structures must also obtain a building permit.

State Building Code laws also require that appropriate electrical, plumbing and mechanical permits be obtained before installation or changes of service.

POLICY TOWARD TIMELY INSPECTIONS:

Randolph County attempts to conduct all inspections received by 9:00 a.m. the same day as the request. All inspection request that are received after 9:00 a.m. will be performed by 5:00 p.m. the following working day when possible. All inspections will be performed within three (3) working days from its request.

FARM/AGRICULTURAL BUILDINGS:

Building permits are not required for farm/agricultural building as defined by North Carolina General Statutes. However, you should contact the Building Inspections office to insure that your proposed construction would be exempt as a farm building. Electrical inspections are required for farm/agricultural buildings.

BUILDING PERMIT FEE SCHEDULE

**Adopted: April 4, 2005, Board of County Commissioners
Effective May 1, 2005**

BUILDING PERMITS

Up to and including \$8,500.00	\$25.00
\$8,501.00 and above	\$ 3.00 per thousand

ELECTRICAL PERMITS

Minimum charge: \$25.00 (temporary service, moved services, load controls, etc.)

All Other Services:

Single-family residences	\$50.00
Other residential inspections (duplex, multi-family residence)	\$30.00 per unit
Mobile homes	\$30.00
Farm buildings	\$30.00

Commercial Electrical:

Up to and including 5,000 sq. ft.	\$50.00
5,000 sq. ft. up to and including 20,000 sq. ft.	\$60.00
Over 20,000 sq. ft.	\$70.00

Any residential or commercial construction over 200 amps shall be charged an additional \$.10 per amp. Each sub-panel shall be a charge of \$ 5.00 each.

PLUMBING PERMITS

Minimum charge (sewer line, water line, water heater, new mobile home, etc.)	\$25.00
Single-family residence	\$50.00
Other residential inspections (duplex, multi-family residence, etc.)	\$30.00 per unit
Commercial/industrial	\$50.00

Residential/Commercial/industrial plumbing inspections shall include an additional fee of \$ 2.50 per fixture for each plumbing fixture above ten (10).

HEATING & AIR-CONDITIONING PERMITS

Minimum charge (gas logs, gas lines, conversions, new mobile home, etc.)	\$25.00
Residential	\$40.00
Commercial/industrial	\$50.00

Any residential/commercial/industrial construction involving more than two heating or air-conditioning units shall include an additional fee of \$5.00 per unit over two.

INSULATION PERMITS

Single-family residence	\$20.00
Other residential inspections (duplex, multi-family residence)	\$20.00 per unit
Commercial/industrial	\$20.00

MOBILE HOME SETUP PERMITS

Single-family residence	\$30.00
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MODULAR HOME SETUP PERMITS

Single-family residence (includes all permits)	\$400.00
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OTHER FEES

Rejection fee	\$50.00
Commercial demolition permit	\$100.00
Certificate of Occupancy with no change of use	\$25.00
Temporary power or Temporary Certificate of Occupancy	\$50.00
Failure to obtain finals after Temporary Certificate of Occupancy	\$100.00
Residential plan review without permits	\$25.00
Commercial plan review without permits	\$50.00
Consultation Inspections (Daycare, ABC License, Change of Occupancy, etc...)	\$50.00

BASIS FOR DETERMINING CONSTRUCTION VALUATION FOR BUILDING PERMITS ISSUED IN RANDOLPH COUNTY

New construction valuation shall be based on the most recent version of the International Code Council Building Valuation Data. Renovations, alterations, or special circumstances may be determined by other methods upon approval by the Director of Inspections or Plan Reviewer.

For permits issued after commencement of work, permit fees shall be doubled.