

**RANDOLPH COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING/PUBLIC HEARING AGENDA
6:00 P.M. – February 9, 2016**

- I. Call to Order—*Chairman Frye*

- II. Overview of Requests—*Jay Dale, Planning Director*
 - A. Proposed Amendments to the County Unified Development Ordinance (Zoning Ordinance)
 - B. Proposed Amendments to the Randolph County Growth Management Plan
 - C. Property Requested for Rezoning:

GREENSBORO-RANDOLPH MEGASITE FOUNDATION, INC., as applicant; and list of petitioners by consent [Blakely Family, LLC; Blakely Family Trust & Blakely Survivor’s Trust; Dexter & Sandra Blakely Survivor’s Trust; Dodson Lake, Inc.; Salamander Holdings LLC; Three Lakes Club Inc.; Michael Brown, Roger Brown, Stephen Brown, & Johnnie Greeson Brown; Stephen Brown; Michael P. DeMaria; Charles Ray Norrell; Janet M. Norrell; Phillip W. & Martha I. Neal; Terence N. & Debra M. Hildebrand; Alan B. & Amber C. Currin; Kenneth C. & Jeane C. Collins; Able Swordplay, LLC; William T. & Donna Burkhart; Ellen O. & James H. Burwell (Nancy G. O’Briant Life Estate); Gertrude J. Caviness; Donna Smith Johnson; Alejandra Salinas Garcia; Jose Socorro Garcia; Allen Perkins; Nancy A. Pierce; Bobby Pierce; Jimmy Edwin Breedlove Estate (c/o Peggy B. & David Jolly); Buddy J. & Pamela J. Mabe; Jeffrey Alan Sugg; Jeffrey Alan Sugg & Linda K. Sugg; Timothy J. & Lisa A. Puck; Anita Coble Messer; Gerald B. & Kristie F. Coble; James B. & Tammy A. Coble; Trustees of the Coble Family Trust; James K. & Judiann E. Georgevich; Brenda C. Vess; John Henry Maget, II & Pamela A. Maget; Kenneth W. & Karen Hobbs; Gene & Elizabeth Pierce]; and Randolph County [consent for filing only]; are requesting that approximately 1533 acres generally located within the boundaries west of Troy Smith Road, north of Starmount Road, north of US Highway 421, bordering Julian Airport Road, and generally bordering south of Old 421 Road, Liberty Township, Randolph County, N.C., be rezoned from RA/RM to Heavy Industrial – Conditional District. The proposed Heavy Industrial – Conditional District rezoning would allow integrated Heavy Industrial permitted uses with the restriction to **prohibit** the following uses: *public airports; landfills; coal sales and storage; concrete and asphalt plants; junkyards; livestock sales; meat packing and poultry processing; sawmills and planning mills; carnivals; theaters; tobacco sales and warehousing; and trucking terminals*. The Planning Board reviewed this request at a public meeting on January 26, 2016, and recommended that this request be approved by a vote of 6 to 1.

- III. **Public Hearing** –Call to order
 - A. Applicant Presentations
 - B. Northeast Randolph Property Owners—*Alan Ferguson*
 - C. Public Comments

- IV. Action by the Board

- V. Adjournment

February 9, 2016

TO: Board of County Commissioners
FROM: Jay Dale, Planning Director
SUBJECT: Proposed Amendments to the Unified Development Plan and Growth Management Plan, and the Greensboro/Randolph Megasite Foundation Request for Rezoning

1. **Unified Development Ordinance Amendment**

- A. Amend the Unified Development Ordinance, Chapter II. Zoning Ordinance, Article VII District Regulations, Section 1. Intent of Zoning Districts to included:

HI-CD Heavy Industrial Conditional District

Identical to the Heavy Industrial District except site plans and individualized development conditions are imposed only upon petition of all the owners of the land to be included in the CD. *Industrial parks or integrated industrial districts larger than 400 acres may have within the park or district boundary any retail or service use which is accessory in nature to the industrial park or integrated industrial district.*

- B. Amend Article VII District Regulations, Section 4. Table of Permitted Uses, to include the following uses, permitted by right, in HI districts:

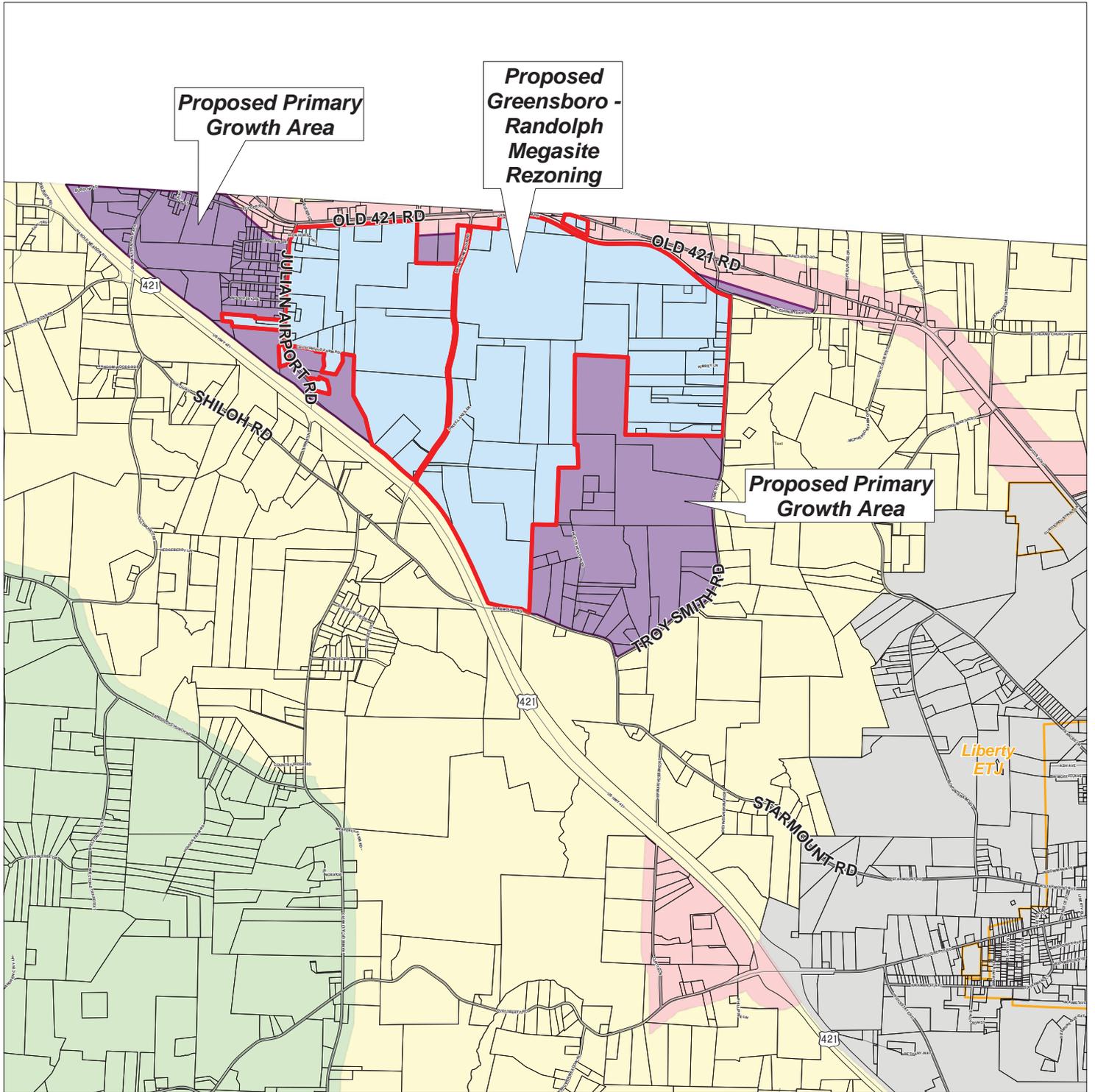
Advanced Battery or Fuel Cell Development
Aerospace, Aviation & Military/Defense manufacturing
Athletic fields
Automotive, Truck & Heavy Equipment manufacturing & assembly
Automotive sales
Biofuels Production
Biotechnology, Pharmaceuticals, Medical, and Life Sciences manufacturing
Corporate Offices or Headquarters
Daycares
Distribution or Logistics Center
Drugstores
Educational Facilities & Training Centers
Electronics and Component Manufacturing
Energy Storage
Engine or Engine Parts Production
Fabricated or Primary Metal Manufacturing

Farm Machinery & Equipment Manufacturing
Fitness & Recreational Sports Center
Food Processing
Glass Manufacturing
Household Products Manufacturing
Household Products Manufacturing
Medical/Dental Clinics or Laboratories
Motor Vehicle Parts Manufacturing
Professional and Business Offices
Paint & Coating Manufacturing
Paint Shop
Plastics & Resin Manufacturing
Press Shop
Printing Shop
Railroad Rolling Stock Manufacturing
Research & Development Facilities
Rubber Products Manufacturing
Tire Manufacturing
Transportation Equipment Manufacturing
Warehousing & Distribution

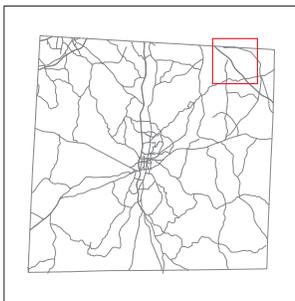
2. **Growth Management Plan - Map Amendment**

See Attachment

Proposed Growth Management Area Change

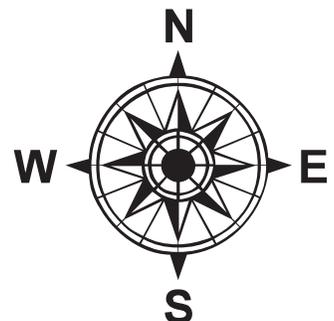


1 inch = 850 feet



Legend

- | | | | |
|--|------------------------------|--|-----------------------|
| | Parcels | | Primary Growth Area |
| | Proposed megasite | | Secondary Growth Area |
| | Roads | | Rural Growth Area |
| | Proposed Primary Growth Area | | |
| | Municipal limits | | |
| | Municipal Growth Area | | |



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Produced by Randolph County Planning & Development
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 Date: 11/20/16

February 9, 2016

TO: Board of County Commissioners
FROM: Jay Dale, Planning Director
SUBJECT: Greensboro/Randolph Megasite Foundation Request for Rezoning

3. **The Greensboro-Randolph Mega Site Foundation, Inc., is requesting that approximately 1533 acres (depicted on the map below) generally located within the boundaries west of Troy Smith Road, north of Starmount Road, north of US Highway 421, bordering Julian Airport Road, and generally bordering south of Old 421 Road, Liberty Township, Randolph County, N.C., be rezoned from RA/RM to Heavy Industrial – Conditional District. The proposed Heavy Industrial – Conditional District rezoning would allow integrated Heavy Industrial permitted uses with the restriction to prohibit the following uses: *public airports; landfills; coal sales and storage; concrete and asphalt plants; junkyards; livestock sales; meat packing and poultry processing; sawmills and planning mills; carnivals; theaters; tobacco sales and warehousing; and trucking terminals.***

The Board of Commissioners must also determine if this proposed rezoning is reasonable, in the public interest, and consistent with any relevant growth plans. There are no other relevant plans other than the Growth Management Plan.

Planning Board Recommendation:

The Planning Board reviewed this request at public meeting on January 26, 2016, and recommended that this request be **approved** by a vote of 6 to 1 – *Rains voted against the motion.*

A Determination of Consistency and Finding that the rezoning is Reasonable and in the Public Interest is in the Commissioners' packets.



COUNTY OF RANDOLPH
Department of Planning & Development
204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

MASTER DEVELOPMENT APPLICATION

Applicant: GREENSBORO-RANDOLPH MEGASITE FOUNDATION, INC
Address: PO BOX 14829
City, St. Zip: GREENSBORO, NC 27415

Date: 01/05/2016
Application #: 2016-00000014
Parcel #: SEE ATTACHMENT(S)

Owner: SEE ATTACHMENT(S)
Address: SEE ATTACHMENT(S)
City, St. Zip: SEE ATTACHMENT(S)

Contact: JOSEPH, R. DAVID
Contact Phone: 336 544-5084

This application advises you that we have received your request to develop property in Randolph County. This application has now been entered into the Randolph County Land Records Management System and will serve as a reference for an agency during your development process. Based on the information you have provided, the following is a summary of the property and the acknowledged proposed use.

Proposed Use: ZONING - REZONING REQUEST

LOCATION INFORMATION:

Township: 11 - LIBERTY
Subdivision Name:
Lot Number:

PROPERTY DESCRIPTION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT

Zoning District 3: RM-RESIDENTIAL MIXED DISTRICT
Growth Management Area 1: SECONDARY GROWTH AREA
Growth Management Area 2: PRIMARY GROWTH AREA
Growth Management Area 3:

Speciality District: N/A

Parcel Size: 1533.33 ± Acre(s)

Flood Plain Map #: 3710871800K

Comments:

The undersigned hereby authorizes the appropriate permits and inspections required for the development indicated above.


Authorized County Official: KIM HEINZER

- LOCAL TELEPHONE NUMBER -

Asheboro: (336) 318-6555 - Greensboro/Liberty: (336) 218-4555 - Archdale/Trinity: (336) 819-3555
<http://www.co.randolph.nc.us>



COUNTY OF RANDOLPH
 Department of Planning & Zoning
 204 E Academy St - PO Box 771 - Asheboro NC 27204-0771

APPLICATION FOR ZONING CHANGE

Applicant: GREENSBORO-RANDOLPH MEGASITE FOUNDATION, INC
 Address: PO BOX 14829
 City, St, Zip: GREENSBORO, NC 27415

Date: 01/05/2016
 Parcel #: SEE ATTACHMENT(S)
 Application #: 2016-00000014

Owner: SEE ATTACHMENT(S)
 Address: SEE ATTACHMENT(S)
 City, St, Zip: SEE ATTACHMENT(S)

Contact Name: JOSEPH, R. DAVID
 Contact Phone Number: 336 544-5084

LOCATION INFORMATION:

Address: SEE ATTACHMENT(S)
 Township: 11 - LIBERTY
 Acreage: 1533.33 ±
 Deed Date:
 Subdivision:
 Lot number:

ZONING INFORMATION:

Zoning District 1: RA-RESIDENTIAL AGRICULTURAL DISTRICT
 Zoning District 3: RM-RESIDENTIAL MIXED DISTRICT
 Growth Management Area 1: SECONDARY GROWTH AREA
 Growth Management Area 2: PRIMARY GROWTH AREA
 Growth Management Area 3:
 Specialty District: NO
 Watershed Name: SANDY CREEK WATERSHED
 Class A Flood Plain On Prop?: YES
 Flood Plain Map #: 3710871800K

REQUESTED CHANGE:

Area To Be Rezoned: 1533 3300 ±
 Lot Size Indicator: ACRE(S)
 Proposed Zoning District: HI-CD-HEAVY INDUSTRIAL CONDITIONAL DISTRICT
 Proposed Use(S): SEE ATTACHMENT(S)
 Condition(S): SEE ATTACHMENT(S)

Total Permit Fee: \$10000.00

Comments:

The undersigned owner/applicant do hereby make application for a PROPERTY ZONING CHANGE as allowed by the Randolph County Zoning Ordinance.

Greensboro - Randolph Megasite Foundation, Inc.

By: *[Signature]*
 Signature of Owner of Applicant
 Its: *Attorney Agent*

Date: 01/05/2016

Kim Heinzer
 Authorized County Official: KIM HEINZER

Date: 1-5-2016

Exhibit A

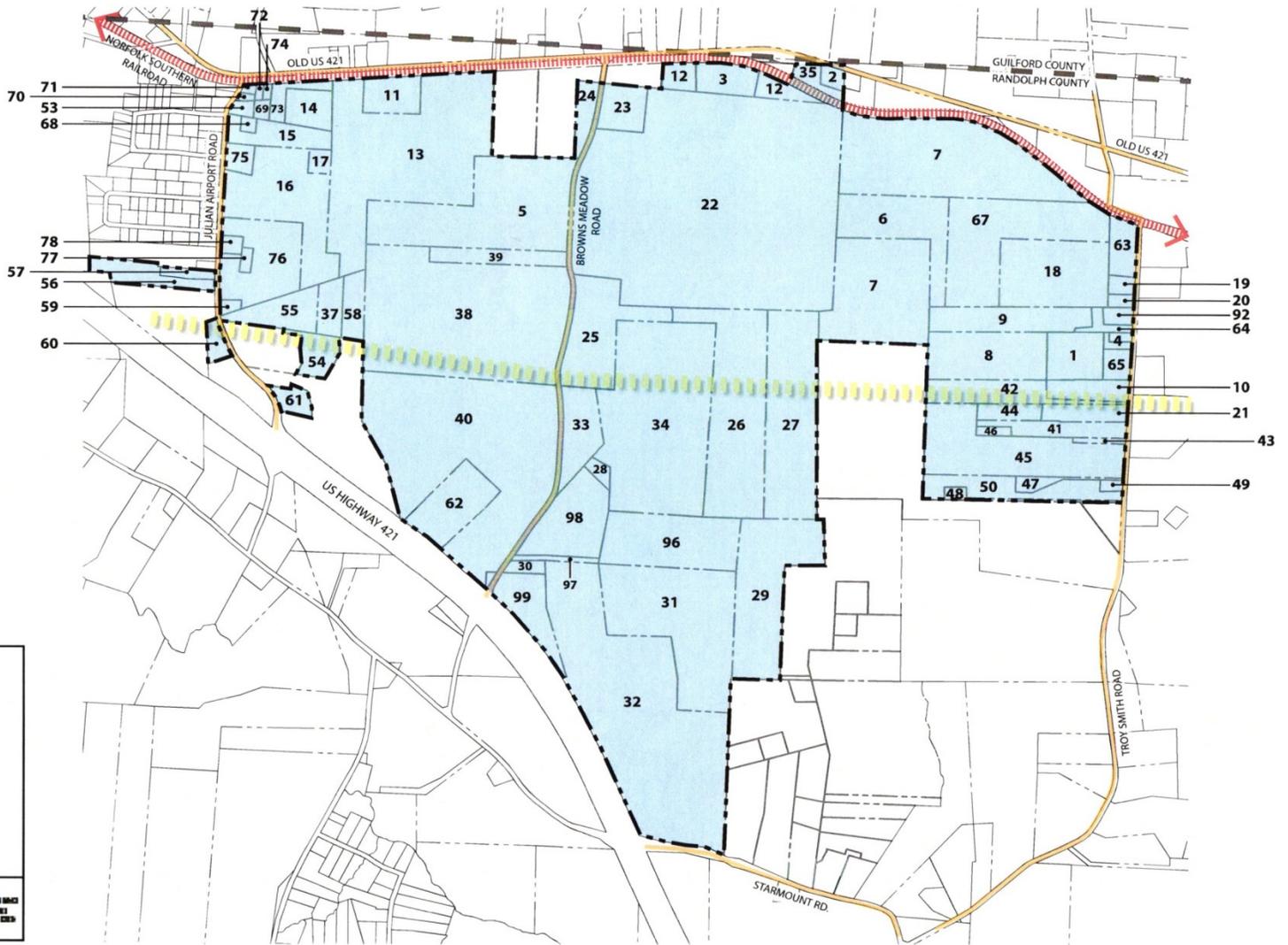
List of Properties to be Rezoned

	<u>Property Owner</u>	<u>Attached Map Lot Reference</u>	<u>Acres</u>	<u>Property Address</u>	<u>PIN</u>	<u>Bk / Pg</u>	<u>Current Zoning</u>
1.	Randolph County	1	10.67	0 Kimrey Lane	8718805301	2436 / 460	RA
2.	Randolph County	2	2.2	8169 Old 421 Rd	8718534909	2436 / 463	RA
3.	Randolph County	3	7.78	5184 Orange Blossom Dr	8718337986	2436 / 465	RA
4.	Randolph County	4	2.0	5463 Troy Smith Rd	8718900561	2436 / 469	RA
5.	Randolph County	5	50.0	5777 Browns Meadow Rd	8718029180	2436 / 856	RA
6.	Randolph County	6	22.54	0 Browns Meadow Rd	8718622185	2436 / 858	RA
7.	Randolph County	7	100.00	0 Old 421 Rd 0 NR Old 421 Rd	8718629905 8718519048	2436 / 1042	RA
8.	Randolph County	8	22.16	5585 Kimrey Lane	8718703247	2438 / 1075	RA
9.	Randolph County	9	15.2	5587 Kimrey Lane	8718706850	2438 / 1078	RA
10.	Randolph County	10	6.87	5642 Kimrey Lane	8717895776	2438 / 1082	RA
11.	Randolph County	11	7.95	8807 Old 421 Rd	8708937765	2439 / 1205	RA
12.	Randolph County	12	7.76	5301 Orange Blossom Dr 0 Orange Blossom Dr	8718435778 8718333976	2439 / 1201	RA
13.	Randolph County	13	77.09	8805 Old 421 Rd	8708929917	2451 / 327	RA
14.	Randolph County	14	6.7	4683 Iron Horse Trail	8708836406	2452 / 1262	RA
15.	Randolph County	15	8.97	5990 Julian Airport Rd	8708832126	2452 / 1258	RA
16.	Randolph County	16, 17	34.6	5938 Julian Airport Rd	8708822458	2456 / 771	RA
17.	Randolph County	18	33.46	5682 Macedonia Loop Rd	8718812478	2455 / 632	RA
18.	Randolph County	19, 20	1.38 1.91	5515 Troy Smith Rd 0 Troy Smith Rd	8718900964 8718910164	2452 / 1260	RA
19.	Randolph County	21	5.72	5353 Troy Smith Rd	8717895590	2451 / 323	RA
20.	Greensboro-Randolph Megasite Foundation, Inc.	73	3.67	4653 Iron Horse Trail	8708836808	2463 / 920	RA
21.	Greensboro-Randolph Megasite Foundation, Inc.	69	1.10	4634 Iron Horse Trail	8708830438	2464 / 1060	RM
22.	Greensboro-Randolph Megasite Foundation, Inc.	35	4.18	0 Old 421 Road	8718540083	2436 / 836	RA
23.	Greensboro-Randolph Megasite Foundation, Inc.	62	16.00	5303 Browns Meadow Rd (former Wicker Property)	8717084158	2472 / 379	RA
24.	Greensboro-Randolph Megasite Foundation, Inc.	53	1.35	4622 Iron Horse Trail (former Cardwell Property)	8708737571	2472 / 1001	RM
25.	Blakley Family, LLC	22	197.38	0 Browns Meadow Rd	8718326247	2149 / 591	RA
26.	Blakley Family Trust & Blakley Survivor's Trust	23	8.03	5892 Browns Meadow Rd	8718237518	2264 / 824	RA
27.	Blakley Family Trust & Blakley Survivor's Trust	24	4.87	5915 Browns Meadow Rd	8718232522	2264 / 816	RA

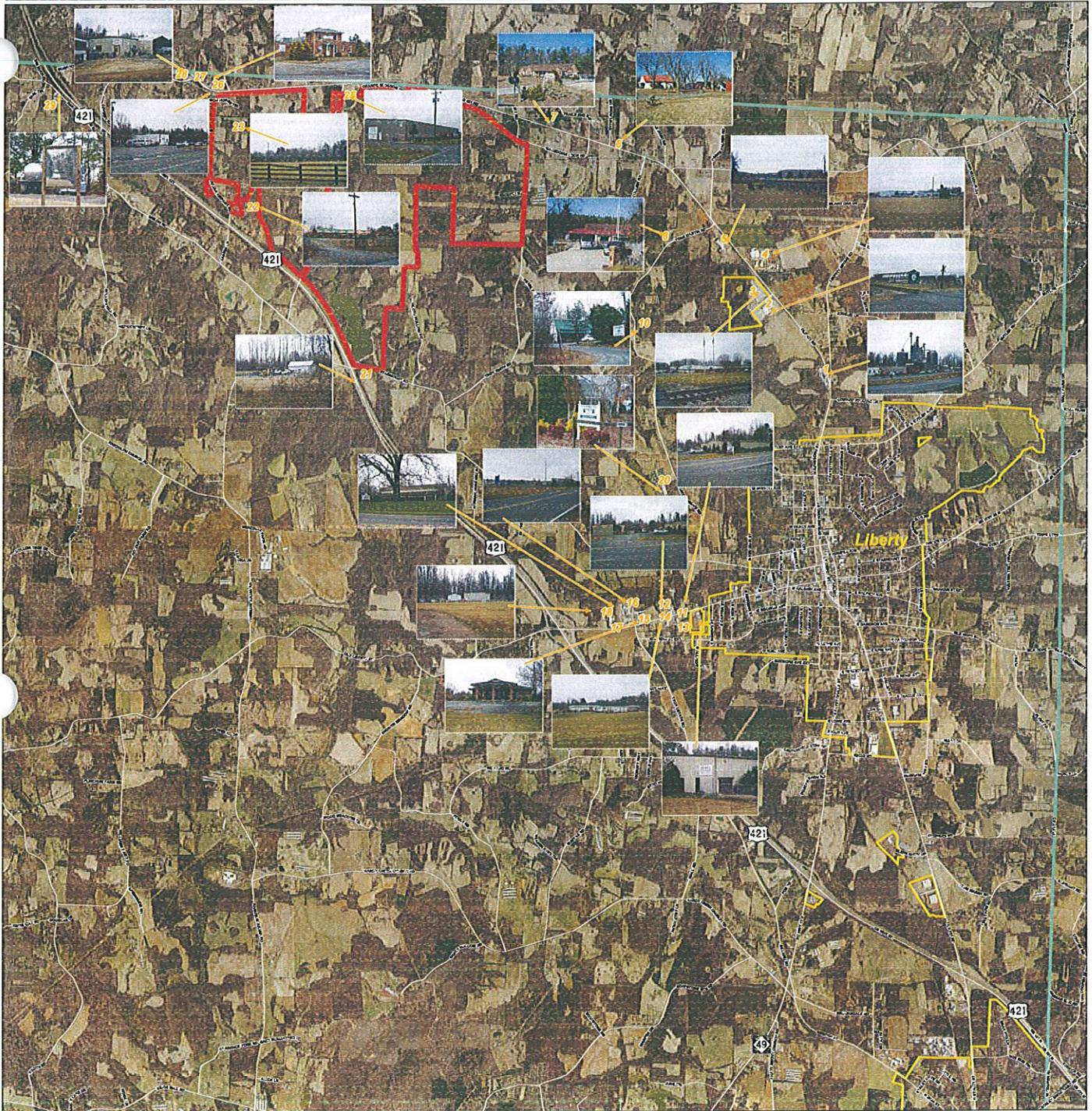
	<u>Property Owner</u>	<u>Attached Map Lot Reference</u>	<u>Acres</u>	<u>Property Address</u>	<u>PIN</u>	<u>Bk / Pg</u>	<u>Current Zoning</u>
28.	Dexter & Sandra Blakley Survivor's Trust	25	24.67	0 Browns Meadow Rd	8718203615	2156 / 806	RA
29.	Blakley Family Trust & Blakley Survivor's Trust	26	47.90	0 Browns Meadow Rd	8717491558	2264 / 812	RA
30.	Blakley Family Trust & Blakley Survivor's Trust	27	43.50	0 Browns Meadow Rd	8717498573	2264 / 820	RA
31.	Dexter & Sandra Blakley Survivor's Trust	28	1.70	5252 Three Lakes Dr	8717283760	2156 / 810	RA
32.	Blakley Family Trust & Blakley Survivor's Trust	29	36.74	0 Hoots Hollow Rd	8717475282	2264 / 832	RA
33.	Dexter & Sandra Blakley Survivor's Trust	30	2.10	5248 Browns Meadow Rd	8717173435	2001 / 2823	RA
34.	Blakley Family Trust & Blakley Survivor's Trust	31	51.70	0 Hoots Hollow Rd	8717364737	2264 / 828	RA
35.	Dodson Lake Inc	32	107.27	5990 Starmount Rd	8717257655	1442 / 1101	RA
36.	Salamander Holdings LLC	33	11.78	0 Browns Meadow Rd	8717290473	1817 / 3168	RA
37.	Three Lakes Club Inc.	34	77.00	5331 Three Lakes Dr	8717392106	1727 / 2144	RA
38.	Michael Brown, Roger Brown, Stephen Brown, & Johnnie Greeson Brown	38	92.90	5545 & 5569 Browns Meadow Rd	8718006776	2323 / 674	RA
39.	Stephen Brown	39	8.00	5691 Browns Meadow Rd	8718019509	1239 / 260	RA
40.	Michael P. DeMarin	40	97.79	5373 Browns Meadow Rd	8717097208	2000 / 1121	RA
41.	Charles Ray Norrell	96	27.30	Near Browns Meadow Rd	8717372797	1097 / 661	RA
42.	Charles Ray Norrell	97	1.90	0 Browns Meadow Rd	8717177537	1136 / 537	RA
43.	Janet Norrell	98	20.10	5368 Browns Meadow Rd	8717280026	1136 / 536	RA
44.	Janet Norrell	99	13.30	0 Browns Meadow Rd	8717164916	1070 / 611	RA
45.	Phillip W. Neal and Martha L. Neal	37	5.33	4635 Crutchfield Farm Rd	8708808779	1245 / 1169	RA
46.	Terence N. Hildebrand and Debra M. Hildebrand	55	10.66	4593 Crutchfield Farm Rd	8708800779 8708805737	2021 / 2460 1448 / 1057	RA
47.	Alan B. Currin and Amber C. Currin	58	5.50	4655 Crutchfield Farm Rd	8708901767	1813 / 3902	RA
48.	Kenneth C. Collins and Jeane C. Collins	59	1.02	5700 Julian Airport Rd	8708706808	1214 / 1968	RA
49.	Able Swordplay, LLC	63	6.19	5595 Troy Smith Rd	8718911708	2371 / 166	RA
50.	Greensboro-Randolph Megasite Foundation, Inc.	64	2.41	5469 Troy Smith Rd	8718807740	2474 / 1657	RA
51.	William T. Burkhardt and Donna Burkhardt	65	3.30	0 Troy Smith Rd	8718809167	1921 / 224	RA
52.	Ellen O'Briant Burwell and James H. Burwell	67	33.39	5680 Macedonia Loop Rd; 0 Macedonia Loop Rd; 0 Macedonia Loop Rd	8718821157 8718712763 8718820192	2349 / 489 2349 / 494 2407 / 23	RA

	<u>Property Owner</u>	<u>Attached Map Lot Reference</u>	<u>Acres</u>	<u>Property Address</u>	<u>PIN</u>	<u>Blk / Pg</u>	<u>Current Zoning</u>
53.	Gertrude J. Caviness	68	1.00	6054 Julian Airport Rd	8708738300	1037 / 209	RA
54.	Donna Smith Johnson	70	.53	4621 Iron Horse Trail	8708738605	1915 / 146	RM
55.	Alejandra Salinas Garcia	72	.45	0 Julian Airport Rd	8708739791	2405 / 849	RM
56.	Jose Socorro Garcia	74	.50	4639 Iron Horse Trail	8708830791	2245 / 1192	RM
57.	Allen L. Perkins	75	3.40	5950 Julian Airport Rd	8708727822	2474 / 1510	RA
58.	Greensboro-Randolph Megasite Foundation, Inc.	76	22.27	5744 Julian Airport Rd	8708812608	2474 / 1761	RA
59.	Nancy A. Pierce	77	1.00	5746 Julian Airport Rd	8708718522	1218 / 38	RA
60.	Bobby Pierce	78	1.43	5722 Julian Airport Rd	8708716649	1568 / 550	RA
61.	Jimmy Edwin Breedlove, Peggy Breedlove Jolly and David Joel Jolly	92	2.11	5487 Troy Smith Rd	8718809618	2098 / 8	RA
62.	Buddy J. Mabe and Pamela J. Mabe	71	.45	6142 Julian Airport Rd	8708738745	1975 / 557	RM
63.	Jeffrey Alan Sugg	41, 42, 43	21.54	5331 Troy Smith Rd	8717893205 8717793706 8717897195	2184 / 299 2327 / 1427 2327 / 1424	RA
64.	Jeffrey Alan Sugg and Linda K. Sugg	44	4.01	5331 Troy Smith Rd	8717795560	1828 / 3532	RA
65.	Timothy J. Puck and Lisa A. Puck	45, 46	38.04	5313 Troy Smith Rd; 5317 Troy Smith Rd	8717786954 8717793276	1571 / 2045 1821 / 2736	RA
66.	Anita Coble Messer	47	2.54	5273 Troy Smith Rd	8717787555	2280 / 1052	RA
67.	Gerald B. Coble and Kristie F. Coble	48	2.38	5243 Troy Smith Rd	8717688450	1696 / 371	RA
68.	James B. Coble and Tammy A. Coble	49	1.032	Troy Smith Rd	8717888572	1336 / 365	RA
69.	Trustees of the Coble Family Trust dated December 7, 2004	50	13.64	Troy Smith Rd	8717881455	1903 / 1722	RA
70.	James K. Georgevich and Judiann E. Georgevich	54	6.02	4606 Crutchfield Farm Rd	8708807291	1950 / 2104	RA
71.	Brenda C. Vess	61	3.40	5564 Julian Airport Rd	8707895702	2265 / 1016	RA
72.	John Henry Maget, II and Pamela A. Maget	56	7.97	5729 Julian Airport Rd	8708614323	2220 / 961	RM
73.	Kenneth W. Hobbs and Karen Hobbs	57	2.03	5731 Julian Airport Rd	8708710363	1422 / 1165	RM
74.	Gene Pierce and Elizabeth Pierce	60	2.60	5667 Julian Airport Rd	8708704424	1191 / 1110	RA
Total Acreage: 1,533.332							

EXHIBIT B



Commercial/Industrial Sites in Vicinity of Proposed Megasite



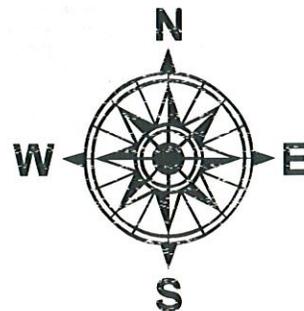
Community Land Uses

#	NAME	ZONING
1	Apartment Farms	F
2	Steady Fruit/Plants	F
3	Ultra Craft Cabinetry	F
4	Park Farms, Inc.	U
5	Liberty Tractor LLC	U
6	Small Frigate Repair	RI
7	Winn's Books Shop	RA
8	Garage and Services	RA
10	Farm Vis. in Wooded & Forest	RA
11	Shaw Printing Inc.	F
12	U.S. Lumber	F
13	Clayco Machinery Inc.	F
14	C.A. W.H. Phoebe Design	F
15	Doctors Office	F
16	Liberty Lumber Company	F
17	Rubber Mfg.	F
18	Armedex Exotic Technologies	F
20	Orion Plan & Sign Company	PA
21	Breweries Supply	GA
22	Construction Sales & Distribution	GA
23	Industrial Construction	GA
24	Yates American Electric Company	GA
25	Fresh Agriculture & Food	HC
27	Global Lubricants Inc.	HC
28	Suburban State Services	HC-10
29	U.S. Training	HC-10

1 inch = 1,200 feet

Legend

- County line
- Proposed megasite
- Municipal limits



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 Date: 1/29/2016

Greensboro—Randolph Megasite Foundation, Inc., Rezoning Request

Page 1 of 5



Picture 1:

Signs on both sides of intersection of US Hwy 421 and Starmount Rd.



Picture 2:

Picture of sign near end of proposed megasite on Starmount Rd.



Picture 3:

Sign at beginning of proposed megasite on Troy Smith Rd.



Picture 4:

Sign near Kimrey Ln off of Troy Smith Rd.

Greensboro—Randolph Megasite Foundation, Inc., Rezoning Request

Page 2 of 5



Picture 5:

Signs at intersection of Troy Smith Rd and Macedonia Loop Rd.



Picture 6:

Sign along Old 421 Rd showing a portion of the proposed megasite.



Picture 7:

Sign along Old 421 Rd showing a portion of the proposed megasite.



Picture 8:

Sign along Orange Blossom Dr at north edge of proposed megasite.

Greensboro—Randolph Megasite Foundation, Inc., Rezoning Request

Page 3 of 5



Picture 9:

Sign along Old 421 Rd showing a portion of the proposed megasite.



Picture 10:

Sign near intersection of Old 421 Rd and Julian Airport Rd.



Picture 11:

Sign along Julian Airport Rd across from Woodvery Dr.



Picture 12:

Sign along Julian Airport Rd.

Greensboro—Randolph Megasite Foundation, Inc., Rezoning Request

Page 4 of 5



Picture 13:
Sign at intersection of Julian Airport Rd and Crutchfield Farm Rd.



Picture 14:
Sign along Julian Airport Rd just past Crutchfield Farm Rd.



Picture 15:
Sign along Julian Airport Rd near intersection with US Hwy 421.



Picture 16:
Sign along US Hwy 421.

Greensboro—Randolph Megasite Foundation, Inc., Rezoning Request

Page 5 of 5



Picture 17:

Sign at intersection of Browns Meadow Rd and US Hwy 421.



Picture 18:

Sign along Browns Meadow Rd.



Picture 19:

Sign at north end of Browns Meadow Rd.



Picture 20:

Sign at north end of Browns Meadow Rd.

Statement of Reasonableness

Pursuant to N.C. Gen Stat §§ 153A-341 and 342, the Randolph County Board of Commissioners finds that the proposed amendment to the Unified Development Ordinance and rezoning described in the applications of the Greensboro-Randolph Megasite Foundation, Inc. are reasonable and in the public interest for the following reasons.

I.

Unified Development Ordinance Amendment

The proposed amendment to the Unified Development Ordinance addresses a situation that has evolved over time and which is highlighted by an application which creates a site conducive to advanced 21st century manufacturing.

In its current form, the Randolph County UDO provides for most of the industries that existed when the UDO was adopted and which were logical growth targets through the mid and later part of the 20th and early part of the 21st centuries. Among the industries which existed then but which have been lost or diminished are furniture and textiles and the supplier industries they supported. However, as our local economy becomes increasingly globalized, it is necessary that our zoning ordinance provides for the industries that would reasonably be needed in this county moving into the 21st century. Such industrial uses include but are not limited to aerospace and aviation manufacturing, logistics, biofuels, and pharmaceutical and biotechnology industries. We have the universities and community college educational infrastructures to support these industries through education and job training, and the transportation networks to support these industries through available rail, interstate highways, and Piedmont Triad International Airport.

For these reasons we conclude that the proposed amendment to the Randolph County Unified Development Ordinance is reasonable and in the public interest.

II.

Rezoning

Having lost many of its traditional industries and the jobs and tax base associated with them, the county recognizes the need to be aggressive and competitive to replace these industries. This rezoning addresses the county's need to expand its economic and industrial base in a location where the transportation networks – rail and highway – would support the import and export of raw and finished materials, and where utilities such as water, sewer and electricity already exist or can be provided.

Numerous studies have indicated that this is a superior site for advanced manufacturing, and its rezoning for potential development has been supported by numerous governments and recognized by economic development groups such as the Randolph County Economic Development Corporation and, most recently, the North Carolina Railroad.

The public's interest is broader than citizens who live in the area who prefer no change. The public's interest includes citizens from all over the county who would benefit from an increased number of higher paying jobs and the increase in the county's tax base which enhances the county's ability to provide services to all of its citizens.

The public's interest also includes the many citizens who own property within this 1,533 acre tract who have determined that selling their properties is in their personal and financial interest and who voluntarily support and join in this rezoning so that they can make rational decisions related to their current and future needs as they determine their interests to be.

Employing use restrictions available in conditional district zoning, the applicant has offered to eliminate from its application certain industrial uses that might not be conducive to the surrounding neighbors. Such uses include, but are not limited to, asphalt plants, landfills, sawmills and public airports. Through site plan conditions, the applicant has agreed to implement buffers along both Troy Smith and Julian Airport Roads that are the strictest buffers ever imposed in Randolph County. These buffers are more than twice the width of standard heavy industrial setbacks; they leave natural wooded areas where they exist for the entire 75 foot width of the buffer; and where there are no existing wooded areas, they offer to plant vegetation consistent with a Level 3 buffer, the county's strictest vegetative buffer.

For the aforementioned reasons, the county finds that the proposed rezoning is reasonable and in the public interest.

DETERMINATION OF CONSISTENCY of the proposed amendment to the Unified Development Ordinance to expand the uses allowed in Heavy Industrial districts and the proposed rezoning from RA and RM to Heavy Industrial – Conditional District.

The proposed amendment of the Unified Development Ordinance and the proposed rezoning are consistent with the **2009 Randolph County Growth Management Plan** in numerous ways.

I.

Amendment to the Unified Development Ordinance

The following is submitted as a **Determination of Consistency recommending approval of the request to amend the Unified Development Ordinance Table of Permitted Uses to expand the types of uses allowed in a Heavy Industrial districts.**

Policy 1.2 The county will encourage new and expanding industries and businesses which: (1) diversity the local economy, (2) utilize more highly skilled labor force, and (3) increase our residents' income.

Consistency Summary: The UDO's Table of Permitted Uses has been adequate to serve a more traditional, 20th century economy and the uses which were common in the 1980s and 1990s. However, some of the emerging and more modern industries which Randolph County must be able to attract and recruit are not listed. The county cannot compete with other states or regions unless it specifically provides for a complete mix of 21st century industries.

The following provisions in the Growth Management Plan support and are consistent with the proposed amendment to the Unified Development Ordinance:

It is one of the main objectives of the Growth Management Plan to “encourage quality and sustainable growth.” (page 1)

The GMP notes that “national and global recession certainly has negatively affected the economic condition of the Triad.” (p. 3)

“Our County has long been recognized the need for job development and diversification.” (p. 3)

New companies are the lifeblood of economic growth. (p. 4)

The GMP recognizes the “continued challenges of providing a high level of public services while keeping taxes at a reasonable level.” (p. 8)

Approval of the amendment to the Unified Development Ordinance District would therefore be consistent with the Randolph County Growth Management Plan.

II. Rezoning

The following is submitted as a **Determination of Consistency recommending approval of the rezoning request to Heavy Industrial – Conditional District**. This Determination of Consistency *also supports a change in the 2009 Randolph County Growth Management Plan to reflect that area north of Highway 421, Randolph County, as a Primary Growth Area:*

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

Consistency Summary: Job creation and other economic development benefits anticipated as a result of this rezoning is balanced with the environmental site certification studies that have been completed and will help maintain quality of life.

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

Consistency Summary: *Randolph County has lost almost 9000 jobs in the past ten years with the Piedmont Triad experiencing job loss of 90,000. The N.C. Triad Region, including Greensboro and Randolph County are pursuing an economic development opportunity that may bring thousands of new job to this region. The proposed rezoning is planned as the home of major employers that would provide new manufacturing and supporting job industry benefiting the entire Piedmont region of N.C.*

The proposed rezoning site has undergone one of the most intensive Site Certification Environmental Studies ever conducted on such a large land area in Randolph County. The Environmental Studies include: Traffic impact studies, Stream and wetland reports, Wetland delineation Reports, Subsurface Exploration, Phase 1 &2 Environmental Reports, and Archaeological/Endangered Species Studies.

The proposed rezoning is to classification Heavy Industrial – Conditional District. This Conditional District classification would provide development flexibility which could allow the Board of County Commissioners to address concerns from adjoining neighbors, including the imposition of enhanced buffers. This Conditional District could also be used by the Board of County Commissioners to exclude land uses which would not be compatible with the economic development project or surrounding community.

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

Consistency Summary: *Numerous local, regional and state agencies have worked together in planning and preparation for the economic development opportunity over a multi-year process.*

Both public and private entities have provided input and resources in support of this project, including the Randolph County Economic Development Corporation, Randolph County, City of Greensboro, Greensboro/Randolph Mega Site Foundation, Piedmont Triad Partnership, NC Department of Commerce, NC Department of Transportation, Duke Energy, Norfolk Southern Railroad, and Piedmont Natural Gas.

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

***Consistency Summary:** The proposed site meets and exceeds widely accepted industry standards for large industrial or mega sites. These standards include large size, highway access, rail access, ability to secure robust utility services, proximity to an international airport, environmentally clean, and regularly configured land. The site is more than 1,500 acres, located on US 421, a four-lane divided highway with limited access less than 10 miles from the Interstate highway system, bordered by a rail line, able to be served by public and private utilities sized to meet large industrial demand, is less than 30 miles from an international airport, meets environmental standards for non-contamination and developability, and is rectangular in land area.*

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

***Consistency Summary:** Environmental Studies, including Stream/Wetland Reports, Wetland Delineation, and Subsurface Exploration, help insure that new development will be in a manner that preserves natural buffers and minimizes concentrated stormwater flows. Early studies indicate that much of the stormwater can be handled by a pond already on site. Site specific development plans will be required at the permitting stage.*

Policy 3.11: New rural industrial development should provide site specific development plans along with vegetated buffers or other landscaping designed to reduce substantial impacts to adjoining property owners.

***Consistency Summary:** Environmental Studies and site certifications are a critical component of the proposed rezoning. Potential facility locations have been selected that would provide distance from adjoining property lines in efforts to minimize substantial impacts to adjoining land uses. The applicant is proposing extra buffers to reduce impacts to adjoining owners.*

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

Consistency Summary: Over the last three years, Randolph County has hosted presentations about the proposed economic development opportunity and site at regularly scheduled meetings that are open to the public and widely covered by the news media. Two public hearings have been held and citizen input welcomed. The County website includes a link to a website – www.greensboro-randolphmegasite.com that offers information and the ability to submit comments or questions via a toll free phone number and email. A public information meeting has been held to provide utility information with all property owners that may be impacted notified by US mail. Information has been shared in public meetings, widely accessible electronic media, news accounts in print and broadcast, and by mail.

Page 10, 2009, Randolph County Growth Management Plan: “Randolph County Zoning and Public Policy recognizes that individual zoning decisions are dependent upon the scale of the proposed development as it relates to the specific site and location. Sustainable rural economic development, environmental protection, and rural quality of life, shall be pursued together as mutually supporting growth management goals. With appropriate site conditions, one goal does not necessarily exclude the other”.

Consistency Summary: This site lies between a railroad and an interstate highway and is bisected by a large power transmission line, each of which help make this a sustainable development site, and each of which have partially defined the character to the site prior to this requested rezoning. The anticipated positive job creation and other economic development impacts for the county and region, along with the extensive environmental studies required for site certification, enhance quality of life issues for citizens.

Page 14, 2009 Randolph County Growth Management Plan: “A key principle in the Growth Management Plan for Randolph County is to approach development decisions not as isolated individual issues, but as a larger interconnecting framework of building sustainable growth with the county”.

Consistency Summary: Sustainable growth in 21st Century economic climates requires that all development decisions be viewed as interconnecting with other social and economic conditions within the Randolph County community. A successful recruitment of a mega industry will not only create new jobs, but may generate support for businesses that would insure long term sustainable jobs and growth for Randolph County and the region. To insure that this development is not considered as an isolated individual issue the Randolph County Board of County Commissioners have commissioned a countywide Strategic Planning process focusing on

the interconnected local government responsibilities of protection of the public health, safety, and well-being.

Page 42, 2009 Randolph County Growth Management Plan: Board of County Commissioner Adoption Resolution, Intent # 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.

Consistency Summary: *In 2009, the Randolph County Growth Management Plan was updated to reflect the challenges of 21st Century development. This area of Northeast Randolph County currently under consideration for rezoning was a relatively low density, agricultural area, with scattered rural commercial/industrial land uses. In 2009, this northeastern Randolph County land area was placed in a Growth Management “Secondary Growth Area” which anticipated its continued use as a residential subdivision/agricultural area, with scattered industrial/commercial rural developments.*

Since 2009, the 1500+ acre site of the proposed rezoning has been identified by professional engineers and consultants as containing all the attributes of a major mega industrial/manufacturing site. Some of these studies have identified this proposed site as the #1 Mega Site in North Carolina. The City of Greensboro is currently making preparations for water and sewer service to this site. Randolph County has commissioned a water/sewer feasibility study in preparation for expected residential/commercial growth in this area of the county.

Over the past four years, events relating to the possible development of a mega industrial site in this area have changed future projections for expected growth and development in northeastern Randolph County. Some of the reasons for change in planning and development projections include:

*The anticipated provision of water and sewer, excellent interstate and highway systems, size of the rezoning request either purchased or under contract at 1500+ acres, lay of the land, favorable site certification environmental studies, work force availability, close proximity to the Piedmont Triad International Airport, regional public/private support for this economic development project involving substantial allocations of monetary resources for land purchase and acquisitions from Randolph County, Greensboro/Randolph Mega Site Foundation, and the City of Greensboro, **support the rezoning of this site to Heavy Industrial – Conditional District.***

*Approval of the rezoning for the above reasons would also be consistent with a **Determination of Consistency** to support an amendment to the 2009 Randolph County Growth Management Plan reflecting **the area north of Highway 421, Liberty Township, Randolph County**, to be designated on the current **Randolph County Growth Management Plan** as a **Primary Growth Area.***