



**RANDLEMAN**

★ **NORTH CAROLINA** ★

**Land Development  
Plan**

**August 2022**



*City of Randleman*  
*Land Development Plan*  
*2040*

**Adopted by the City of Randleman Board of Alderman: \_\_\_\_\_**

**Randleman Land Development Plan Steering Committee**

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## 1. Introduction and Overview

A former mill town, Randleman was started in the year 1800 with the founding of Dicks Grist Mill. Originally called Dicks Crossing, when Union Factory was built in 1848, the community changed its name to Union. During this time, two men were outstanding in the development of the community, John Banner Randleman and John H. Ferree. After buying Union Factory, they changed the name to Randleman Manufacturing Company. In 1880 the North Carolina General Assembly granted papers of incorporation to the City of Randleman Mills, named for John Banner Randleman. The Mills was later dropped from the City's name.

### a. Purpose of the Plan

The City of Randleman Land Development Plan (LDP) provides an opportunity for community input, acts as a source of information, and is a guide for making decisions about the growth and development of the community. This policy document combines information from community input and trends on transportation, housing, and natural resources to provide a rational basis for local land-use decisions. It also serves as a means of articulating the desired goals of the community and recommending broad policies to reach those goals.

### b. Relevant Existing Plans

#### **City of Randleman Land Development Plan 2022 (2002 adoption)**

The 2022 Land Development Plan was adopted in 2002 to replace the 1977 plan. This plan focused heavily on basic infrastructure.

The following excerpt is from the City of Randleman Land Development Plan 2022.

*"...to enhance our quality of life and make Randleman an even better place to live and work by managing future growth, encouraging development in the most appropriate places, and improving areas already developed."*

The 2022 plan has served well as a land development guide for Randleman over the past twenty years.



Source: Piedmont Triad Regional Council

### **City of Randleman Rebranding Report (2019)**



In 2019, the City of Randleman partnered with Destination by Design to rebrand the city. Randleman as a small-town oasis was emphasized. A new logo was adopted, showcasing the City’s history as a Mill Town by depicting a mill wheel in a river. A new slogan was also chosen:

“Experience the Deep End of the Piedmont.”

### **Parks & Recreation Plan (2021 draft plan)**

In 2008, the City of Randleman updated its Outdoor Parks and Recreation Facilities 2020 Strategic Plan. This plan analyzed the City’s outdoor recreational facility needs through 2020, with a plan to address needs over 5 years. In 2015, the City updated the plan, adopting the Comprehensive Systemwide Parks and Recreation Plan – 2015 Update. Starting in the Fall of 2020, City staff, consultants, and the Park Board gathered to discuss current recreational needs, the updates to the plan, and potential future recreational facilities. The mission of this plan is to respond to the needs, challenges, and opportunities related to outdoor parks and recreational facilities facing the City of Randleman. Action steps include a Master Plan for Stout Street Park, including operations, staffing, and maintenance plan. Proposed improvements include a splash pad and an ADA-accessible playground.

### **Randolph County Comprehensive Transportation Plan (2012, 2016 update)**

In April of 2006, the Transportation Planning Branch of the North Carolina Department of Transportation and Randolph County initiated a study to cooperatively develop the Randolph County Comprehensive Transportation Plan (CTP), which includes the cities of Asheboro and Randleman, and the towns of Franklinville, Liberty, Ramseur, Seagrove, and Staley. This is a long-range multi-modal transportation plan that covers transportation needs through 2035. Modes of transportation evaluated as part of this plan include highway, public transportation and rail, bicycle, and pedestrian. This plan does not cover routine maintenance or minor operations issues. Recommendations relevant to Randleman include:

- Claude Holden Dr Extension - from Main St (US 220 BUS) to Caudle Rd.
- E River Dr Extension - from existing E River Dr to E Naomi Rd (SR 2119).
- Worthville St Extension - from Worthville Rd to Bowers Ln.

### **Piedmont Triad Regional Trail Plan and Inventory (2011)**

The Piedmont Regional Trail plan includes an inventory of existing and current proposed trails and identification of new proposed regional trail connections throughout the Piedmont Triad. A series of public workshops were held for stakeholders to identify trail connections that best preserve and enhance recreation, open space, water quality, and wildlife habitat opportunities in the region. Proposed priority trails in the Randleman area include the extension of the Deep River Trail in Randleman, expand Deep River Trail in Franklinville, including rail-trail connection to Climax, and improve recreational access to Randleman Lake Blueway Trail. The Deep River State Trail is North Carolina's only state designated combined blueway/greenway trail. It received state designation in 2007 and local communities are developing access points all along the Deep River.

### **Randolph County Growth Management Plan (2009) (updated Oct 2017)**

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. Primary growth management areas are located adjacent to municipal limits and generally extend along major urban/transportation corridors. Municipal growth areas are located within the city limits or extraterritorial regulatory jurisdiction of the cities. Randleman Lake, just north of Randleman, is a critical water quality area. Deep River is listed as a Natural Heritage Corridor. The Growth Management Plan shows a proposed State Heritage Corridor Trail connecting to Randleman's Deep River Trail Greenway.

### **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 the 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.



## 2. Existing Conditions

### a. Demographics

A detailed analysis of existing conditions and future trends was conducted to ensure the LDP responds to the most relevant and current land development issues and trends. Mapping and Database Technology was used to map and analyze demographic, economic, environmental, and service growth factors. Population, housing, and economic data reported is from the U.S. Decennial Census (1890-2010), NC State Demographer 2018 Certified Population Estimate (September 18, 2019), US Census Bureau American Community Survey (2018).

In the sections below, Randleman is compared to Randolph County, North Carolina, Town of Granite Falls (in Caldwell County), Town of Jamestown (in Guilford County), and Town of Midway (in Davidson County). These municipalities were chosen because of their similarity in size, population, proximity to an urban area, and commuting patterns. The town of Midway was incorporated in 2006, thereby excluding it from comparisons for the years prior to 2006.

Figure 1 shows the historical population of the City of Randleman and Randolph County since 1900. The City saw a population decline in 1910 and 1930, followed by a period of slow growth until 1980. Population has increased by at least 12% a year since 1990. The year 2000 saw the largest increase, adding 945 residents.

Figure 1: Historical Population (1900-2020)

Year	Randleman			Randolph			Randleman
	Population	Change	% Change	Population	Change	% Change	% of County
1900	2,190			28,232			7.8%
1910	1,950	-240	-11%	29,491	1,259	4%	6.6%
1920	1,967	17	1%	30,856	1,365	5%	6.4%
1930	1,863	-104	-5%	36,259	5,403	18%	5.1%
1940	2,032	169	9%	44,554	8,295	23%	4.6%
1950	2,066	34	2%	50,804	6,250	14%	4.1%
1960	2,232	166	8%	61,497	10,693	21%	3.6%
1970	2,312	80	4%	76,358	14,861	24%	3.0%
1980	2,156	-156	-7%	91,728	15,370	20%	2.4%
1990	2,612	456	21%	106,546	14,818	16%	2.5%
2000	3,557	945	36%	130,454	23,908	22%	2.7%
2010	4,113	556	16%	141,752	11,298	9%	2.9%
2020	4,595	482	12%	144,171	2,419	2%	3.2%

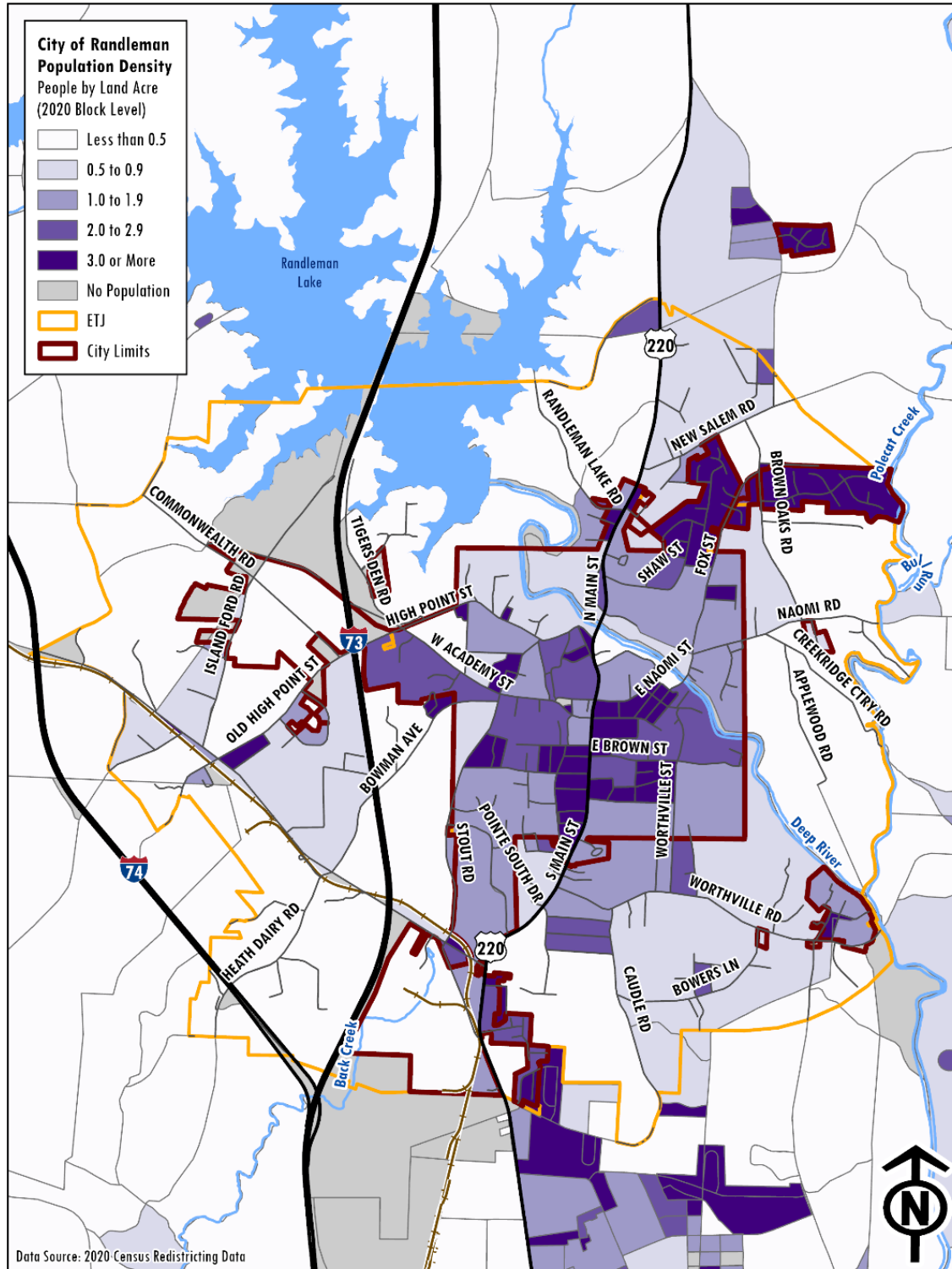
Source: 1900-2010 Decennial Census; 2020 Redistricting File

The NC State Demographer produces annual population projections at the county level only, not the municipal level. The population projections for Randolph County estimate 5.1% in the County through the year 2040. Instead, the average annual growth rate of 1.288% between 2000 and 2020 for the City of Randleman was used to project the municipal population. Therefore, it is estimated that by the year 2040, Randleman will have a population of **5,106**.

### Population Density

The overall population density in Randleman is 1.8 people per land acre. Randleman's population is most dense in the northeastern areas, around Charter Oaks Drive and Fox Street, and also in central areas of the City.

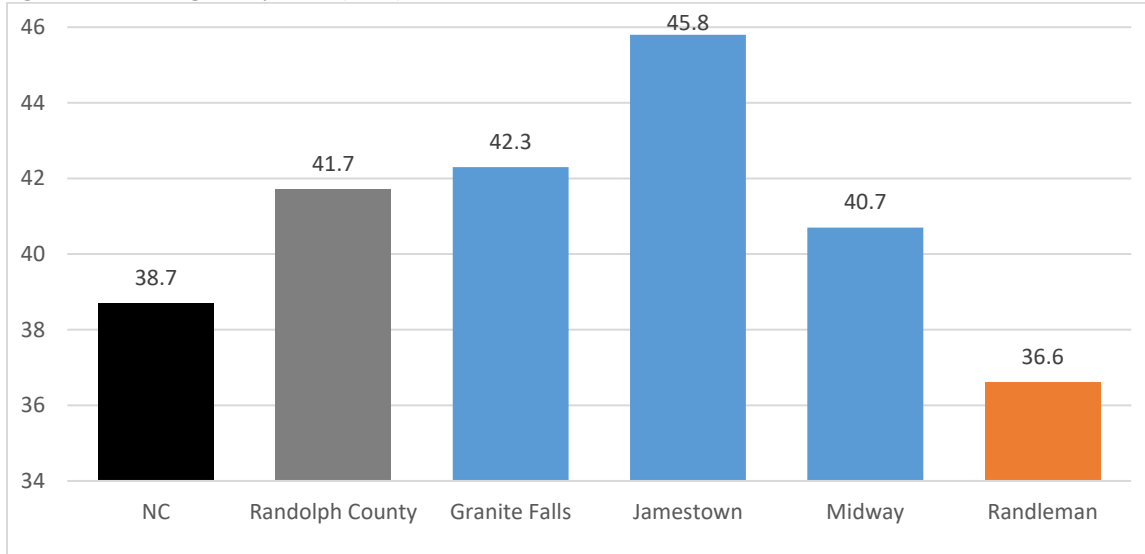
Map 1: Population Density (2019)



## Age

In 2019 the median age in Randleman was 36.6, up from 34.8 in 2010 and 34.3 in 2000. The median age in Randleman is consistently lower than in Randolph County, Granite Falls, Jamestown, Midway, and the state.

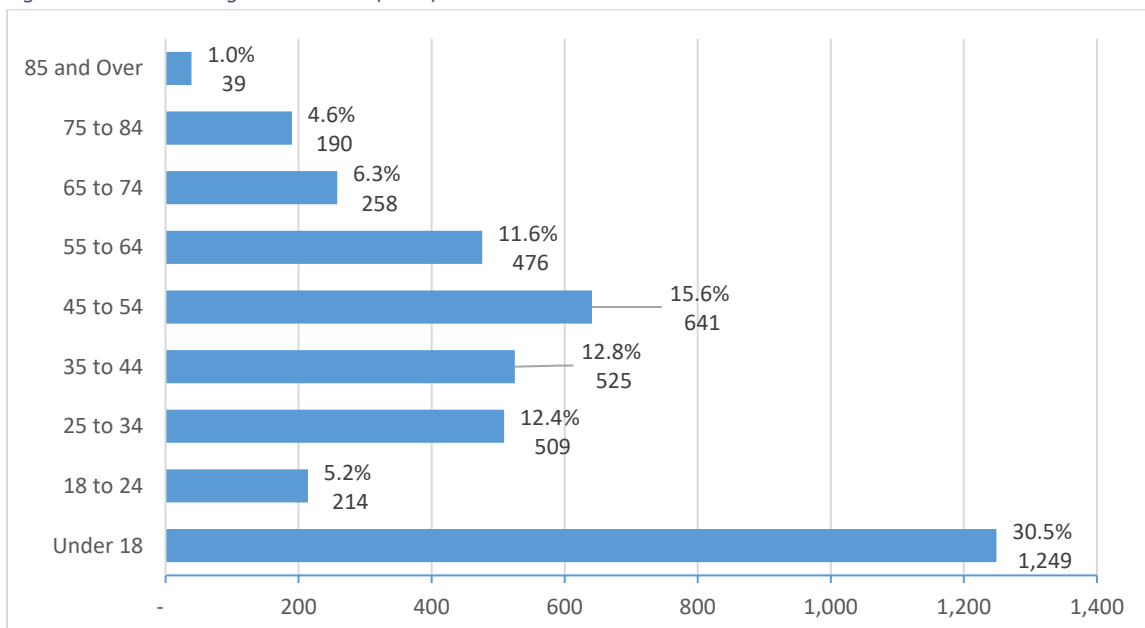
Figure 2: Median Age Comparison (2019)



Source: 2019 ACS 5-Year Estimates (Table B01002)

Almost one-third of Randleman’s population are children under the age of 18. Randleman has a large segment of the population between the ages of 45 to 54. About 12% of the population is over age 65, and about 58% of the population is between ages 18 and 64.

Figure 3: Randleman Age Distribution (2019)

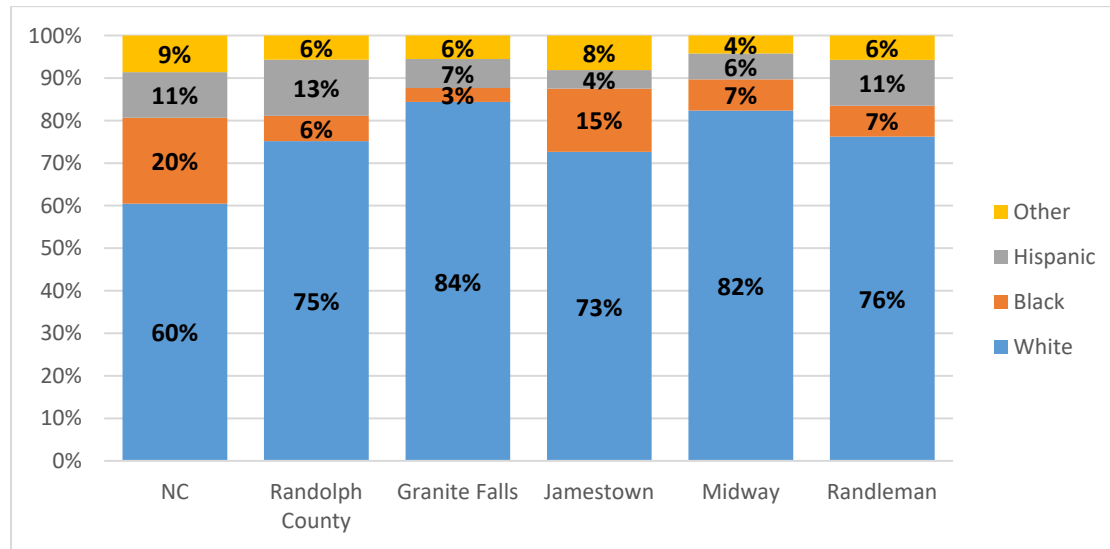


Source: 2019 ACS 5-Year Estimates (Table B01001)

### Race and Ethnicity

In 2020, Randleman’s population consisted of 76% white, 7% black, 11% Hispanic, and 6% some other race. Between 2000 and 2020, even though the total population in Randleman increased by 29%, the white population only increased 13%. The black population increased 165% between 2000 and 2020, and now make up 7% of the population. The Hispanic population increased by 66% between 2000 and 2020, while the population of “Some other race” had a significant increase of 460%.

Figure 4: Race & Ethnicity Comparison (2020)



Source: 2020 Census Redistricting P2

Figure 5: Changes in the Randleman Population by Race & Ethnicity

Population	2000		2010		2020		Change 2000 to 2020		Change 2010 to 2020	
	#	%	#	%	#	%				
<b>White</b>	3,086	87%	3,473	84%	3,502	76%	416	13%	29	0.84%
<b>Black</b>	126	4%	225	5%	334	7%	208	165%	109	48%
<b>Hispanic</b>	298	8%	313	8%	496	11%	198	66%	183	58%
<b>Other</b>	47	1%	102	2%	263	6%	216	460%	161	158%
<b>TOTAL</b>	3,557		4,113		4,595		1,038	29%	482	12%

Source: 2000 Census SF1 (Table P008); 2010 Census SF1 (Table P5); 2020 Census Redistricting (Table P2)

In comparison, the minority populations have overall steadily increased across Randleman and other comparison jurisdictions since 2000. Minority population in this context is anyone other than white, non-Hispanic. Randleman’s minority population falls in the middle of all comparison jurisdictions.

Figure 6: Minority Population Comparison Trend (2000-2020)

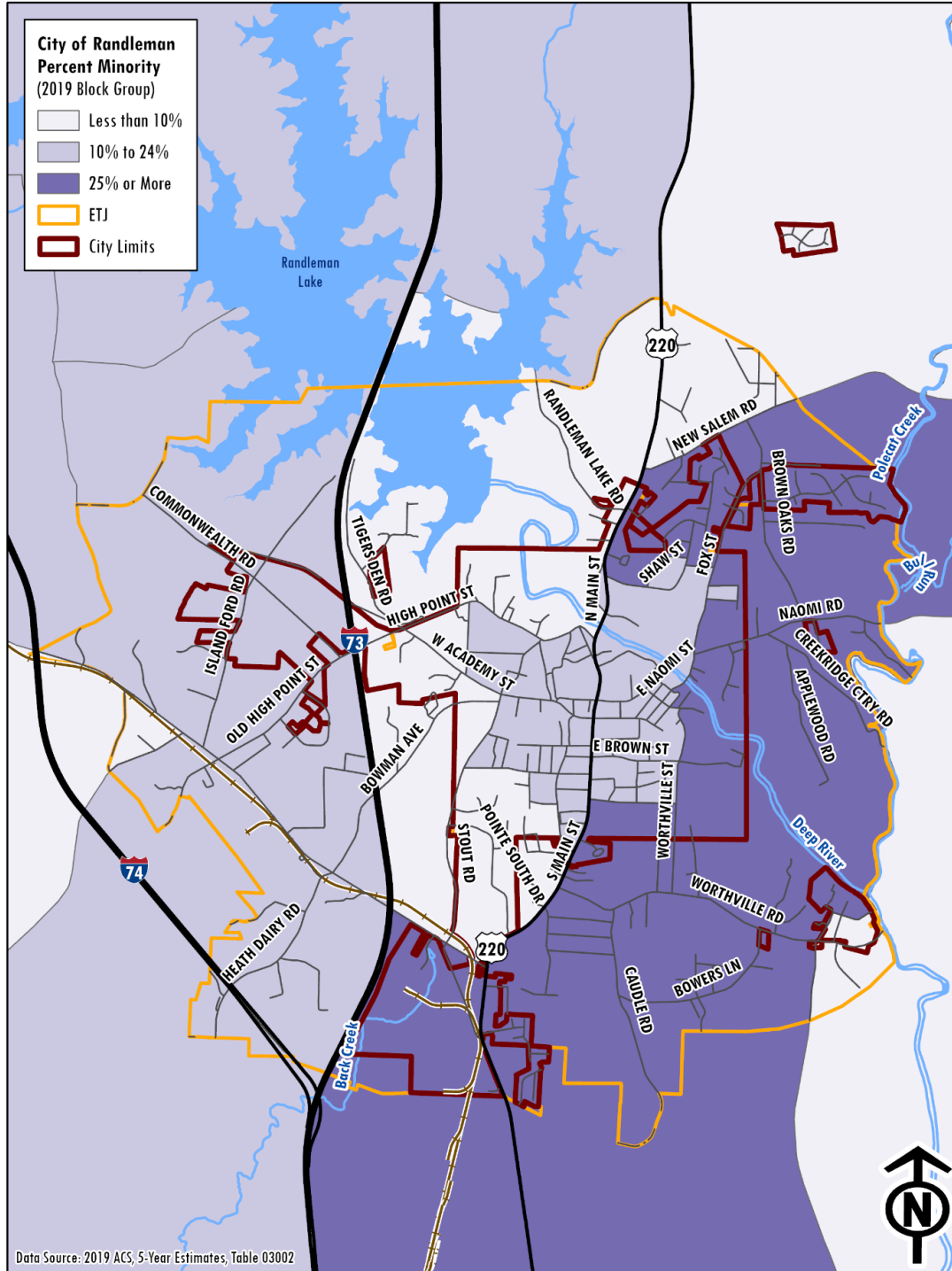
% Minority	2000	2010	2020
NC	30%	35%	40%
Randolph County	14%	19%	25%
Granite Falls	9%	9%	16%
Jamestown	13%	21%	27%
Midway	-	13%	18%
<b>Randleman</b>	<b>13%</b>	<b>16%</b>	<b>24%</b>

Source: 2000 Census SF1 (Table P008); 2010 Census SF1 (Table P5); 2020 Census Redistricting (Table P2)

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Percent minority population is greatest outside of the central part of the city, east of US-220.

Map 2: Percent Minority (2019)



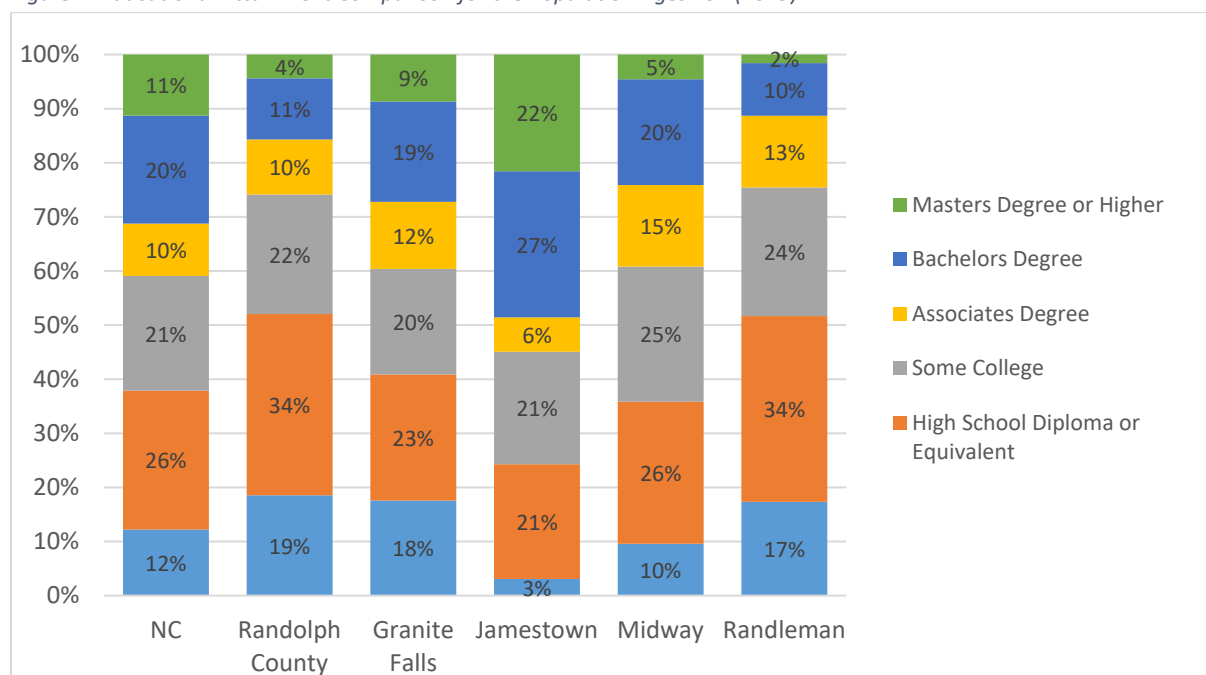
Source: 2019 ACS 5-Year Estimates

## Education

Approximately 83% of Randleman’s adult population has at least a high school diploma; 11.3% have at least a Bachelor’s degree, and less than 2% have a Master’s degree or higher.

Randleman’s population has similar educational attainment levels to those of Randolph County. However, on average, these educational attainment levels are less than those of the state and other comparison towns. The state has a much higher percentage of the adult population that have Bachelor’s and Master’s degrees.

Figure 7: Educational Attainment Comparison for the Population Ages 25+ (2019)



Source: 2019 ACS 5-Year Estimates (Table B15002)

Since the year 2000, the percentage of Randleman’s population with at least a high school diploma has increased significantly from nearly 67% in 2000 to 82.7% in 2019. Randleman has seen an increase in population with some college, an Associate’s degree, and a Bachelor’s degree. The population with a Master’s degree or higher has actually decreased since 2000.

Figure 8: Change in Educational Attainment for the Population 25+

Education Level	2000		2010		2019		Change 2000 to 2019	
	#	%	#	%	#	%	#	%
No High School Diploma	830	33.07%	694	26.31%	457	17.32%	-373	-44.9%
High School Diploma	813	32.39%	765	29.00%	906	34.34%	93	11.4%
Some College	410	16.33%	773	29.30%	627	23.77%	217	52.9%
Associate Degree	200	7.97%	238	9.02%	350	13.27%	150	75.0%
Bachelor's Degree	172	6.85%	201	7.62%	256	9.70%	84	48.8%
Master's Degree or Higher	85	3.39%	65	2.46%	42	1.59%	-43	-50.6%
<b>TOTAL</b>	<b>2,510</b>		<b>2,736</b>		<b>2,638</b>		<b>128</b>	<b>5.1%</b>

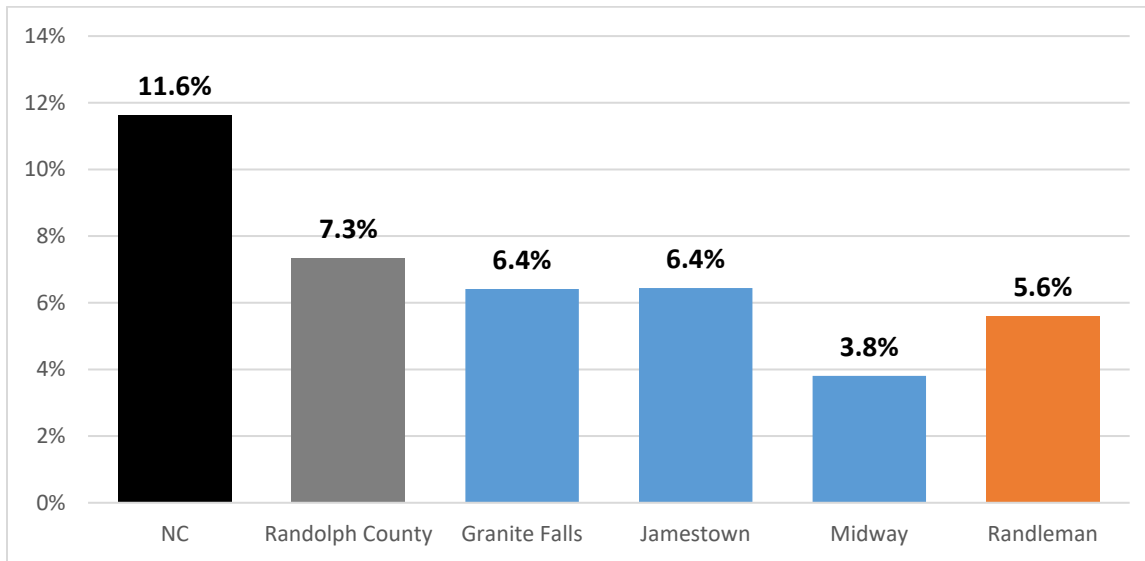
Source: 2000 Census (Table P037); 2010 ACS 5-Year Estimates (Table 15002); 2019 ACS 5-Year Estimates (Table B15002)

**b. Existing Housing**

**Occupancy and Tenure**

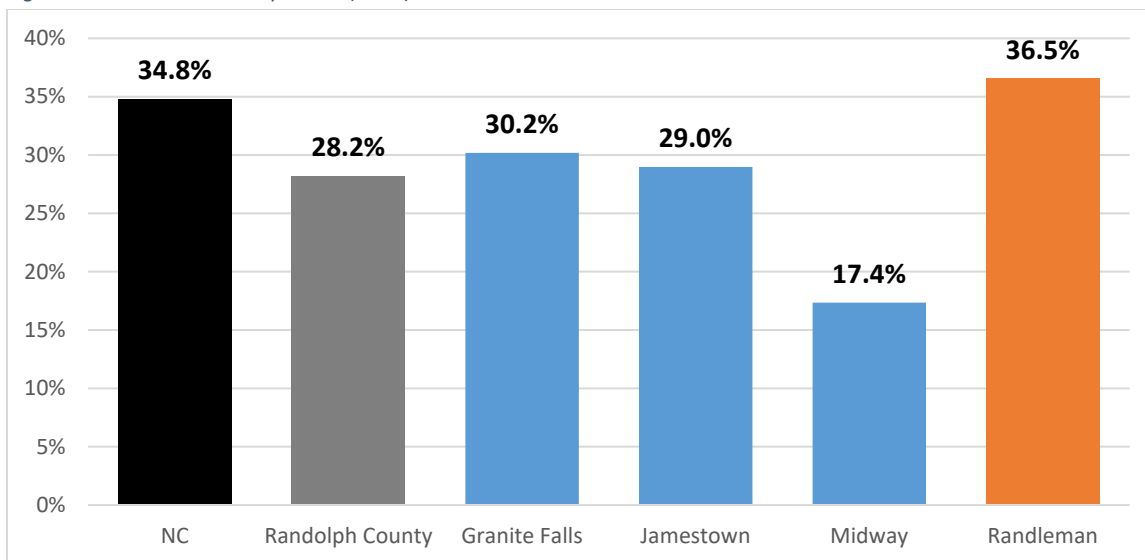
According to the 2020 Decennial Census Redistricting data, Randleman has 1,982 housing units, of which 1,871 (94.4%) are occupied, leaving a vacancy rate of only 5.6%. The vacancy rate across Randolph County and the State differ slightly, at 7.3% and 11.6% respectively. Of these occupied units in Randleman, 63.5% are owner occupied, leaving a rental rate of 36.5%. The rental rate across Randolph County and the State is lower, at 28.2% and 34.8% respectively.

Figure 9: Vacancy Rate Comparison (2020)



Source: 2020 Census Redistricting (Table H1)

Figure 10: Rental Rate Comparison (2019)

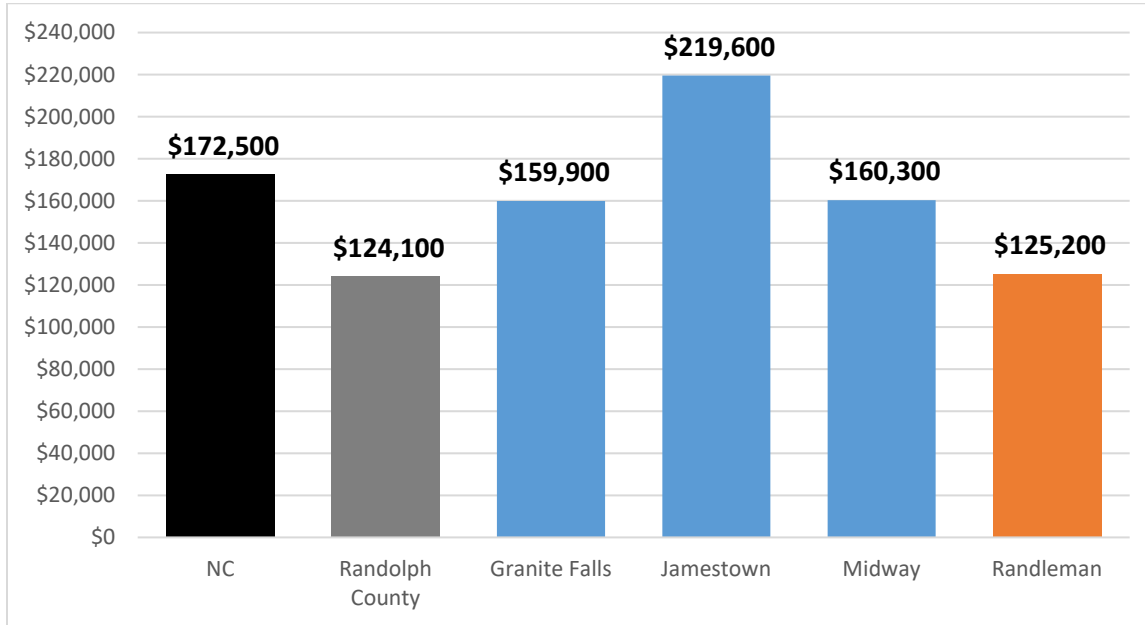


Source: 2019 ACS 5-Year Estimates (Table B25003)

## Housing Value

The median value of owner-occupied homes in 2019 in Randleman was \$125,200, down from \$128,500 in 2010 and up from \$75,200 in 2000. Home values and trends in Randleman are similar to Randolph County and most of the comparison municipalities. Jamestown has a much higher median home value trend. Home values fall between \$100,000 - \$150,000 for the majority of the Randleman city limits and the ETJ (see Map 3).

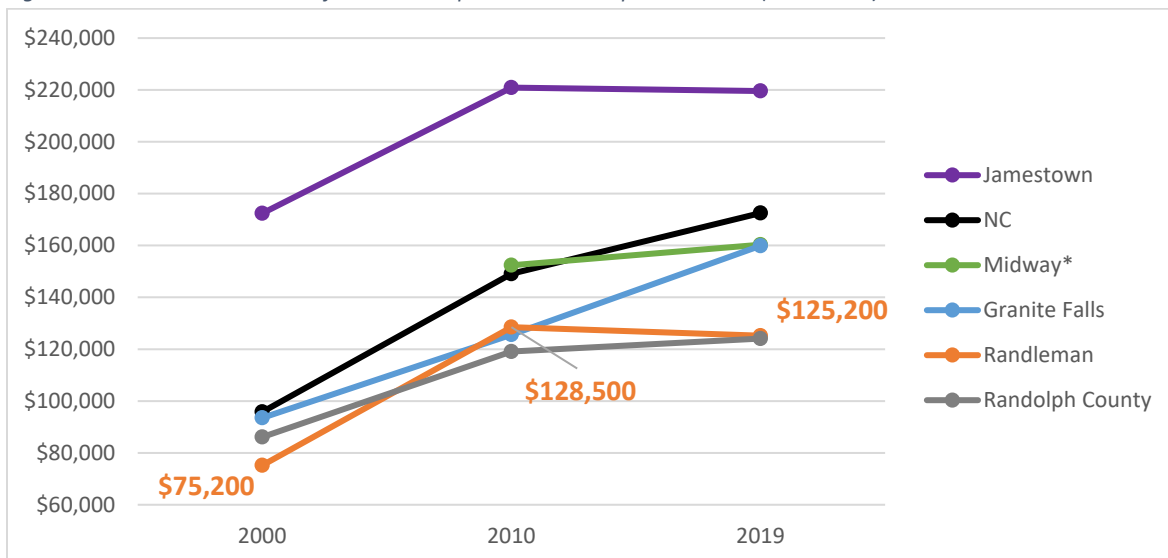
Figure 11: Median Home Value of Owner-Occupied Homes Comparison (2019)



Source: 2019 ACS 5-Year Estimates (Table B25077)

\*Midway was incorporated in 2006, and therefore, does not have a value in the 2000 Decennial Census.

Figure 12: Median Home Value of Owner-Occupied Homes Comparison Trend (2000-2019)



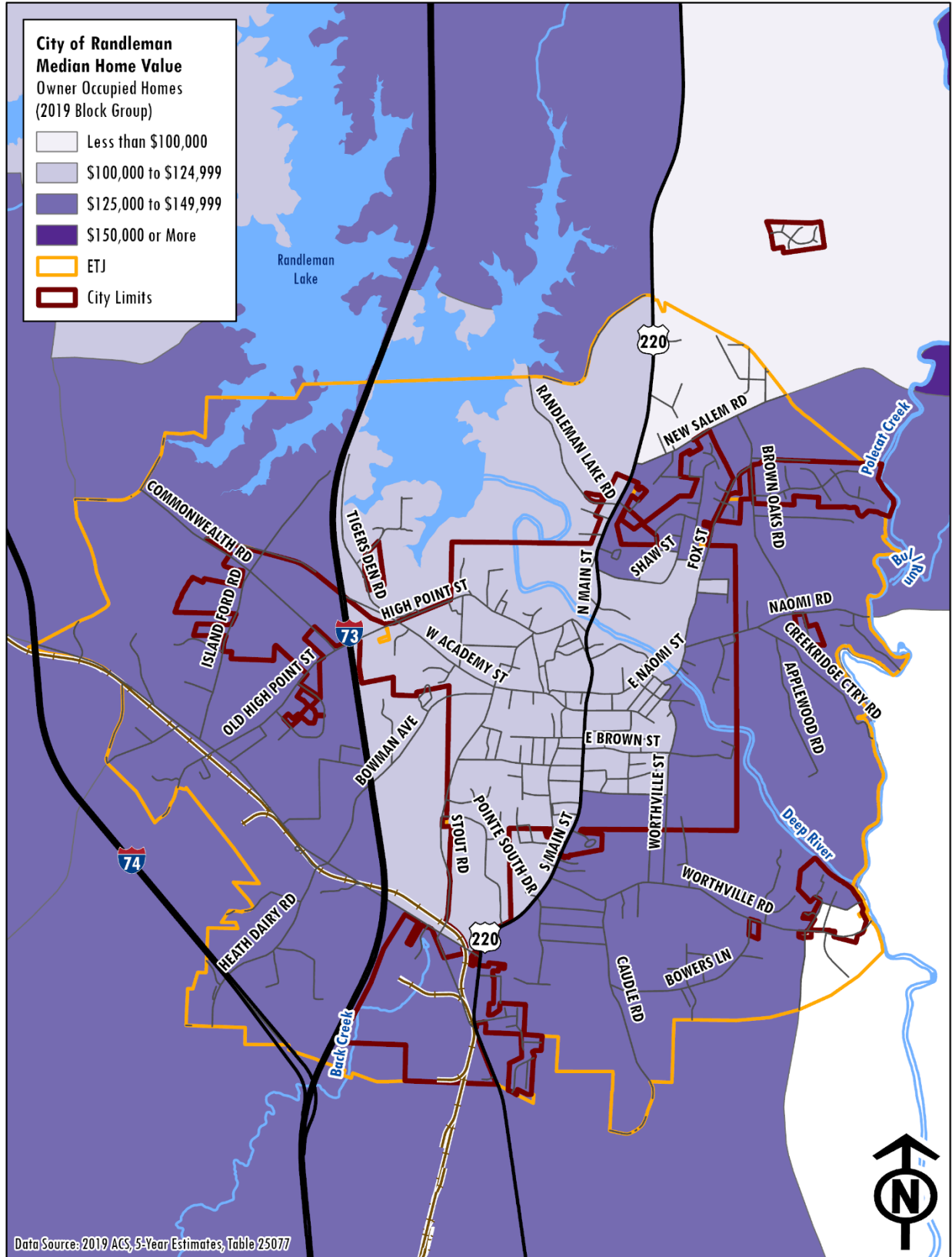
Source: 2000 Census (Table H085); 2010 ACS 5-Year Estimates (Table 25077); 2019 ACS 5-Year Estimates (Table B25077)

\*Midway was incorporated in 2006, and therefore, does not have a value in the 2000 Decennial Census.



# City of Randleman Land Development Plan

Map 3: Median Home Values (2019)

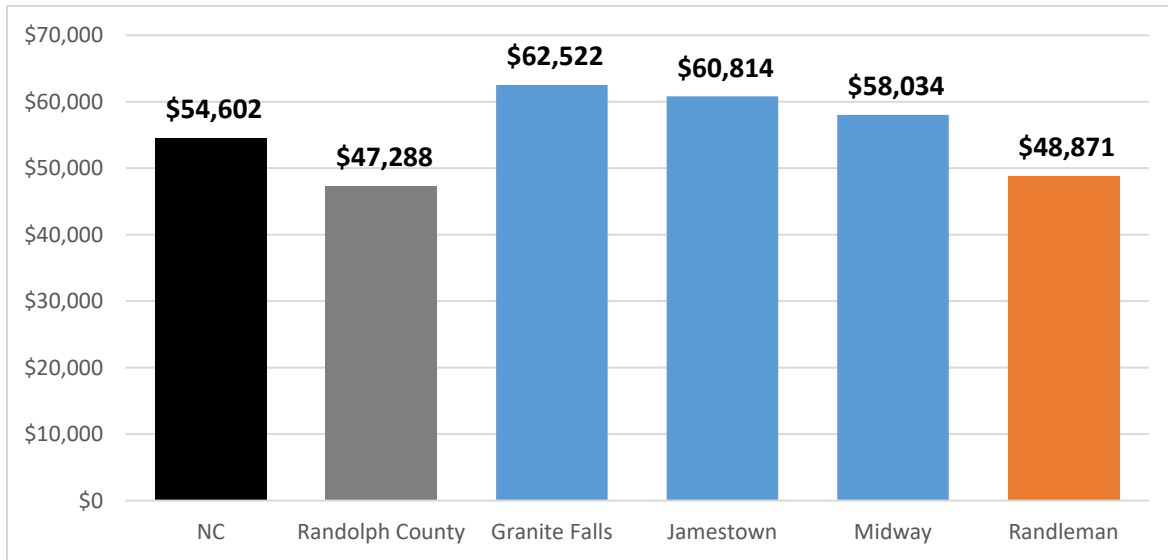


c. Economic Conditions

Income

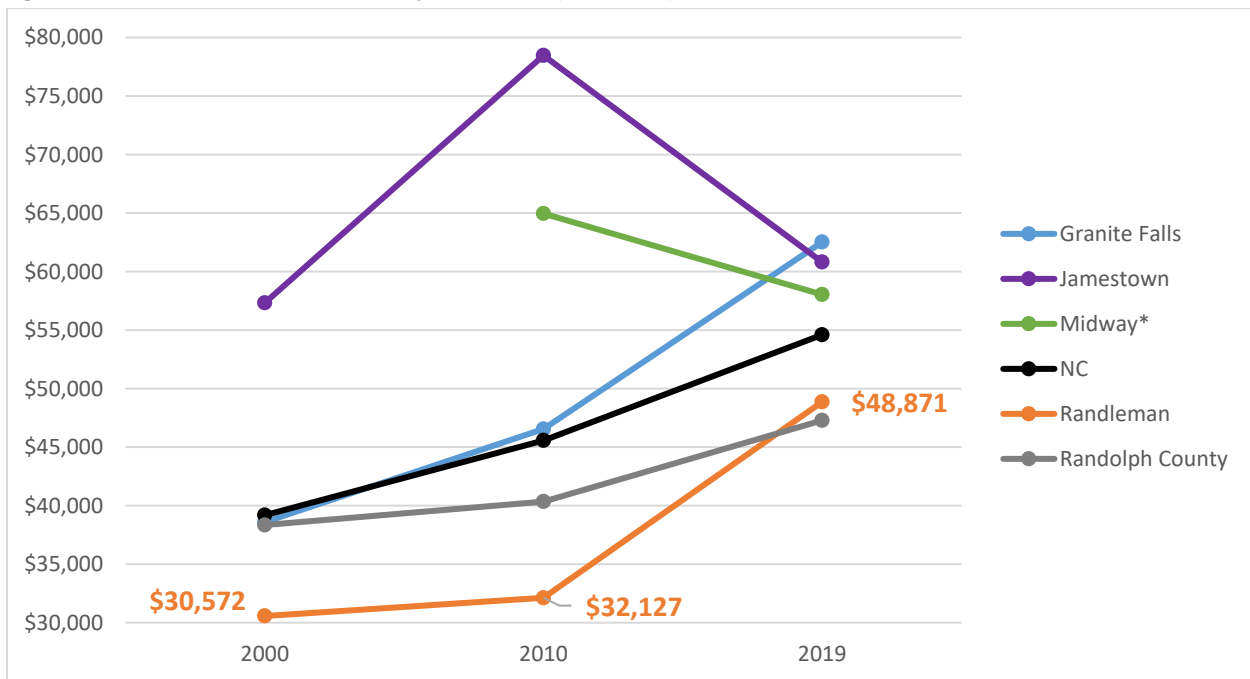
Median household income in Randleman in 2019 was \$48,871, up from \$32,127 in 2010 and \$30,572 in 2000. The incomes in Randleman are lower than the comparison jurisdictions, except for Randolph County. Median household income is higher on the west side of the City, surrounding 1-73 (see Map 4).

Figure 13: Median Household Income Comparison (2019)



Source: 2019 ACS 5-Year Estimates (Table B19013)

Figure 14: Median Household Income Comparison Trend (2000-2019)

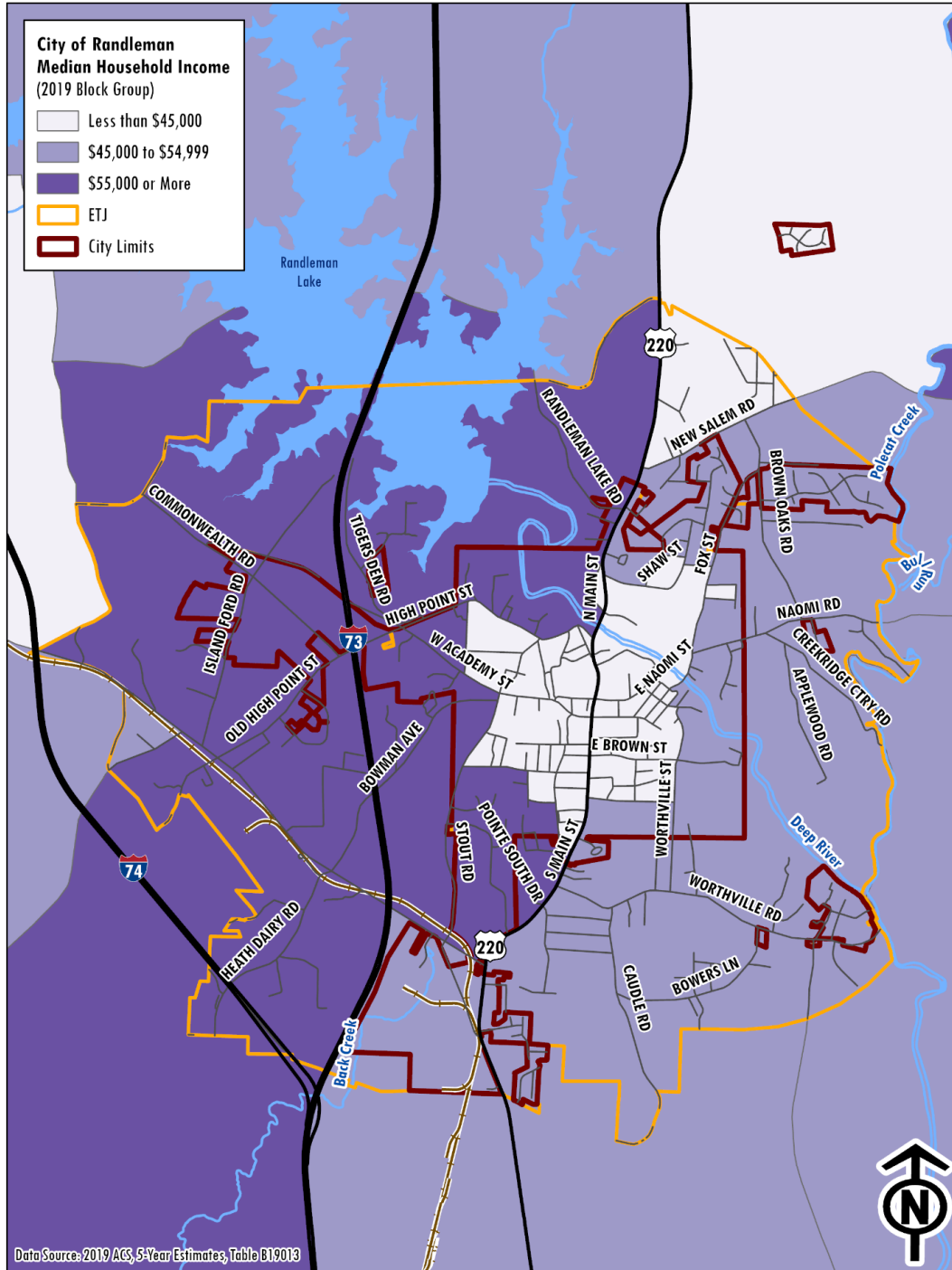


Source: 2000 Census (Table DP03); 2010 ACS 5-Year Estimates (Table B19013); 2019 ACS 5-Year Estimates (Table B19013)

\*Midway was incorporated in 2006, and therefore, does not have a value in the 2000 Decennial Census.

# City of Randleman Land Development Plan

Map 4: Median Household Income (2019)



Source: 2019 ACS 5-Year Estimates

### Jobs & Commuting Patterns

In 2019, an estimated 2,415 jobs were held in Randleman. Only 108 of the employees holding these jobs also lived in Randleman, indicating that 2,307 people commuted into Randleman each day for employment. Most of these commuters come from other parts of Randolph County (56%) while 10% come from Guilford County.

An estimated 2,063 adults active in the workforce lived in Randleman. Only 108 of these employees both lived and worked in Randleman, indicating that 1,955 people commuted out of Randleman each day for employment. Most of these residents are commuting to other areas of Randolph County (42.2%) and to Guilford County (28.4%).

Figure 15: Inflow/Outflow Commuting Pattern (2019)



Source: US Census Bureau, OnTheMap, LEHD Origin-Destination Employment Statistics (2019)

Figure 16: Top 5 Commuting Counties

Counties Where Workforce is Employed	Count	Percent	Counties Where Workers Live	Count	Percent
Randolph (outside of Randleman)	870	42.2%	Randolph (outside of Randleman)	1,353	56.0%
Guilford	585	28.4%	Guilford	245	10.1%
Forsyth	86	4.2%	Davidson	106	4.4%
Mecklenburg	75	3.6%	Forsyth	52	2.2%
Alamance	39	1.9%	Alamance	39	1.6%
<b>TOTAL WORKFORCE</b>	<b>2,063</b>		<b>TOTAL JOBS</b>	<b>2,415</b>	

Source: US Census Bureau, OnTheMap, LEHD Origin-Destination Employment Statistics (2019)

#### d. Utilities

Utilities provide the basic necessities for development. Randleman’s water and sewer systems both have more than adequate capacity to serve anticipated future growth.

##### Water

Randleman’s main water source in 2020 was from Piedmont Triad Regional Water Authority. The Water Authority draws from Randleman Lake which has a design capacity large enough to serve projected needs in the area for fifty years. The City also purchased some treated water from the City of Asheboro.



Source: Joshua Pugh- Studio 601

##### Sewer

The Randleman Wastewater Treatment Plant is an extend air, tertiary treatment plant serving the City of Randleman. Its capacity is 1.745 million gallons a day, and is treating an average of 1.1 million gallons a day. The city also has a Pretreatment Program, which provides guidelines and aid to the industries in town. This in turn, keeps the Wastewater Treatment Plant and



Source: Piedmont Triad Regional Council

industries within state regulations. Extended air and tertiary treatment means that the wastewater undergoes two stages of treatment: secondary and tertiary treatment. Secondary treatment uses microorganisms to digest or eat material that is dissolved or suspended in the water, and then separates the microorganisms from the cleaned water. Advanced treatment includes filtration and disinfection with chlorination to kill germs in the water and then de-chlorinated so that it will not harm fish in the receiving stream.

### 3. Regulatory Factors

Randleman utilizes zoning to regulate land uses. Zoning is essentially a means of ensuring that the land uses of a community are properly situated in relation to one another, providing adequate space for each type of development. It is a useful mechanism to control development density in each area so that property can be adequately serviced by such governmental facilities as streets, schools, fire, police, recreation, and utility systems. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air, and privacy for persons living and working within the community. The city is divided into zones where different land uses are permitted. Randleman's zoning ordinance contains different districts for a variety of land uses:

#### R-1 Residential district—Low density.

The R-1 residential district is established for low-density single-family residential and agricultural uses with limited public, semi-public and recreational uses permitted when they are compatible with low-density residential development. These regulations of the R-1 residential district are intended to ensure that development not having access to public water supplies and dependent upon septic tanks will occur at sufficiently low densities to maintain a healthful environment.

#### R-2 Residential district—Single-family.

The R-2 residential district is established for low density single-family residential uses. These regulations of the R-2 residential district are intended to discourage any use which, because of its character, would substantially interfere with the development of single-family residences and which would be detrimental to the desired quiet and peaceful nature of these areas.

#### R-3 Residential district—Single, duplex and multifamily.

The R-3 residential district is established for high density single-family, two-family and multifamily residential uses. These regulations of the R-3 residential district are intended to discourage any use that would interfere with the residential nature desired because of its character.

#### R-4 Residential district—Medium density.

The R-4 residential district is established for medium-density single-family residential uses and manufactured housing on individual lots. These regulations are intended to prohibit any use that would interfere with the residential nature of the district because of its character. It is expected that city water and sewerage facilities will be available to each lot in such district.

**B-1 Central business district.**

The B-1 central business district is established to accommodate a concentrated development of permitted facilities within the central portion of the city.

**B-2 Commercial district.**

The B-2 commercial district is established along some of the major thoroughfares and collector streets of the city. The B-2 commercial district is intended to provide offices, personal services and retailing of durable and convenience goods for the community. Because these commercial uses are subject to public view, they should have an appropriate appearance, ample parking, controlled traffic movement and suitable landscaping.

**I-1 Light industrial district.**

The I-1 light industrial district is established for light industrial and related uses which can be operated in a relatively clean and quiet manner and which are not obnoxious to adjacent residential or business districts and service establishments.

**I-2 Heavy industrial district.**

The I-2 heavy industrial district is established for heavy industries that may create some nuisance and are not properly associated nor compatible with residential, commercial and service establishments.

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. Randleman's zoning ordinance contains two overlay zones:

**FP(O) Floodplain district (overlay).**

The intention of the floodplain district (overlay) is to limit otherwise normally permitted development to those uses which would tend to minimize economic loss and property damage due to periodic flooding.

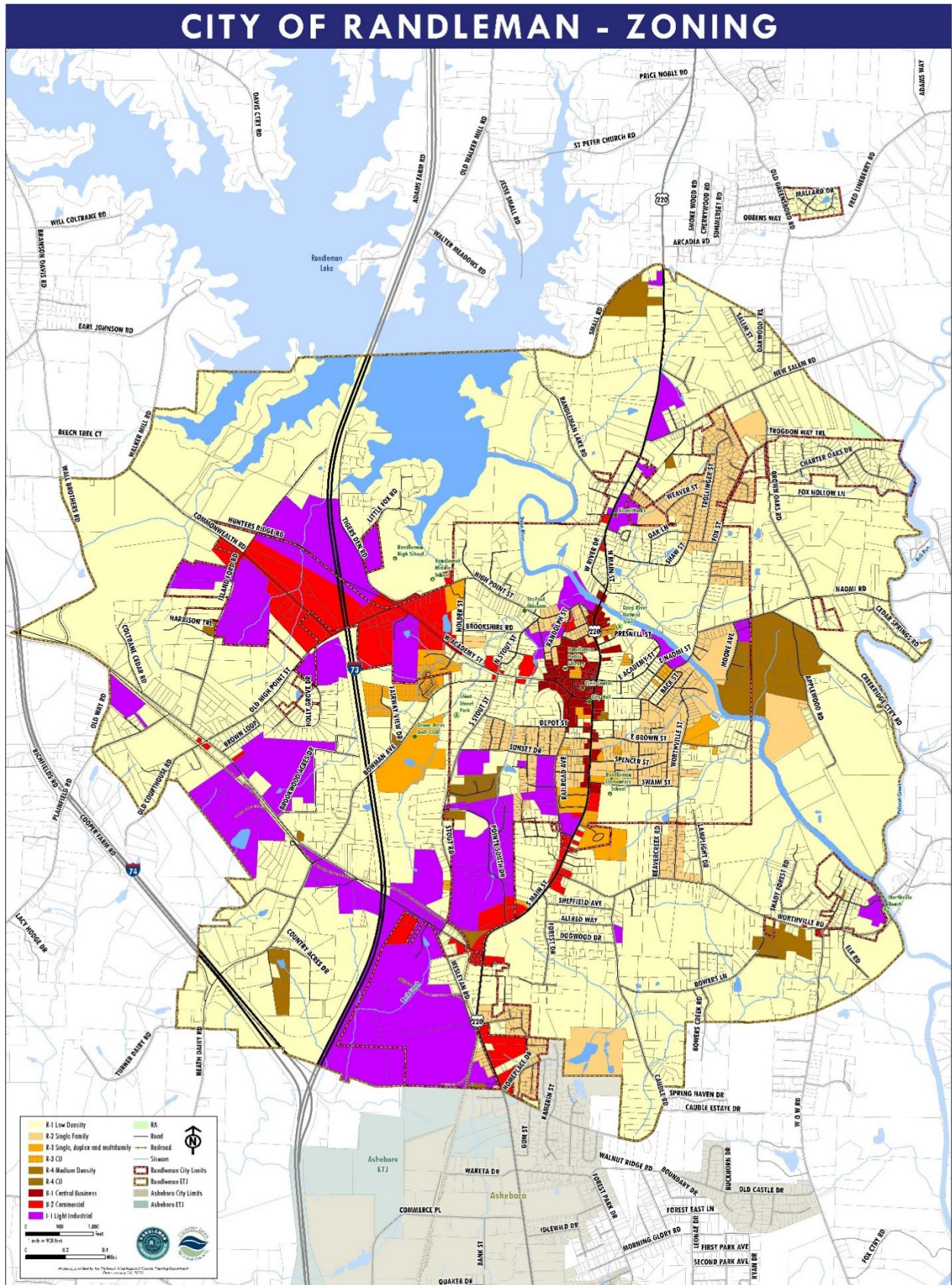
**SE(O) Special entertainment district (overlay).**

The intent of establishing the provisions of the SE(O) special entertainment district is to ensure that sexually oriented businesses will be appropriately located within the city's jurisdiction to prevent unwanted and unacceptable adverse impacts upon surrounding properties.





Existing Zoning Map



Source: Piedmont Triad Regional Council

## 4. Transportation

### a. Roadway System

Randleman is well served by convenient access to two interstate highways, a network of state-maintained roads, and 17.82 miles of City maintained roads.

Proposed transportation infrastructure projects on the Statewide Transportation Improvement Program (STIP) include:

- Construct sidewalk, implement road diet, and install raised crosswalk and median on West Naomi Street.
- Construct a sidewalk on the north side of W Academy St. to Hillary Street.
- US 220 Business SR 2123 (Caudle Road) to SR 2270 (US 311 extension) widen to a 4-lane divided facility.

### b. Bicycle

There is currently one state-designated bicycle route that traverses Randolph County, NC Bike Route 6 (Piedmont Spur). Additionally, the 2003 Bicycling Randolph County Map identifies additional bicycle routes throughout the county.

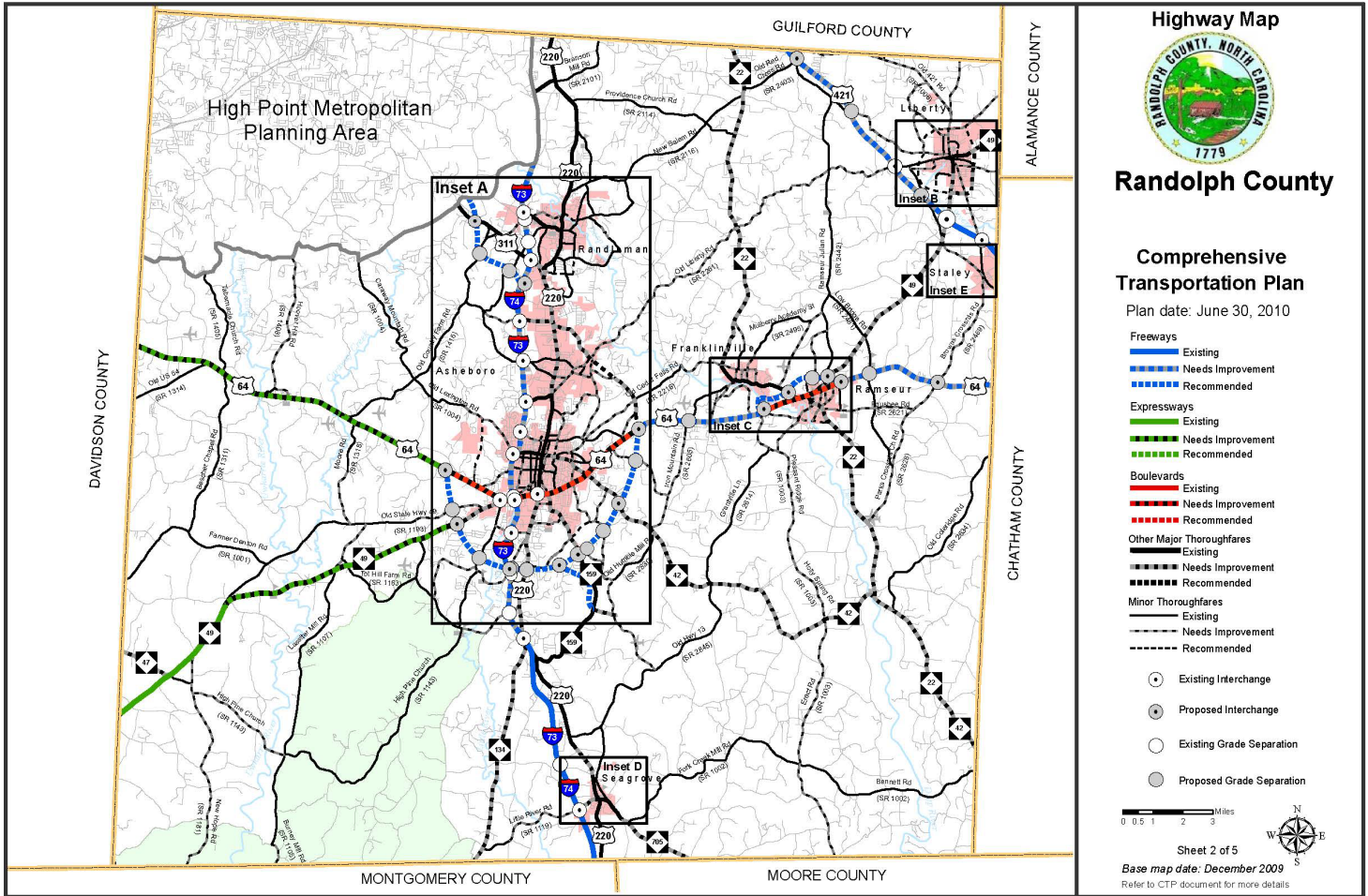
### c. Pedestrian

The downtown core is reasonably well served by sidewalks. However, there are locations where residents would benefit from additional or wider sidewalks. Main Street has an extensive length of the sidewalk. However, there are a few sections on the south end where the sidewalk is on only one side of the street.



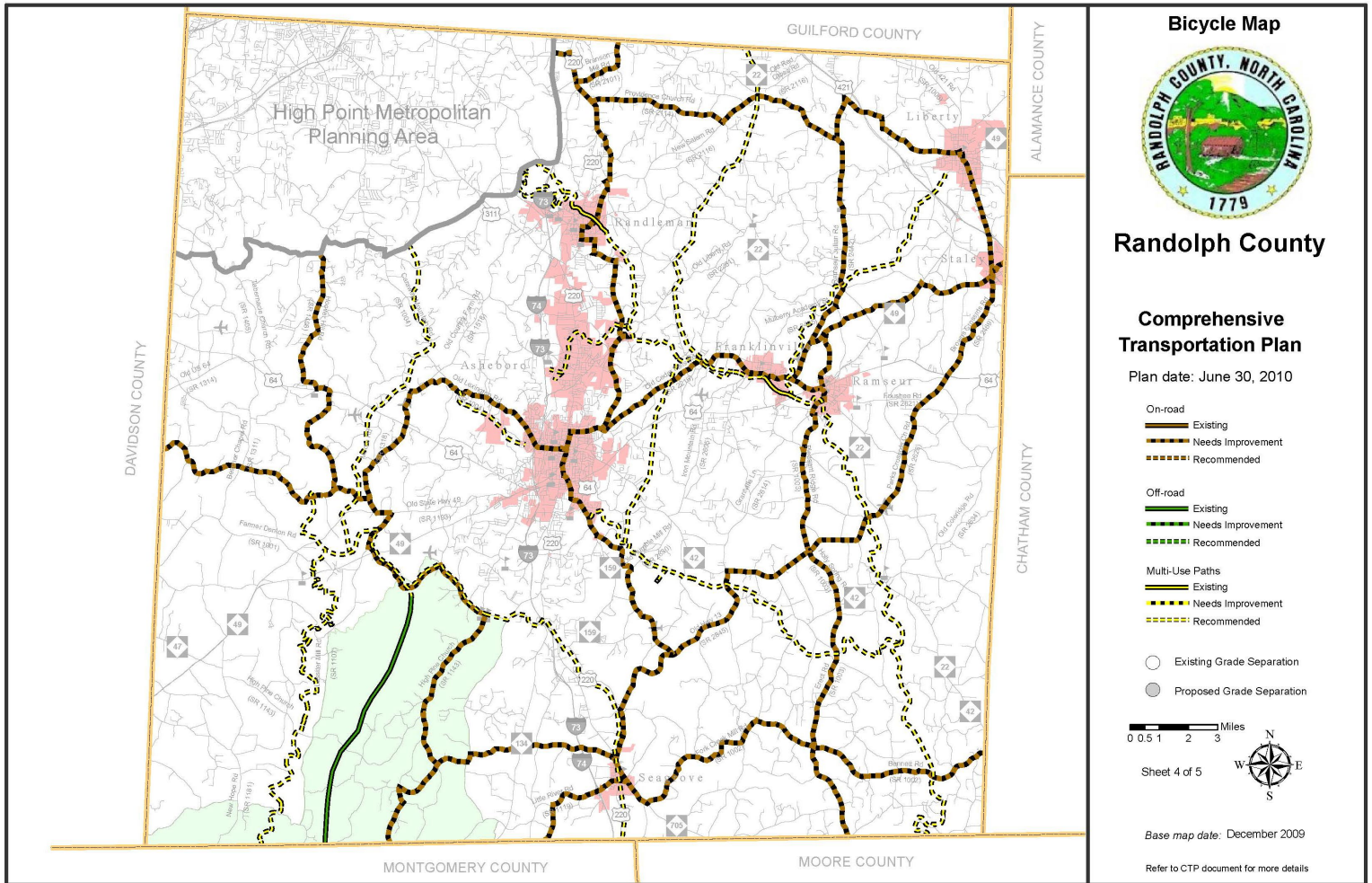
Source: City of Randleman

Transportation Network Map



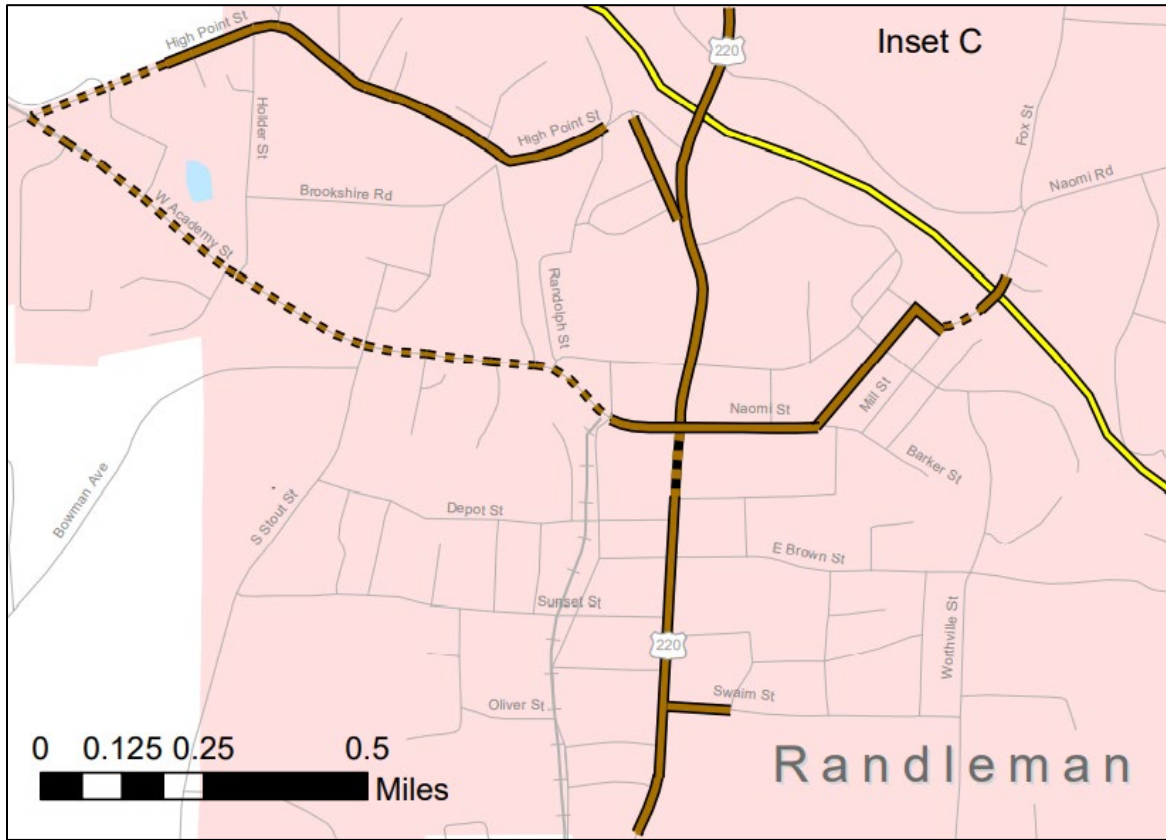
Source: Randolph County CTP 2009

Bicycle Map



Source: Randolph County CTP 2009

Pedestrian Map



Source: Randolph County CTP 2009

## 5. Parks & Recreation

Play is an important part of life. The City of Randleman Parks & Recreation Department provides a wide array of recreational opportunities for all ages.

### a. Recreational Facilities

#### Randleman Community Center

The Randleman Community Center, located in downtown, features Fitness rooms with Weightlifting, Cardio, and Precor machines. Also featured within the Community Center are full sized basketball courts, an elevated walking track, and various dance classes, such as Dance Fitness and Line Dancing. The Community Center also has men's and women's locker rooms with showers and available concessions throughout the center.

#### Stout Street Park

Randleman Park located on Stout Street is expanding with the addition of regulation soccer field, more parking, and a new concession stand. Existing facilities include a playground, picnic shelter, nature trail and walking track.

#### Commerce Square Park

Commerce Square Park is located in the center of downtown Randleman and within walking distance to area shops and dining. The park features passive recreation, water features, a bandstand, farmers market, and a beautiful mural by hometown artist Susan Harrell. Commerce Square hosts special events throughout the year. Commerce Park hosts food trucks in warmer months, the Market & Music Summer Concert Series, and the Ramblin Randleman Classic/Hotrod Car Cruise.

#### Worthville Beach

Worthville Beach is a 157-acre property that includes a picturesque historical mill dam across the Deep River. There are no visitor facilities there at present but the future vision is for Worthville Beach to have a swimming area and a maintained parking area. The Deep River Rail Trail project runs through this property.

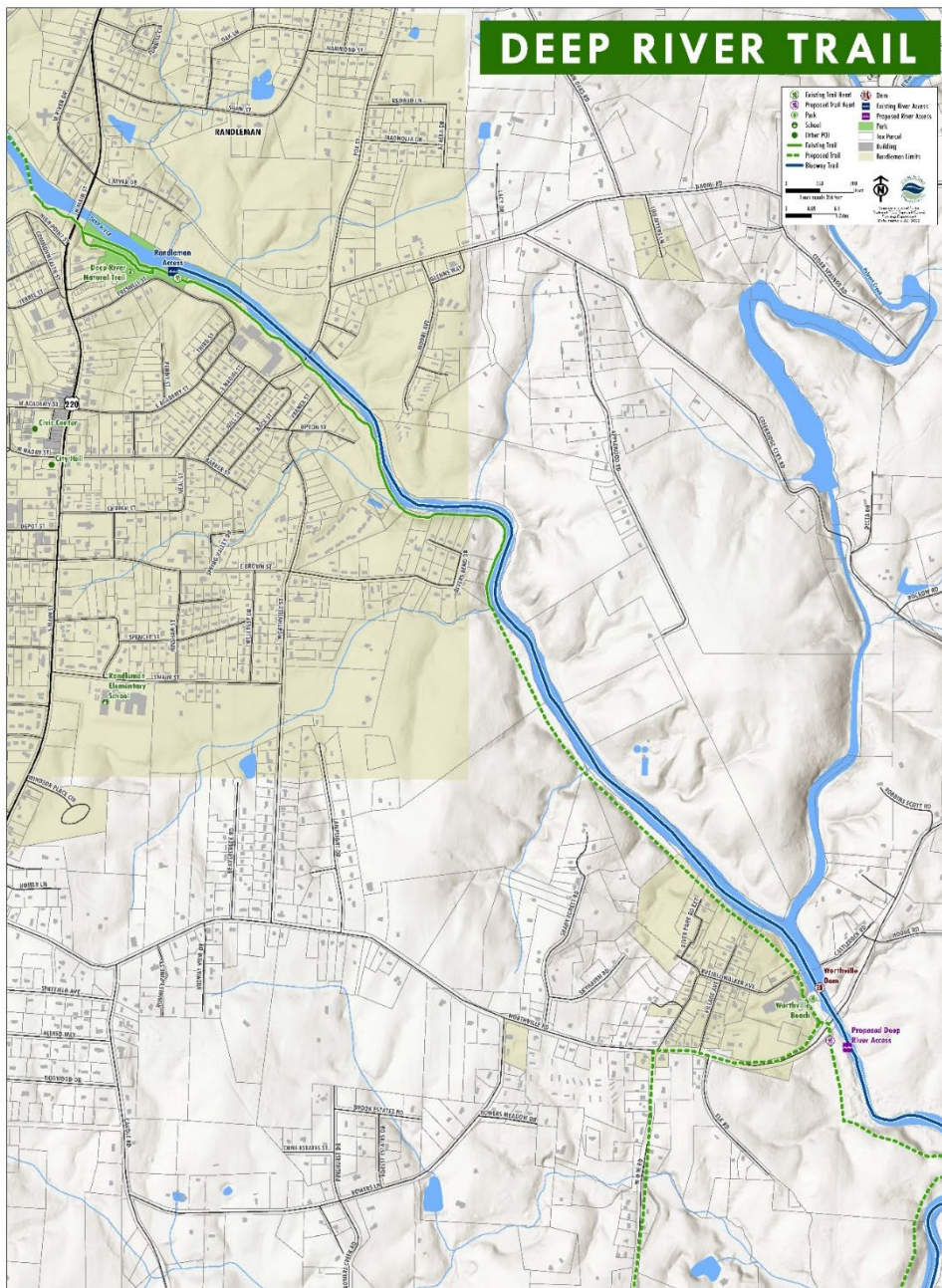
#### Programming

The Parks and Recreation Department, in addition to maintaining the recreational facilities, also has numerous programs to promote physical activity. There are multiple youth sports programs, dancing classes, and events. Market & Music is a lively concert series event held monthly during warmer weather in the downtown Commerce Square Park. There are annual events such as Classic Cruise Night, Easter Egg Hunt, NASCAR Day, and the Food Truck State Championship.

### b. Deep River Trail

The Deep River Trail became the first designated combination Greenway /Blueway State Trail in 2007 through special legislation in the North Carolina General Assembly. The authorization did not provide funding to implement the trail, but did give priority for communities along the river who may want to access recreation trail grants to construct and maintain the trail in the corridor. Soon after, the City of Randleman opened sections of trail along the Deep River. The one-and-a-half-mile natural surface multi-use trail is within walking distance of the downtown. In addition to walking and bicycling, the trail also has locations for picnicking and fishing.

### Deep River Trail Map



Source: Piedmont Triad Regional Council

## 6. Community Values

### a. Steering Committee

The City of Randleman Planning Board and several City Commissioners served as the Steering Committee tasked with guiding the creation of this land development plan. Their extensive local knowledge was invaluable in formulating the future plan of Randleman.

### b. Public Involvement

To assist in creating the City of Randleman's Land Development Plan, the Piedmont Triad Regional Council conducted public outreach through a survey of town residents, business and property owners, employees, and other stakeholders. The survey was publicized through official City of Randleman communications, the City's Facebook page, and word of mouth. Public involvement was also garnered through three Open Houses. Throughout the planning process the overwhelming response was to keep Randleman's small-town atmosphere.

78 survey responses were received. Additionally, the survey questions and responses were discussed during the stakeholder meetings.

The largest age group represented in the survey responses was those 60 and older, making up 33.5% of the sample. Representation decreased with age, as there was only one person responding between 18-20 years old. 9% of survey takers were over the age of 70, 14.5% were between 60 -69 years old, 22% were between 50-59 years old, another 22% were between the ages of 40-49, 17% were ages 30-39 years, and 8% fell between 20-29 years of age. No one younger than 20 years old took the survey.

Respondents have lived in Randleman for a wide range of time, from seven months to over forty years. Survey results skewed towards those living in Randleman over fifteen years. Six respondents were renters, the rest (90.7%) were homeowners.

The most commonly represented household income bracket was \$50,000-\$75,000, from 25% of respondents. Additionally, 94.4% of respondents identify as White or Caucasian. 1.9% of respondents identify as Mixed Race and 1.9% of respondents identify as Multiple ethnicities.

When asked what they like most about Randleman, an overwhelming majority of respondents mentioned the "small town feel". The second most common response was "convenient to larger cities". Many people also mentioned friendliness, safety, the wonderful library, the open spaces, Commerce Square, and the Deep River Trail.

When asked to describe Randleman in 6 words or fewer, again, most respondents mentioned "small town" and "friendly, safe community".

When asked what aspects of life in Randleman could be improved the most common response was that people wanted more restaurant and entertainment options. Additionally, more parks, more sidewalks, and more recreational opportunities were frequently mentioned. School overcrowding, potholes, and street maintenance were noted as problems.



Responses to the question of what is your vision for Randleman's ideal future (20 years down the road) primarily expressed the dominant theme of keeping Randleman a small town. Other responses included more trails, more of a downtown experience, improving the schools, and adding high-speed internet. Developing the riverfront and creating a destination also featured prominently in responses.

When asked what opportunities Randleman will face in the coming years responses were increased growth, less farming, more people, more diversity, and overcrowding in schools.

When asked what challenges Randleman will face in the coming years responses were too much growth, workforce development, school overcrowding, more traffic, lack of affordable housing, and pollution. The most often heard sentiment was to have growth without losing the small-town feel.

The next question asked was what is your opinion of the Blueway-Greenway Trail development near the Deep River. Most people were very pleased with the trail and would like to see it extended. A few survey respondents did mention trail maintenance and safety.

What is your opinion of future development that includes multi-family (apartment) housing? The responses were quite mixed, with the people for it also including that the multifamily housing be higher end and maintained well. The people opposed to additional multifamily housing were primarily concerned with traffic. However, at the second open house meeting, several stakeholders and members of the public discussed the strong desire of many in the community to have condominiums and townhome communities for older people. Several attendees spoke on how older community members moved a town away to find suitable elder friendly housing.

Survey takers were asked what they would like to see, if anything, develop along the Interstate 73-74 Corridor (South of Walmart). Survey choices consisted of restaurants, retail, hotel, housing, industrial, office space, or no development. Respondents were asked to check all that applied: 69% would like restaurants, 53% would like to see retail, 45% want a hotel, 18% would like to see this area developed as housing, 20.5% would like industrial uses, 22% would like office space, and 16.7% would prefer that this area remain undeveloped.

Survey takers were asked what they would like to see, if anything, develop northeast of the Deep River (Along Highway 220 Business N). Survey choices consisted of restaurants, retail, hotel, housing, industrial, office space, or no development. Again, respondents were asked to check all that applied: 51% would like restaurants, 42% would like to see retail, 16.7% want a hotel, 33% would like to see this area developed as housing, 20.5% would like office space, and 21.8% would prefer that this area remain undeveloped. No respondent chose industrial development for this area.

A survey question asked how do you think a Randolph County Mega-site will affect/impact Randleman's growth. Survey responses were mixed. A few people did not believe a large company would ever be enticed to the mega-site. Several expressed concerns that it would bring jobs but also bring too many people, and an increase in traffic and crime. Others thought it would be great to have more (and better) jobs and an influx of new residents. Potential

housing value increases were seen by some as good and by others as problematic. Overcrowding of schools was a concern. Responses to this question generated a fair amount of excitement in the stakeholder meetings. Halfway through the planning process for this Land Development Plan, there was an announcement that a Toyota electric battery plant would be coming to the Randolph County Mega-site. Discussions after the announcement were far more favorable with a majority of people being glad to see an expanding manufacturing plant coming to the area.

When given the opportunity for an open-ended response, many respondents mentioned wanting growth to be intentional and existing residents to not be lost in the growth. Any significant developments or decisions should include the entire community, not just a subset of the town. Anything very large should also include consideration for infrastructure and schools, police, fire, and other services that may need to be expanded as part of those decisions. Many people expressed the sentiment that they do not want Randleman to grow too big and lose the small-town feel.

### c. Tabling Responses

While tabling at the Randleman Food Truck Rodeo planning staff garnered additional community input. The public was presented with a then-current draft of the FLUM and the goals, policies, and implementation strategies, and invited to comment on them or ask questions. Responses were nearly identical to the survey results – people were interested in more restaurants and more retail. Several people thought the future land use map looked good. Comments included how great the food truck event and its location in Commerce Square was, that it was a great way to develop community.



Source: City of Randleman

## 7. Land Development Plan Recommendations

For any plan to be effective it is important that the plan have an overall direction or objective. For the Randleman Land Development Plan the overall objective is...

*... to enhance our quality of life and make Randleman an even better place to live and work by managing future growth, encouraging development in the most appropriate places, and improving areas already developed.*

The policies and Future Land Use Map set forth in the LDP communicate a growth strategy for Randleman. In general terms, the Randleman 2040 Land Development Plan...

- Encourages new economic development when such development will enhance the quality of life of the existing residents.
- Seeks to maintain Randleman's small-town atmosphere through revitalization of the downtown and surrounding neighborhoods.
- Establishes environmental quality as a priority in public and private development decisions.
- Seeks to ensure a safe efficient transportation network.
- Supports cost efficient, high quality public services (Water/sewer, police/fire, etc.).
- Calls for improved planning coordination among local governments, developers, and the public in making growth and development decisions.
- Seeks to promote community appearance as an important economic and quality of life indicator.
- Supports the identification of important architectural and historic resources and encourages their active uses.
- Encourage the conversion and development of higher density residential development around the downtown and other central activity areas.

The above statements highlight some of the broadest and most significant policies contained in the Land Development Plan. The reader is encouraged to consult the full text of the plan to determine specific policy decisions of the City of Randleman.

### a. Recommendations

The recommendations of the Land Development Plan strive to establish guidance for the orderly use of land, and promote goals and policies for improving and maintaining existing residential, commercial, industrial, and open space areas. It is specific enough to provide guidance on land-use decisions, while having the flexibility to allow for individualized approaches to land development that are consistent with the community's vision. The Land Development Plan represents a policy guide for well-managed expansion as Randleman's population continues to grow.

### b. Policy Goals, Strategies, and Implementation

#### Goal 1: Economic development

- **Policy 1.A:** Create more quality jobs to reduce local dependence on residential property taxes, expand economic opportunities, and reduce out-commuting
- **Policy 1.B:** Attract a mix of small and large employers, prioritizing business types that retain money in the community
- **Policy 1.C:** Market Randleman throughout North Carolina and the greater United States as a wonderful place to move, visit, conduct business, and/or retire
- **Policy 1.D:** Establish a robust workforce education program catering to high school and college students as well as adults without high school diplomas
- **Policy 1.E:** Utilize the Deep River Blueway as an anchor for riverfront development

#### Goal 1 Implementation Strategies

- **Policy 1.A:** Work with area businesses and economic development organizations to offer incentives for businesses to hire locally and/or expand.
- **Policy 1.B:** Collaborate with the Chamber of Commerce to attract a mid-sized hotel to the area.
- **Policy 1.C:** Partner with local businesses and economic development organizations to recruit industries to Randleman, potentially focusing on industries that produce components used by the businesses operating out of the Guilford Randolph Mega Site and/or other regional economic development projects.
- **Policy 1.D:** Utilize social media, other media, and signage to increase visitors and visibility.

- **Policy 1.E:** Work with educational institutions to tailor education and training to meet the needs of existing and/or desired local businesses.
- **Policy 1.F:** Utilize social media and other media to increase traffic to the Deep River Blueway and Greenway Trail. Continue to seek grant funding to complete the Deep River Trail in Randleman. Add and enhance amenities to the Deep River Trail, potentially including but not limited to access points, benches, trash cans, lighting, vegetation, and interpretive signage.

## Goal 2: Thriving downtown

- **Policy 2.A:** Create a small area plan for coordinated downtown development
- **Policy 2.B:** Develop a citywide historic preservation strategy
- **Policy 2.C:** Build upon Randleman's existing historic charm and available real estate to foster a downtown that is lively, walkable, and diverse
- **Policy 2.D:** Incentivize development of businesses, banks, hotels, restaurants, offices, retail space, and high-density housing options downtown
- **Policy 2.E:** Routinely schedule community events such as the North Carolina Food Truck Festival and NASCAR Day to build local relationships and attract outsiders

## Goal 2 Implementation Strategies

- **Strategy 2.A:** Develop a task force made up of planning board members and members of the public to provide input for a Downtown small area plan.
- **Strategy 2.B:** Create a city-wide campaign that provides information about historic preservation and asks for public input to serve as a basis for the historic preservation strategy.
- **Strategy 2.C:** Utilize social media and other media to increase traffic to downtown and develop a business task force to determine the best approach towards revitalizing downtown.
- **Strategy 2.D:** Utilize the Chamber of Commerce to identify and attract businesses to the downtown.
- **Strategy 2.E:** Plan events to occur during school breaks to increase visitors, both locally and out-of-town.

### Goal 3: Regionally integrated planning

- **Policy 3.A:** Coordinate planning with Asheboro, Greensboro, Randolph County, and the State of North Carolina to create a harmonious agenda for regional development
- **Policy 3.B:** Leverage the rising cost of living in Greensboro and the Triangle to attract additional investment and invite new residents
- **Policy 3.C:** Increase the range and frequency of the PART bus system

### Goal 3 Implementation Strategies

- **Strategy 3.A:** Recruit representatives from the community to lead planning coordination within the region. These representatives could be from businesses owners, the general public, and the planning board.
- **Strategy 3.B:** Create a marketing strategy, working with local realtors, business owners, and economic development organizations, to attract new development and residents.
- **Strategy 3.C:** Work with PART staff to assess expansion of the PART system serving the Randleman area.



Source: City of Randleman

## Goal 4: Smart growth and land development

- **Policy 4.A:** Update ordinances to disincentivize strip development, unconnected neighborhoods, and sprawl while promoting infill and pedestrian-friendly development
- **Policy 4.B:** Conduct a thorough infrastructure assessment to ensure that roads, water, sewer, and school systems can be expanded to suit a variety of growth scenarios
- **Policy 4.C:** Maintain spacious, rural character in outlying areas
- **Policy 4.D:** Develop a system for assessing the impact of climate change and other forms of environmental damage in all future land use decisions

## Goal 4 Implementation Strategies

- **Strategy 4.A:** Organize a task force including members of the planning board, city council, and interested citizens to study the ordinances and recommend updates.
- **Strategy 4.B:** Complete an infrastructure assessment.
- **Strategy 4.C:** Concentrate development within town to preserve outlying areas.
- **Strategy 4.D:** Utilize connections to UNC or local environmental organizations to develop an environmental and climate change impact assessment.



Source: City of Randleman

## Goal 5: Healthy, happy Randleman at all life stages

- **Policy 5.A:** Continue to provide top-notch public services and transparent governance
- **Policy 5.B:** Expand and improve existing park infrastructure
- **Policy 5.C:** Tackle concerns around code violations, litter, and other public nuisances
- **Policy 5.D:** Create programming to support people experiencing addiction
- **Policy 5.E:** Expand housing and social services for Randleman’s aging population
- **Policy 5.F:** Retain and support youth population by providing opportunities for youth civic engagement, work, and recreation

## Goal 5 Implementation Strategies

- **Policy 5.A:** Share information about City government and community events, using varied methods, including regularly updated websites, social and other media, and potentially, a Randleman web app.
- **Policy 5.B:** Work with local schools, daycares, and churches to design and implement better park infrastructure.
- **Policy 5.C:** Educate nuisance offenders and increase enforcement of nuisances.
- **Policy 5.D:** Engage with the aging population by going door-to-door to receive input.
- **Policy 5.E:** Encourage quick approval of townhome and other developments designed for the aging population.
- **Policy 5.F:** Coordinate with local businesses and public services to provide summer employment and activities. Seek engagement and feedback from younger residents through partnerships with existing youth programming organizations and schools.
- **Policy 5.G:** Provide social/recreational opportunities and target public engagement efforts to young adults and young families.



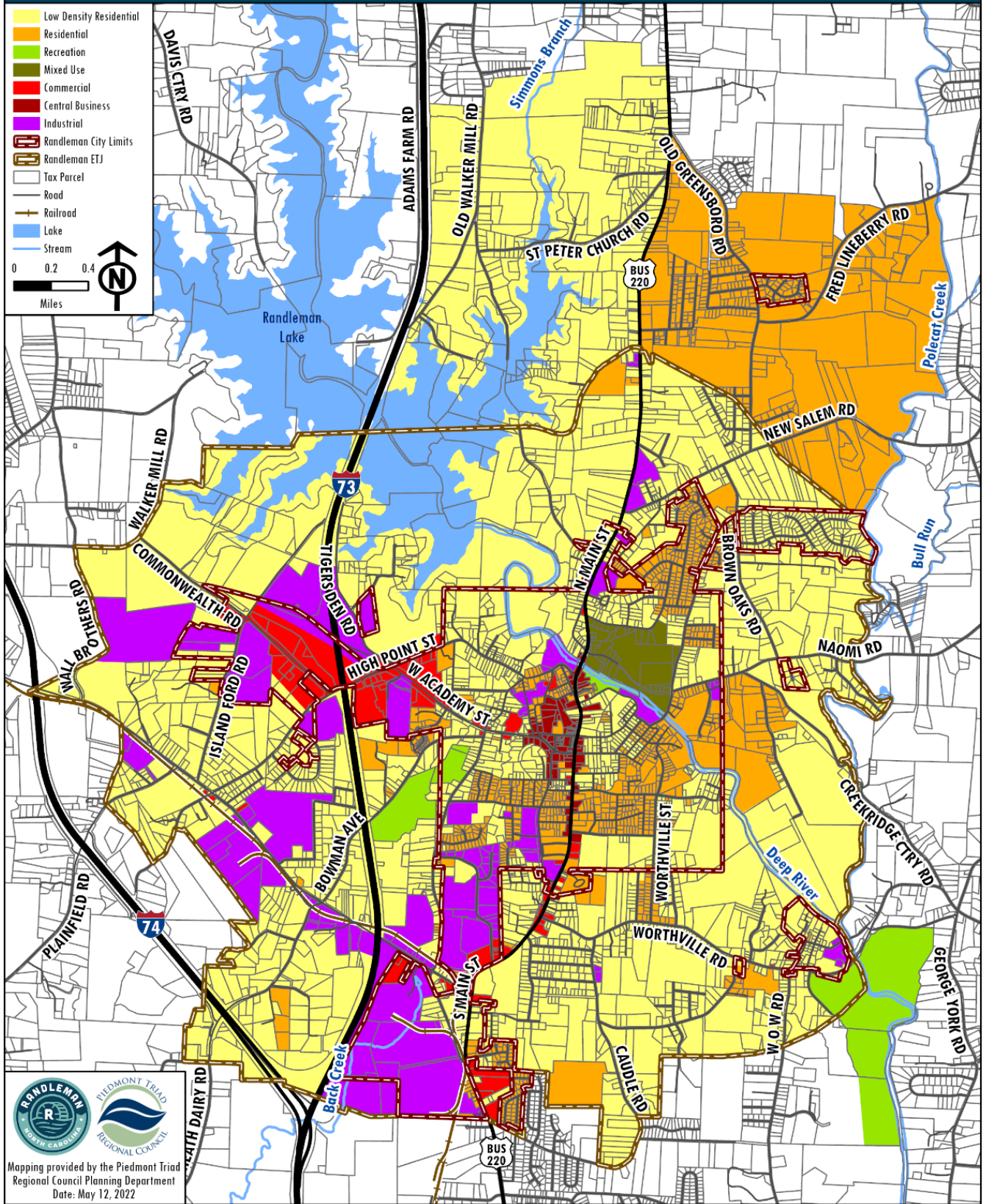
## Goal 6: Diverse, equitable, affordable community

- **Policy 6A:** Establish a community engagement protocol for soliciting resident leadership on all major development projects and City plans
- **Policy 6.B:** Build relationships with groups typically not represented in the planning process, especially non-English speakers, renters, and youth
- **Policy 6.C:** Ensure that everyone currently living in Randleman has access to safe, well located, affordable housing
- **Policy 6.D:** Secure additional multifamily housing for people at a variety of income Levels

## Goal 6: Implementation Strategies

- **Policy 6.A:** Obtain public input using methods designed to appeal to different age groups, including in-person and virtual meetings, social and other media, and community events.
- **Policy 6.B:** Connect with schools, churches, and local businesses to encourage engagement from the public.
- **Policy 6.C:** Develop an affordable housing task force to consider ways to increase housing opportunities for all incomes and ages.
- **Policy 6.D:** Work with local developers to attract and incentivize affordable housing development.

# CITY OF RANDLEMAN: FUTURE LAND USE



Source: Piedmont Triad Regional Council

## 8. Intergovernmental Coordination

Many issues relevant to local government cross jurisdictional boundaries. Thus, it is important to have intergovernmental coordination with neighboring communities. Below are links to plans relevant to the government jurisdictions in the area surrounding the City of Randleman.

### a. Randolph County

Development in the unincorporated areas of Randolph County is guided by the 2009 Randolph County Growth Management Plan (updated 2017).

<https://randolphcountync.gov/DocumentCenter/View/457/Growth-Management-Plan-PDF?bidId=#~:text=The%20Randolph%20County%20Growth%20Management%20Plan%20outlines%20growth%20management%20corridors,our%20environment%20and%20rural%20resources.>

Transportation projects in the county (including Randleman and Asheboro) are designated in the 2012 Randolph County Comprehensive Transportation Plan.

[https://connect.ncdot.gov/projects/planning/TPBCTP/Randolph%20County/RANDOLPH\\_CTP\\_report.pdf](https://connect.ncdot.gov/projects/planning/TPBCTP/Randolph%20County/RANDOLPH_CTP_report.pdf)

Recreational improvements are laid out in the Randolph County Public Health Strategic Plan.

<https://www.randolphcountync.gov/DocumentCenter/View/475/Strategic-Plan-PDF>

### b. Asheboro

The City of Asheboro is the Randolph County seat. It is located to the south of Randleman directly down Business 220 and I-73/74. Asheboro is currently in the process of updating their 2020 Land Development Plan.

<https://cms9files.revize.com/asheboronc/Document%20Center/Planning%20&%20Zoining/LDP%20with%20maps.pdf>

The City of Asheboro Comprehensive Parks & Recreation Plan is available to download.

<https://asheborocrs.recdesk.com/Community/Page?pageId=6529>

## 9. Appendix

### a. Meeting Agendas

***Randleman***  
**COMPREHENSIVE LAND DEVELOPMENT PLAN**  
**Steering Committee**

**AGENDA**

January 18, 2022 @ 7pm – 105 W Naomi St. - City Hall Annex

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- |           |  |
|-----------|--|
| 6 p.m.    | Welcome and Introductions                                  |
| 6:05 p.m. | Students' Work- Existing Conditions & Community Engagement |
| 6:20 p.m. | Survey Results Presentation                                |
| 6:40 p.m. | Greensboro-Randolph Megasite Discussion                    |
| 6:50 p.m. | Draft Goals & Policies                                     |
| 7:10 p.m. | Present Land Use Map, Zoning Map Discussion                |
| 7:25 p.m. | Wrap-up and Next Steps                                     |
| 7:30 p.m. | Adjourn  |

*Randleman*  
**COMPREHENSIVE LAND DEVELOPMENT PLAN**  
**Open House**

**AGENDA**

February 23, 2022 @ 6 pm – 105 W Naomi St. - City Hall Annex

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- 6 p.m.            Welcome and Introductions
- 6:05 p.m.        Draft Goals & Policies – Julia Prieto (UNC)
- 6:15 p.m.        Sketch Map Presentation- Julia Prieto (UNC)
- 6:35 p.m.        Open House Format with 3 stations
- 7:25 p.m.        Wrap-up and Next Steps
- 7:30 p.m.        Adjourn

*Randleman*  
**COMPREHENSIVE LAND DEVELOPMENT PLAN**  
**Steering Committee**

**AGENDA**

April 6, 2022 @ 6pm – 105 W Naomi St. - City Hall Annex

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- 6 p.m.           Welcome and Introductions
- 6:05 p.m.       Draft Implementation Strategies
- 6:45 p.m.       Draft LDP Report
- 7:20 p.m.       Wrap-up and Next Steps
- 7:30 p.m.       Adjourn