

CITY OF ALBEMARLE

Envision 2045: Comprehensive Land Use Plan

WELCOME TO YOUR COMMUNITY MEETING!

HELP US SHAPE THE FUTURE OF THE CITY OF ALBEMARLE!



CITY OF ALBEMARLE

Comprehensive Land Use Plan

WHY IS A COMPREHENSIVE PLAN IMPORTANT?

Guide For Our Future: The City of Albemarle Comprehensive Land Use Plan represents goals, policies, and recommendations for guiding future land use and physical development of the city.

Guide For Decisions: It is a key policy document that helps make the city livable and prosperous by integrating physical development with environmental, social, and economic issues to enhance coordination of services and improve decision making functions.

Guide For Growth Patterns: We will use your input to develop this plan which will create a framework for making important decisions while guiding city growth and development for the next 20 years.

Guide For City Staff: By having a strong comprehensive plan with clear goals, city officials and staff have clear directions, provided by residents, to make decisions which will shape the city for years to come.

Guide For Everyone else.....

CITY OF ALBEMARLE

2045 Comprehensive Land Use Plan

WHAT IS A COMPREHENSIVE LAND USE PLAN?

A COMPREHENSIVE LAND USE PLAN CAPTURES THE VISION, VALUES, AND EXPECTATIONS OF HOW THE CITY SHOULD GROW OR CHANGE IN THE NEXT TWENTY YEARS. THE PLAN USES DATA, LAND USE MAPS, AND POLICY RECOMMENDATIONS TO DEVELOP A STRATEGY FOR REACHING THE COMMUNITY'S GOALS FOR THE FUTURE. Most Comprehensive Plans provide guidance for the physical development of an area, with an emphasis on future land use and transportation planning.

A COMPREHENSIVE PLAN ASKS FOUR QUESTIONS:

1. Where are we now?
2. What should the City of Albemarle look like in 20 years?
3. How do we get there?
4. How should we measure Albemarle's progress?

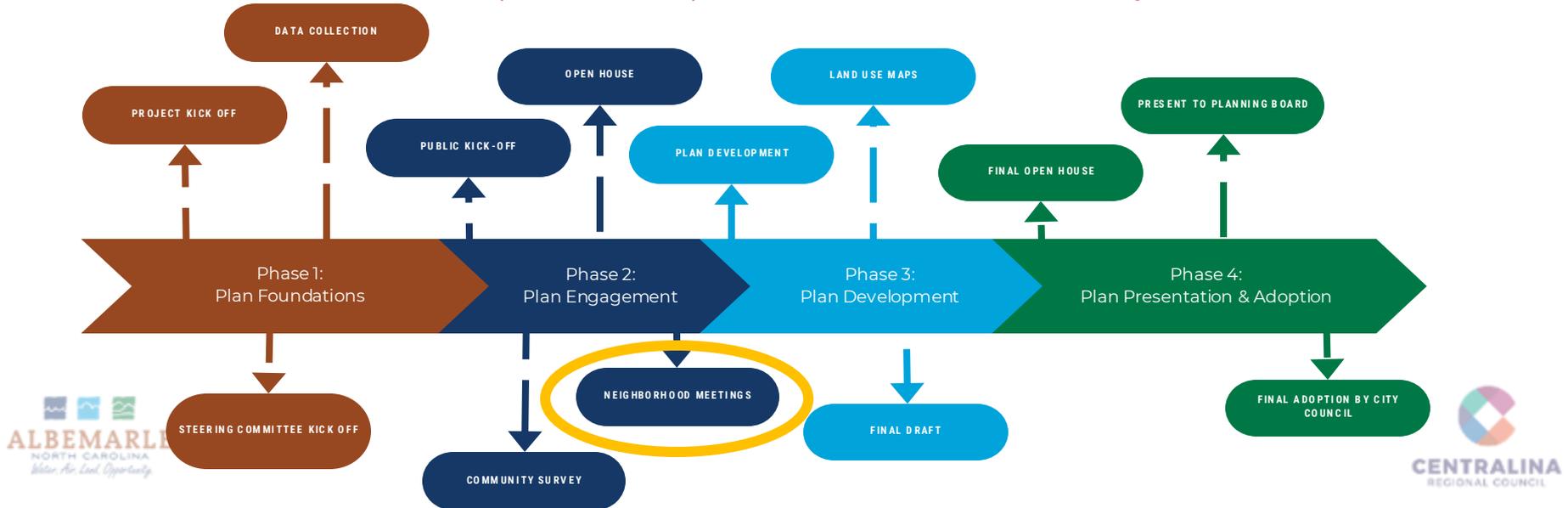


CITY OF ALBEMARLE

Comprehensive Land Use Plan

WHAT IS THE PLANNING PROCESS?

Guided by a Steering Committee of community leaders and informed by Community and Neighborhood Open Houses and survey responses, the plan addresses strategies for growth, development, and preservation for the next 20 years.



What We Are Hearing Citywide...

STRENGTHS:

- Downtown
 - Commercial hub for county
- City services
- Proximity to large urban areas
- Natural Resources
- Affordable
- Residents are invested in community
 - Collaboration is happening!



What We Are Hearing Citywide..

WEAKNESSES:

- Natural resource planning
 - Stormwater planning
- Opportunities for all ages
 - Housing
 - Jobs
- Planning for future problems
 - Local schools
 - Recreational facilities



What We Are Hearing Citywide..

OPPORTUNITIES:

- Housing market
- Preserving what we have
 - Trees
 - Downtown/historic places
- Mobility and recreational connections
 - Greenways/walking trails
 - Biking trails
 - Expanding trail system



What We Are Hearing Citywide...

THREATS:

- Negative perception
 - Crime
 - Schools
- Regional sprawl
 - Impacts infrastructure
- Aging infrastructure
- Lack of alignment in planning for future



City of Albemarle

Existing Conditions Overview

Existing Conditions

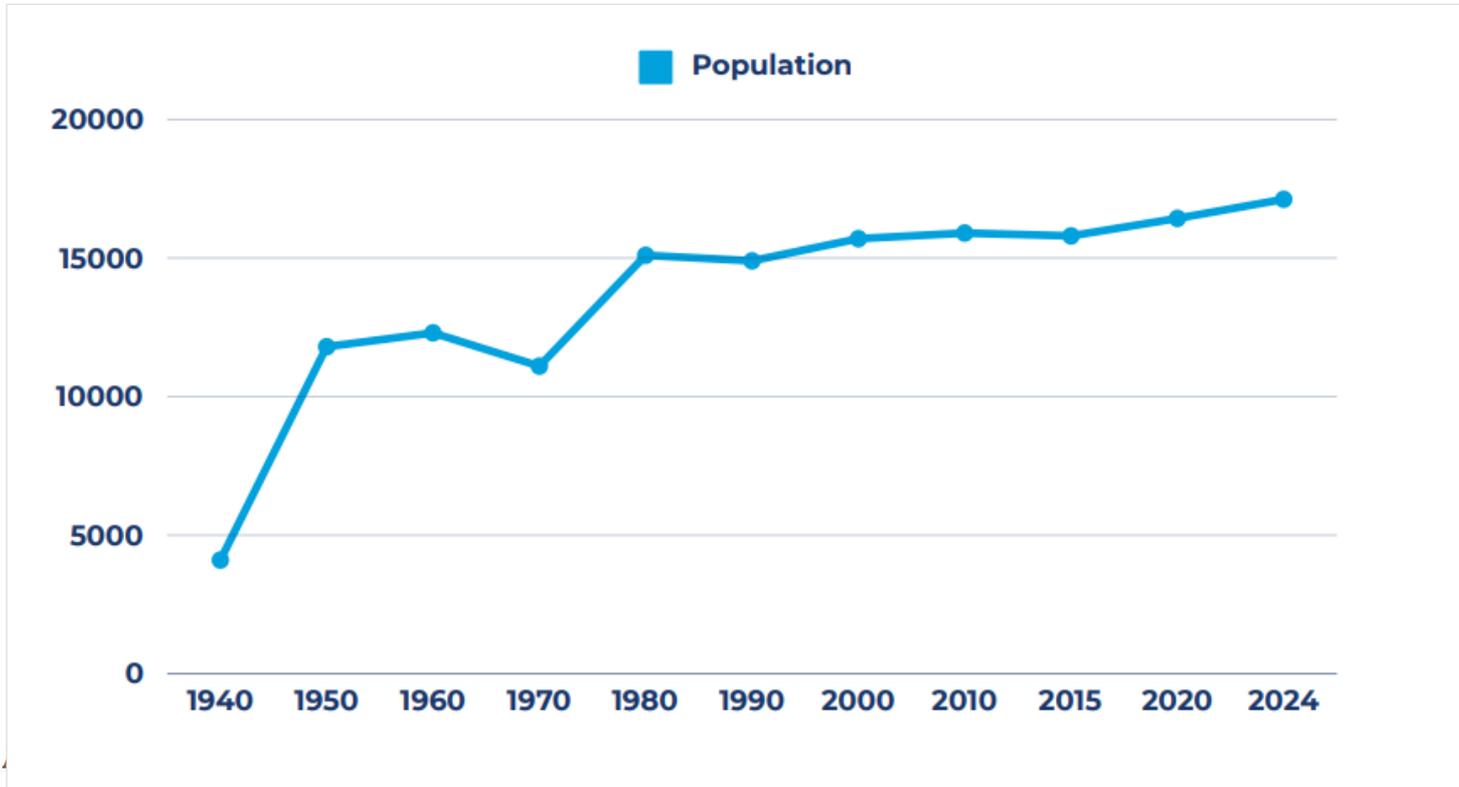
- **Population**

- Age Distribution
- Education
- Income
- Employment
- Livability

- **Land Use**

- Transportation
- Natural Resources
- Development
- Infrastructure
- City Services

Existing Conditions: Population



ALBEMARLE

4.02

Growth Rate
2024

STANLY CO

6.7

Growth Rate
2024

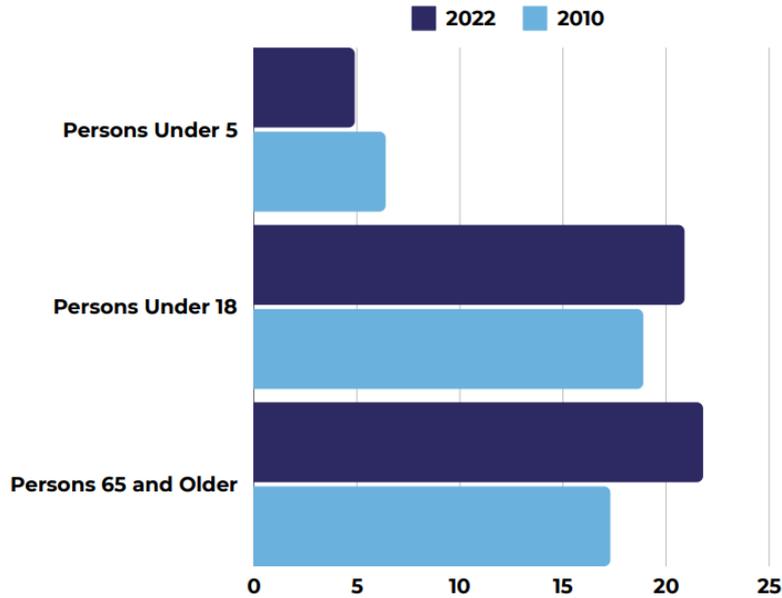
NORTH
CAROLINA

1.3

Growth Rate
2024

Existing Conditions: Age Distribution

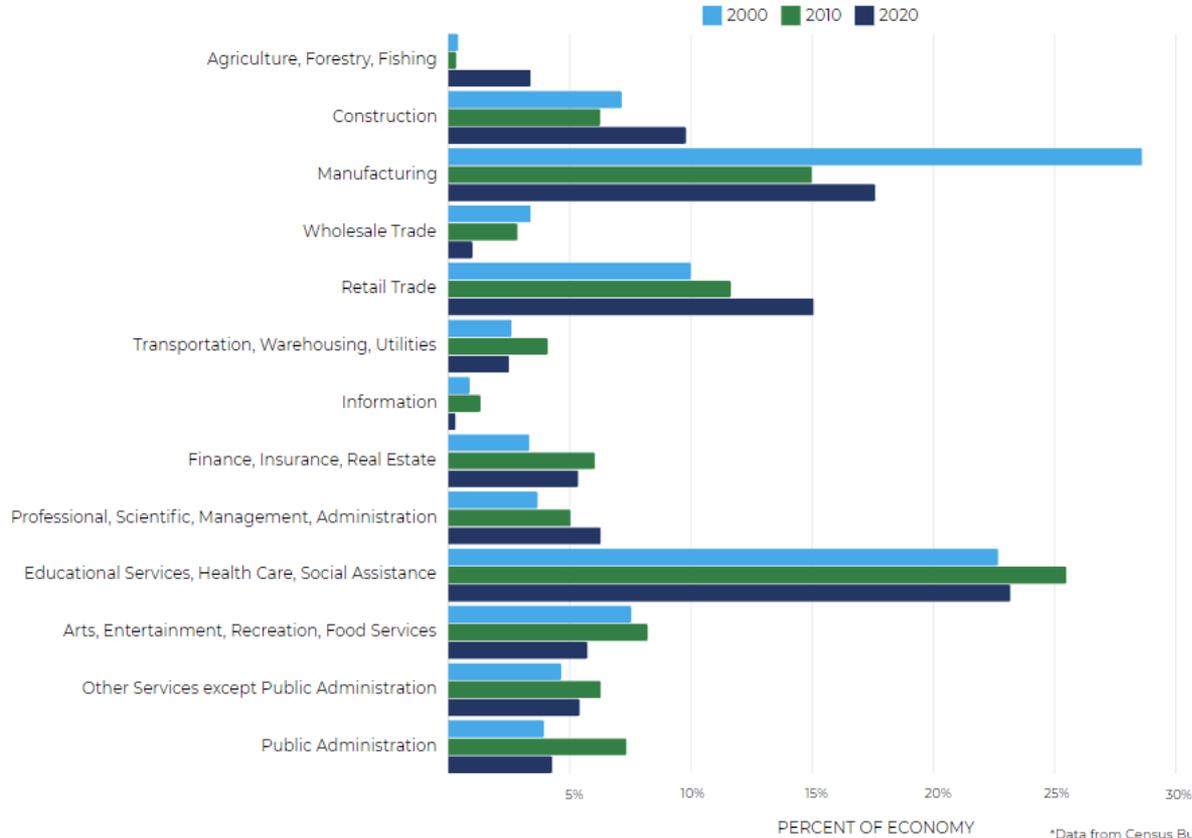
PERCENT OF POPULATION



MEDIAN AGE
2022
39.7

MEDIAN AGE
2010
37.6

Existing Conditions: Employment

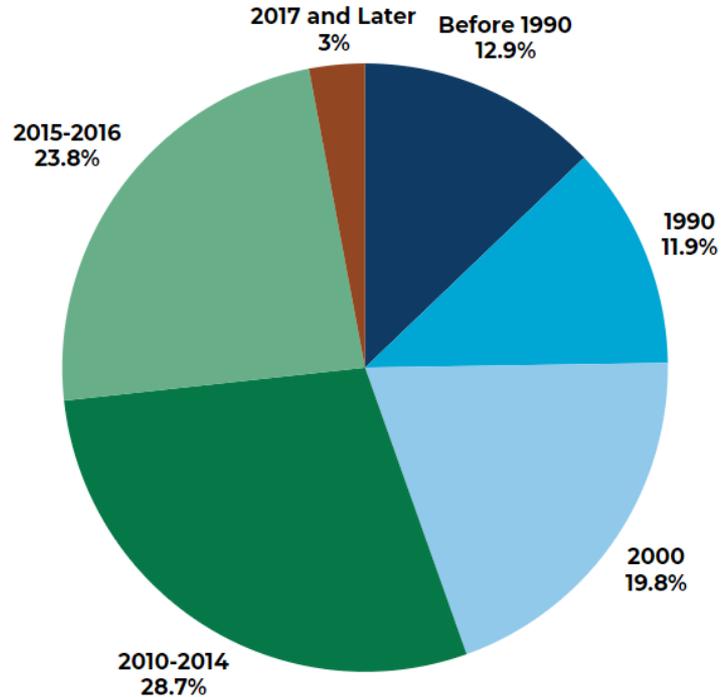


Existing Conditions: Housing

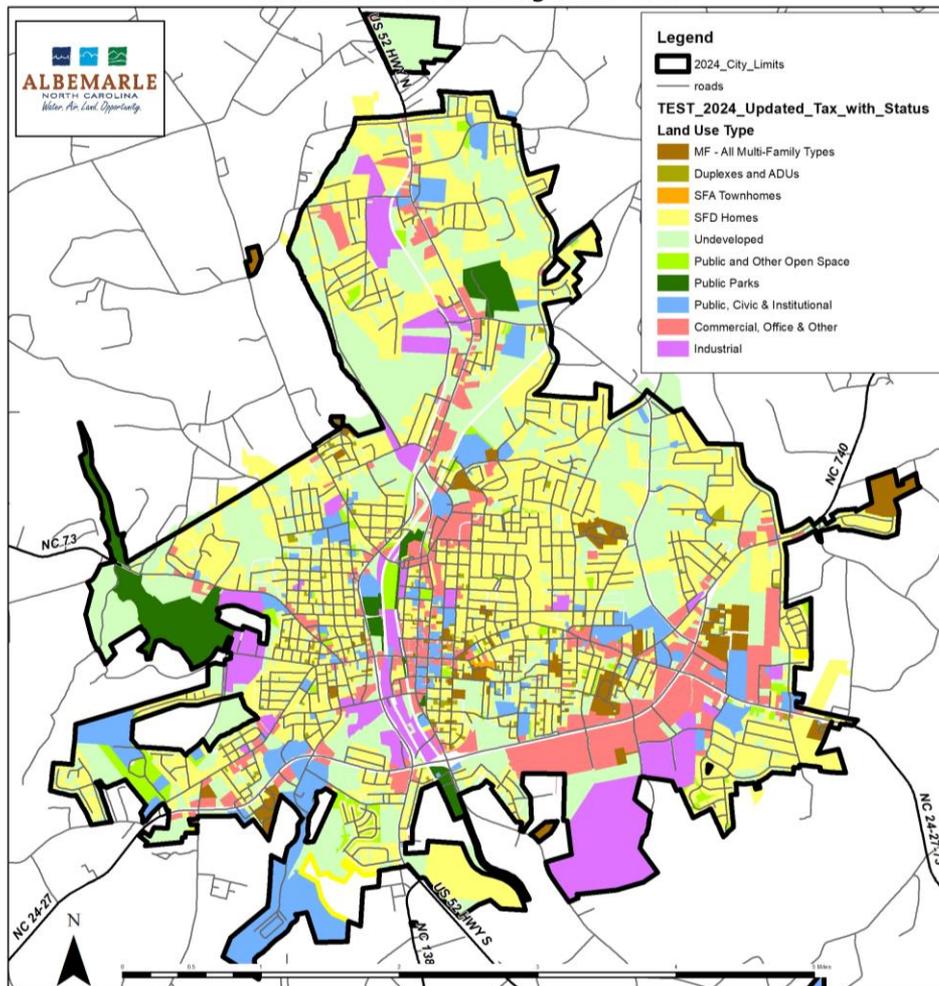
MEDIAN HOME
VALUE
\$153,600

MEDIAN RENT
\$863

TOTAL
HOUSING
UNITS
7,901

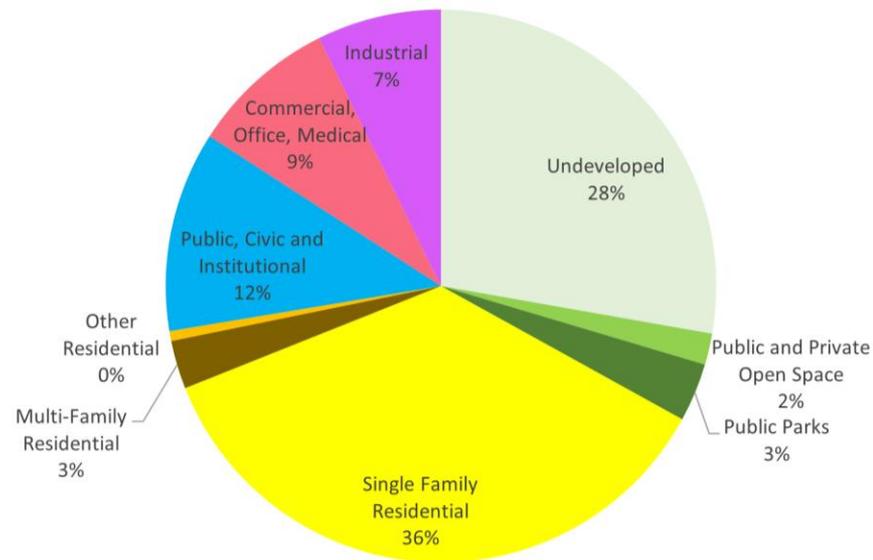


Envision 2045: Existing Land Use



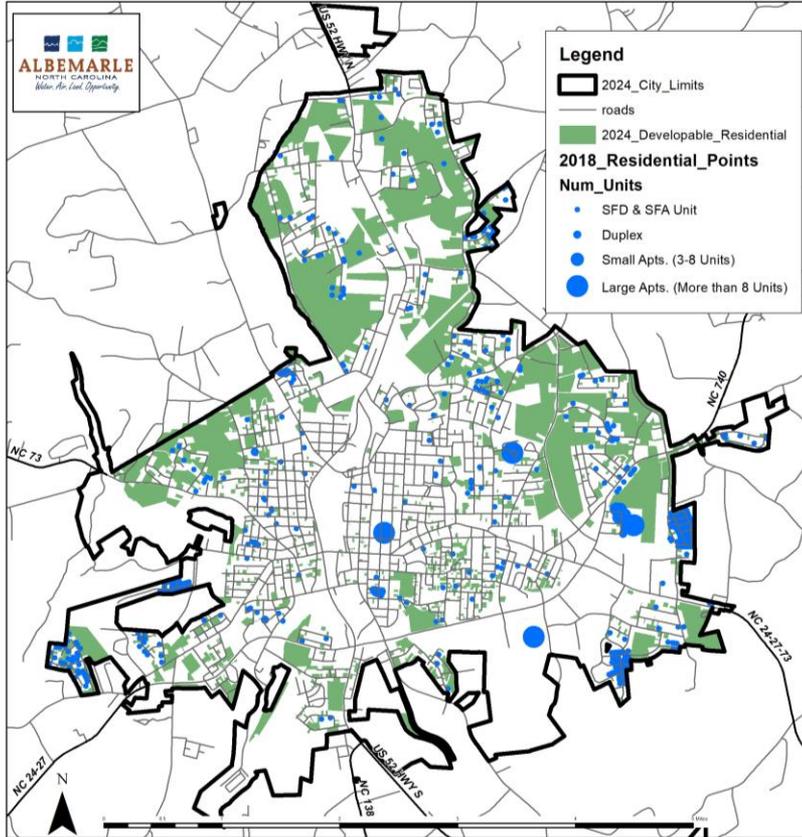
Albemarle's largest land use is single family residential housing

Albemarle Existing Land Use

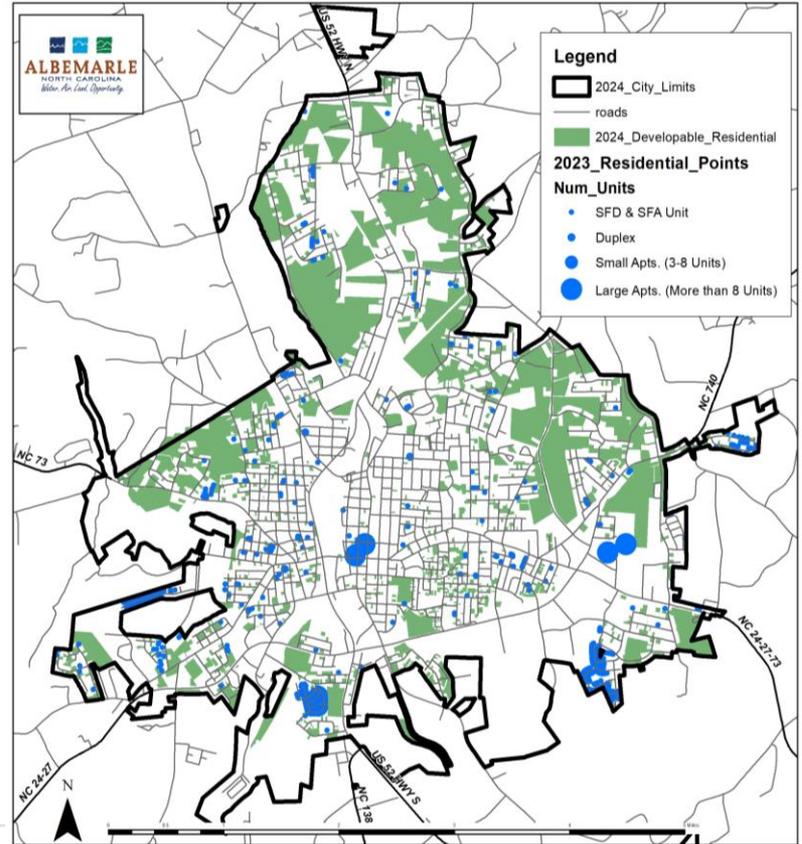


Existing Conditions: Housing

Envision 2045: 2000-2018 Residential Growth

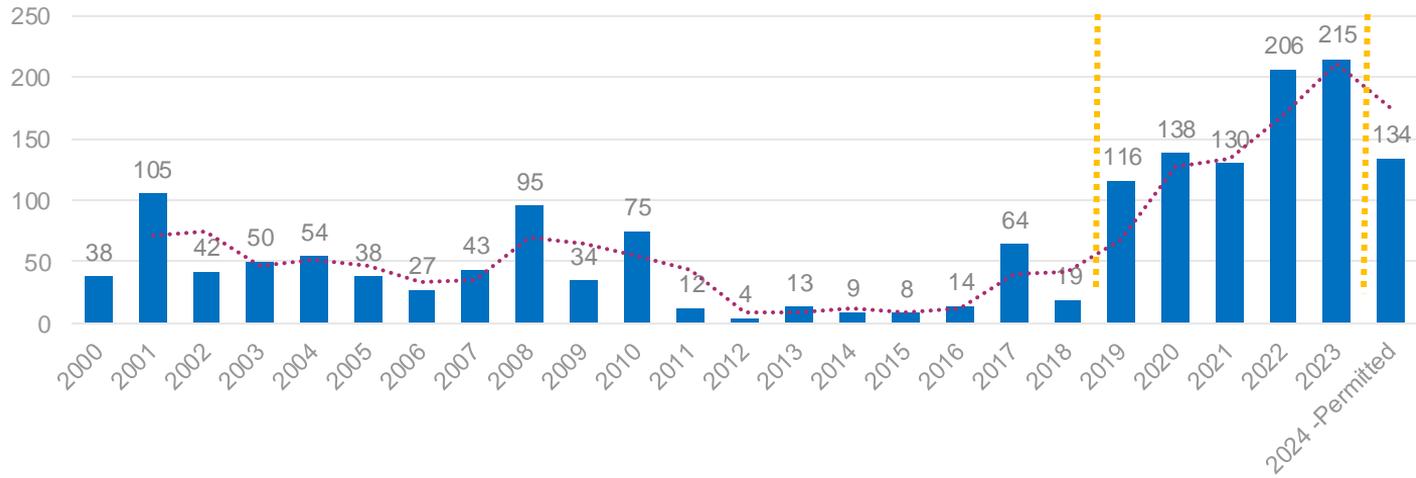


Envision 2045: 2019-2023 Residential Growth

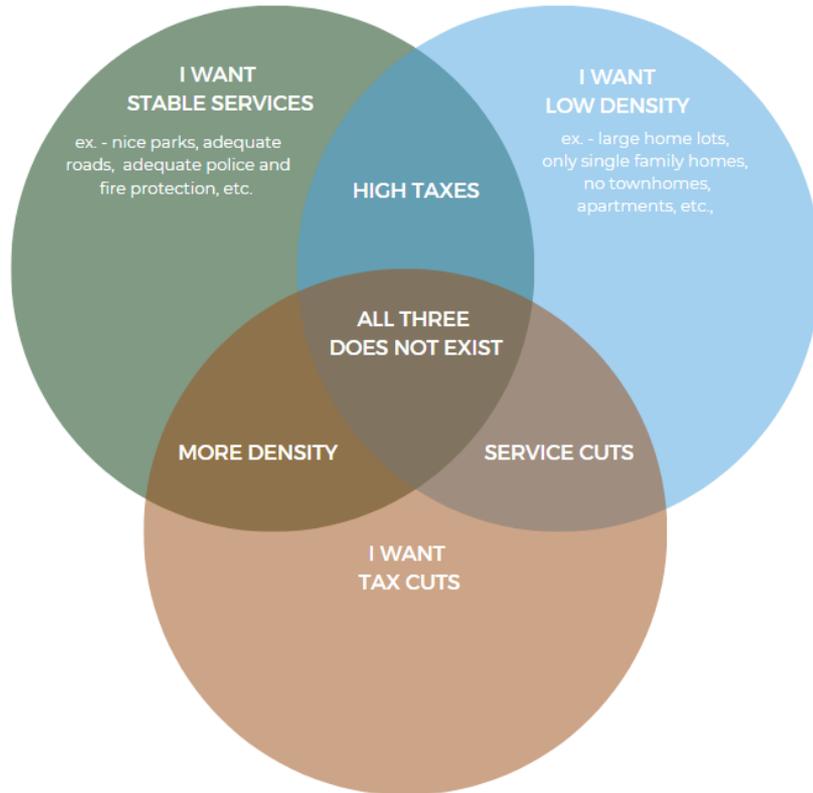


Existing Conditions: Housing

Housing Unit Construction 2000-2023



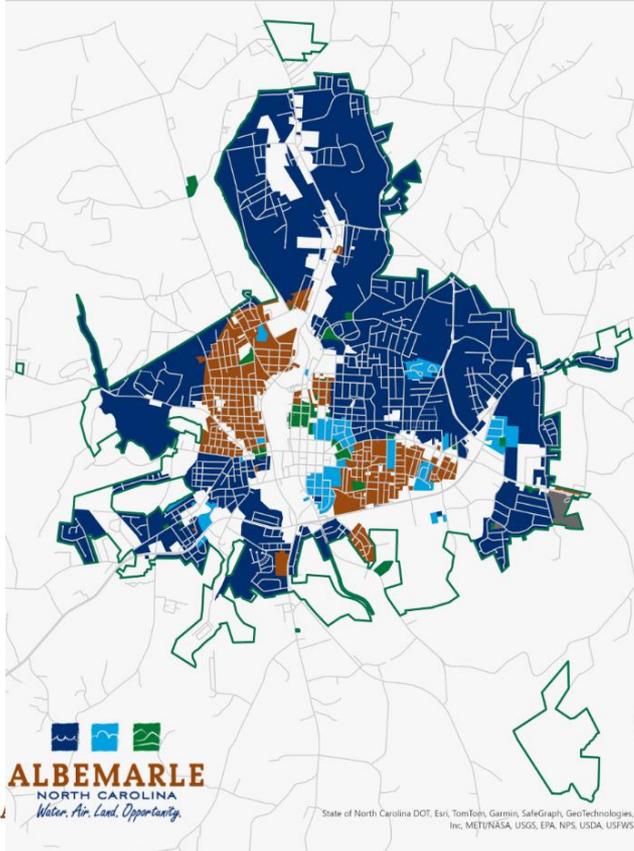
Existing Conditions: Density, Land Value, and Services



- Density is a Concern
- School Quality
- More Retail Uses
- Grocery Stores
- Restaurants
- Rate of Growth
- Higher Paying Job Opportunities

Higher land value per acre equates to higher tax revenues to pay for municipal services city-wide.

Existing Conditions: Density, Land Value, and Service



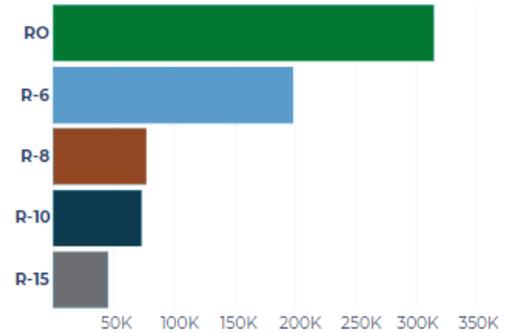
CITY OF ALBEMARLE Comprehensive Land Use Plan

MINIMUM LOT SIZE PER UNIT (SQ FT)

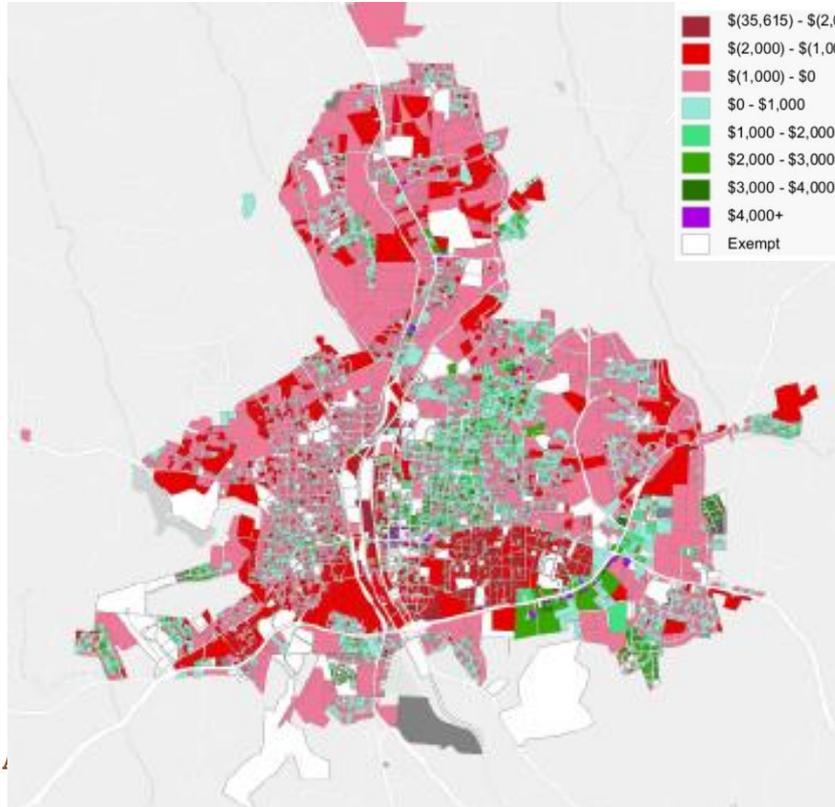
Zoning District	Single Family Detached	Duplex	Single Family Attached	Multi-family	Mixed-Use
RO	6k	4.5k	3k	1.5k	1.5k
R-6	6k	4.5k	3k	1.5k	-
R-8	8k	6k	4k	-	-
R-10	10k	7.5k	-	-	-
R-15	15k	-	-	-	-

*Data from Albemarle City Tax Parcels

LAND VALUE PER ACRE BY ZONING



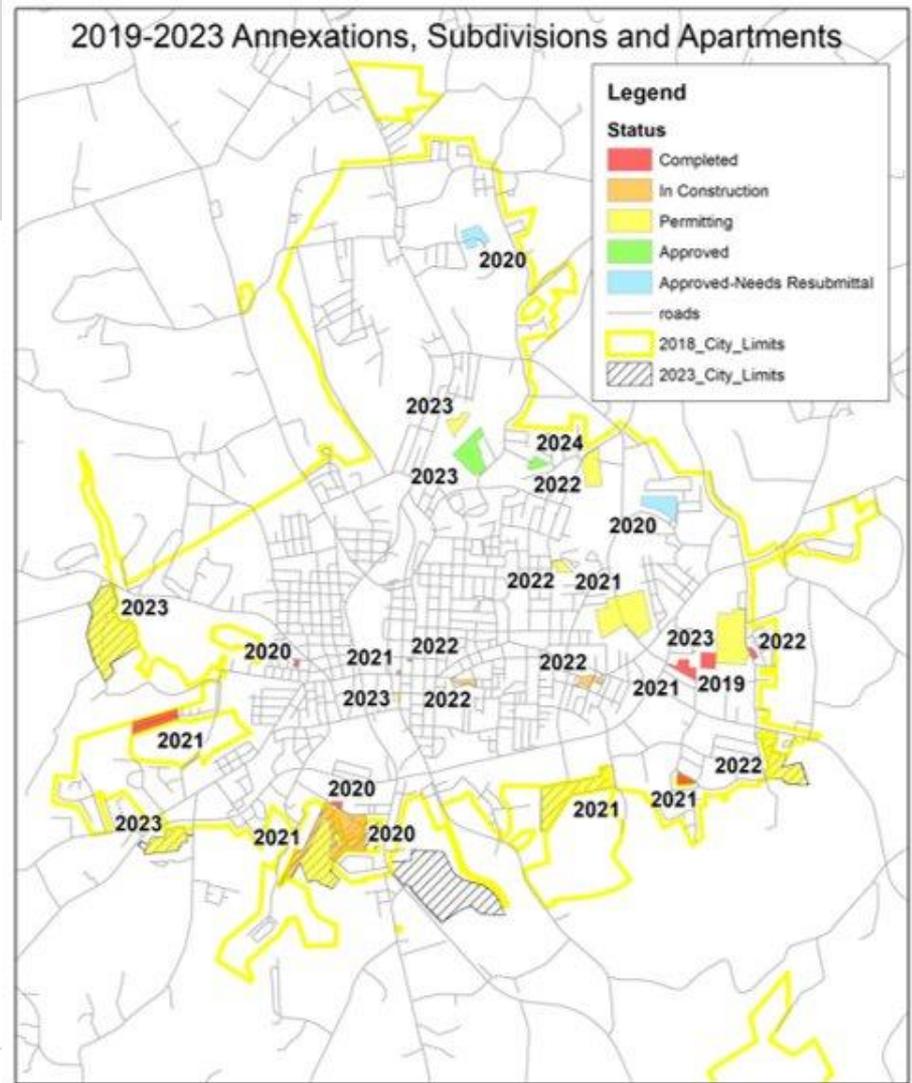
Existing Conditions: Density, Land Value, and Service



"Higher Land Value per acre equates to higher tax revenue to pay for municipal services city-wide."

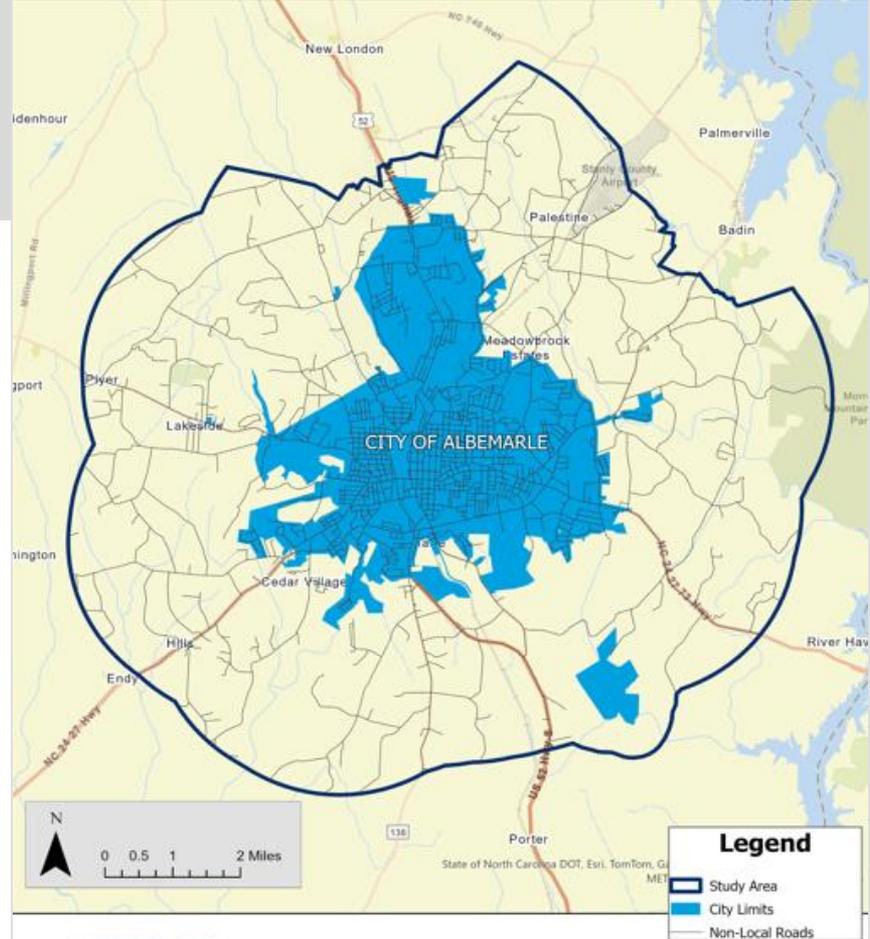
Existing Conditions: Future Development

We have approved approximately 3,800 housing units of various types in new development in the last 5 years, primarily on the southern part of town. Approximately 700 have been constructed.



Existing Conditions: Study Area

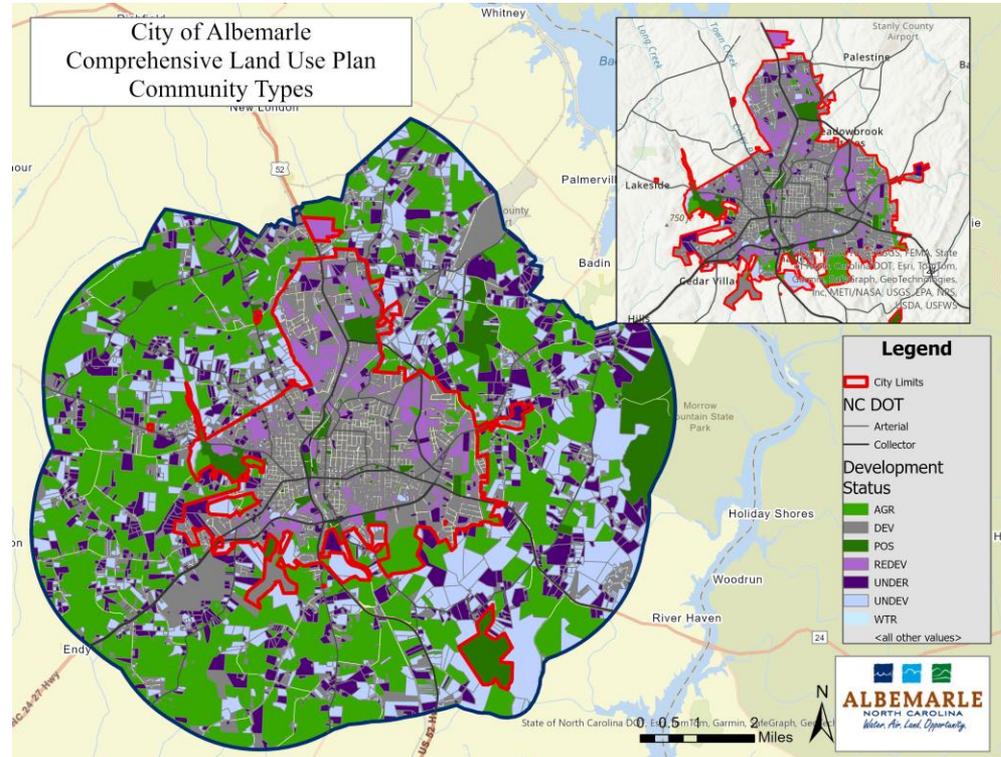
Study Area
Blue = City Limits



Existing Conditions - Maps

Development Status

The map shows the development status of the City of Albemarle and the study area.

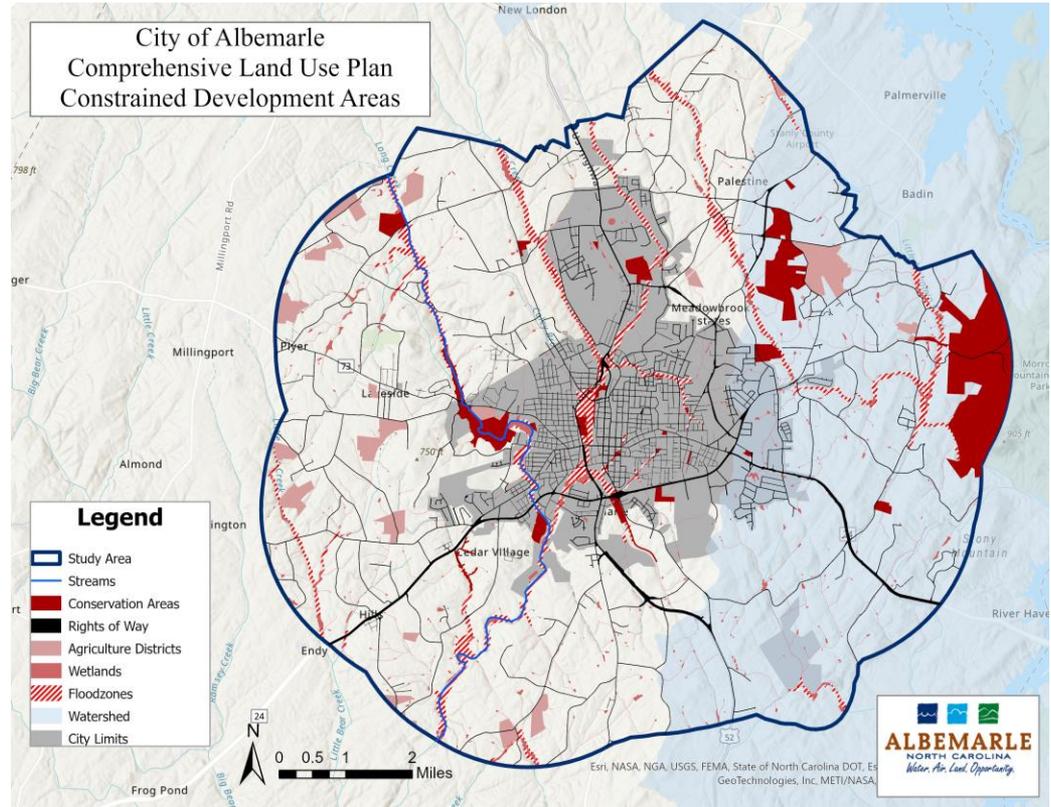


Existing Conditions - Maps

Development Constraints

The map shows various characteristics that hinder or prevent development:

- Conservation and agriculture districts
- Wetlands, flood zones, watersheds and streams
- Rights of way



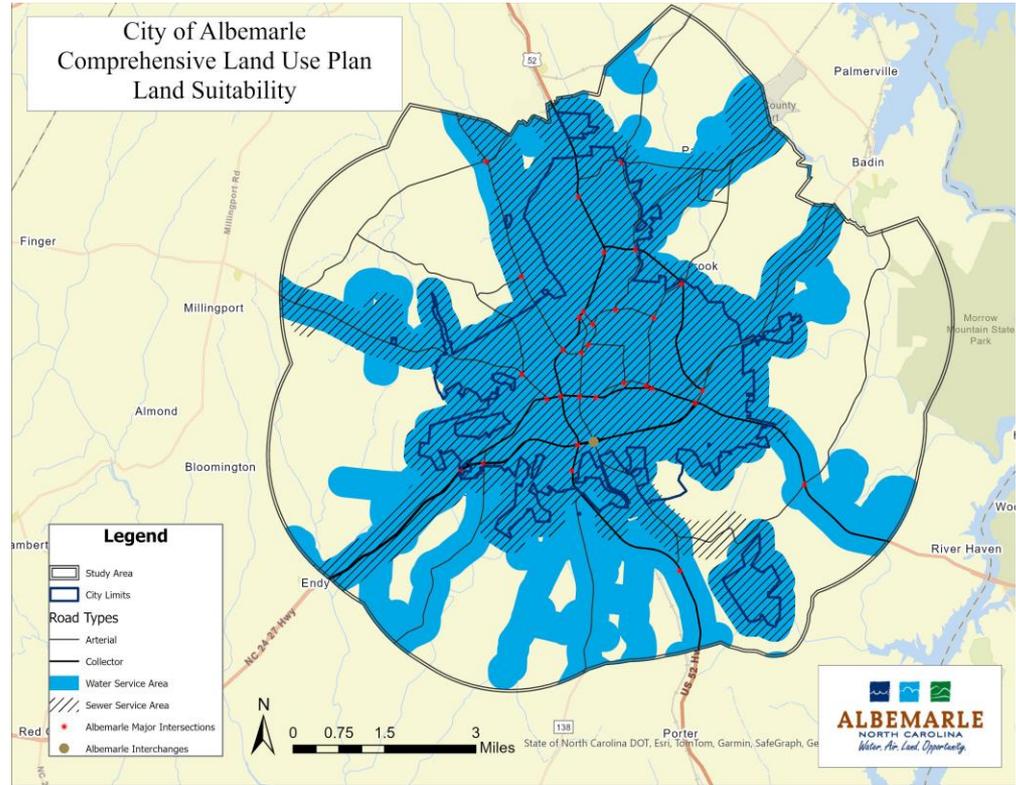
Existing Conditions - Maps

Land Suitability

The map shows various features that make land suitable for development:

- Water service
- Sewer service
- Transportation features

The majority of the existing City has sewer and water capacity for growth

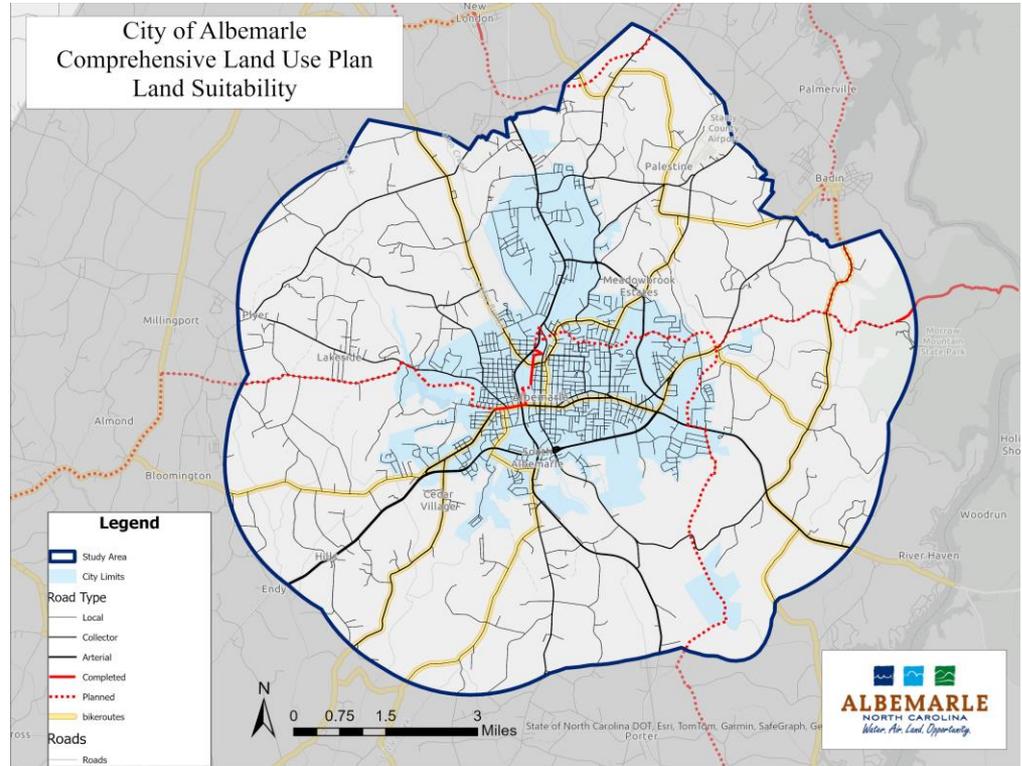


Existing Conditions: Study Area

Transportation

The map gives a picture of the transportation system in and around Albemarle. Three main types of roads can be found in the study area:

1. Local Roads
2. Collector Roads
3. Arterial Roads

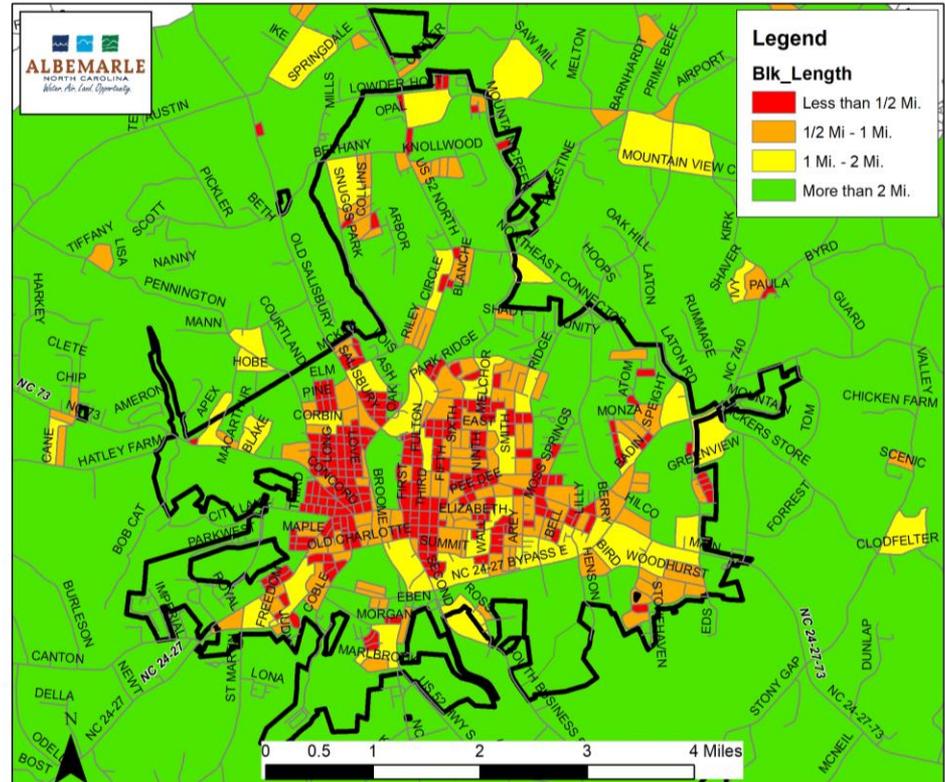


Existing Conditions: Transportation

Connectivity

Albemarle has a wide variety of block sizes with those in and around downtown having moderate to high connectivity and those further out being more rural and disconnected.

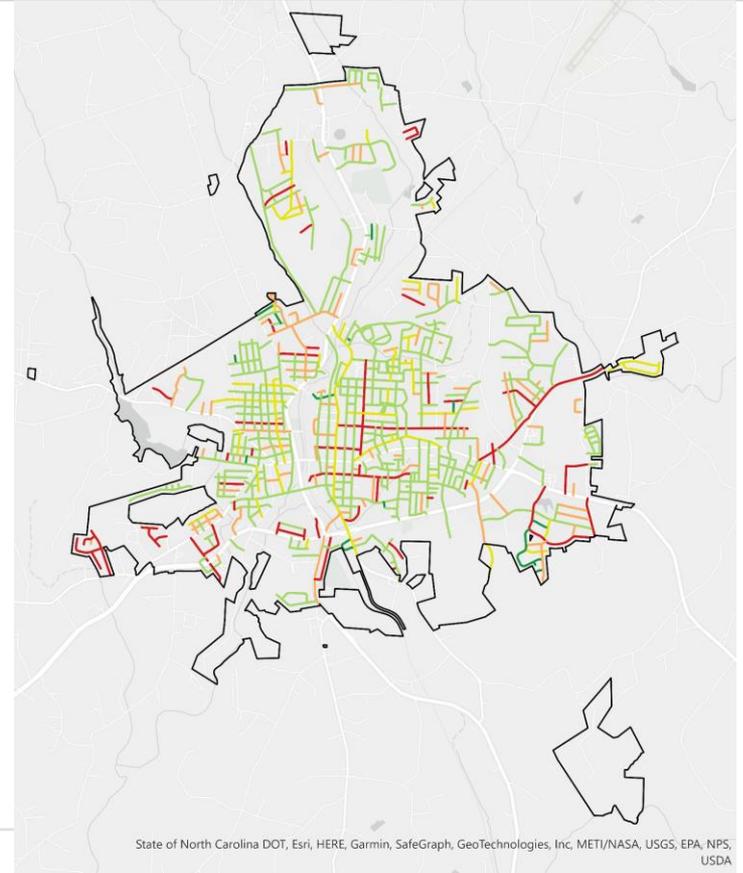
Envision 2045: Albemarle Functional Street Block Size



Existing Conditions: Transportation

Road Condition

Most of the City's street rate as Fair to Very Good and will not need major maintenance or replacement for another 15-20 years. There are some that will require attention much sooner though.



Existing Conditions: Public Safety

Deployment
< 2 minutes

Scene arrival
< 5 minutes

City	Population	Officers per 1,000 Residents
Albemarle	16,766	3.1
Stallings	16,768	1.55
Davidson	15,771	1.9
Mount Holly	18,170	2.2

POLICE OFFICERS

Albemarle has 3.1 officers per 1,000 residents. Compared to other cities of similar size, Albemarle has the highest number of officers.

FIREFIGHTERS:

Albemarle has 2.5 Firefighters per 1,000 Residents. Most departments range from 1.54 to 1.81 firefighters per 1,000 people.

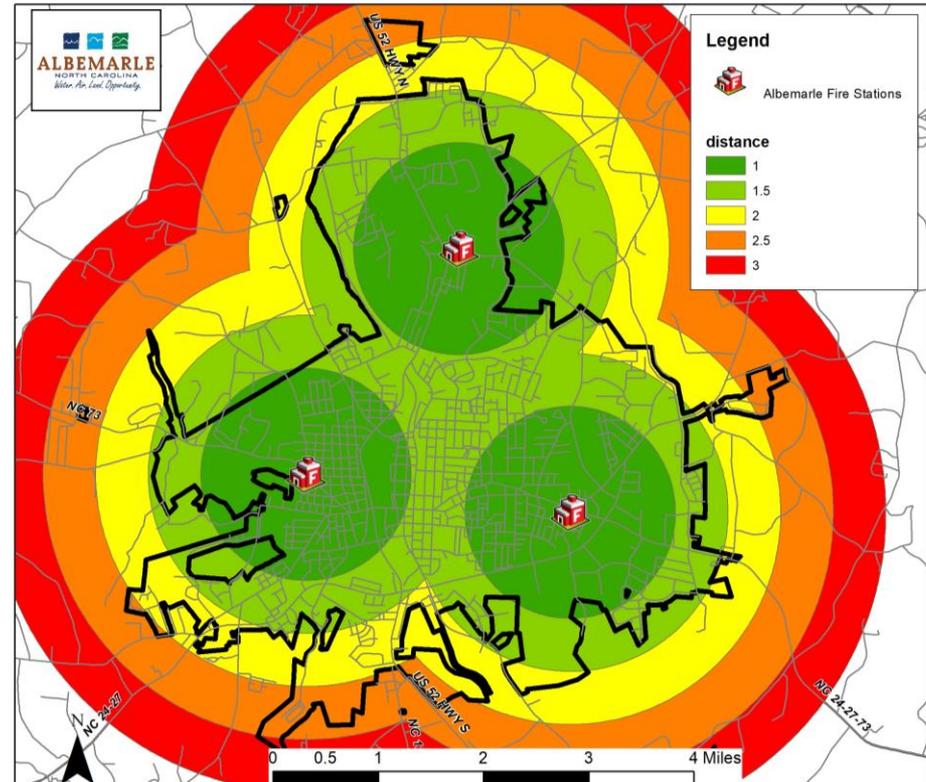


Existing Conditions: Public Safety

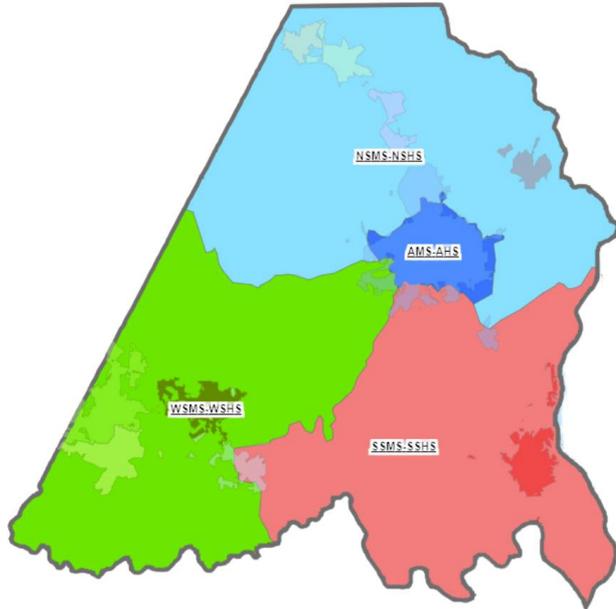
Fire Stations

Almost all of the existing city limits, including around 95% of residential units are within a 1.5 mile radius of a fire station currently. Some more recently annexed areas are between 2 and 2.5 miles.

Envision 2045: Fire Station Distances



Existing Conditions: Schools



ALBEMARLE'S HIGH SCHOOLS AND MIDDLE SCHOOLS

School	Enrollment 24-25	Total Capacity	Current Capacity
Albemarle Middle	355	604	249
North Stanly Middle	471	585	114
South Stanly Middle	402	585	183
West Stanly Middle	662	604	-58
Albemarle High School	408	730	322
North Stanly High	560	660	100
South Stanly High	444	665	221
West Stanly High	802	850	48

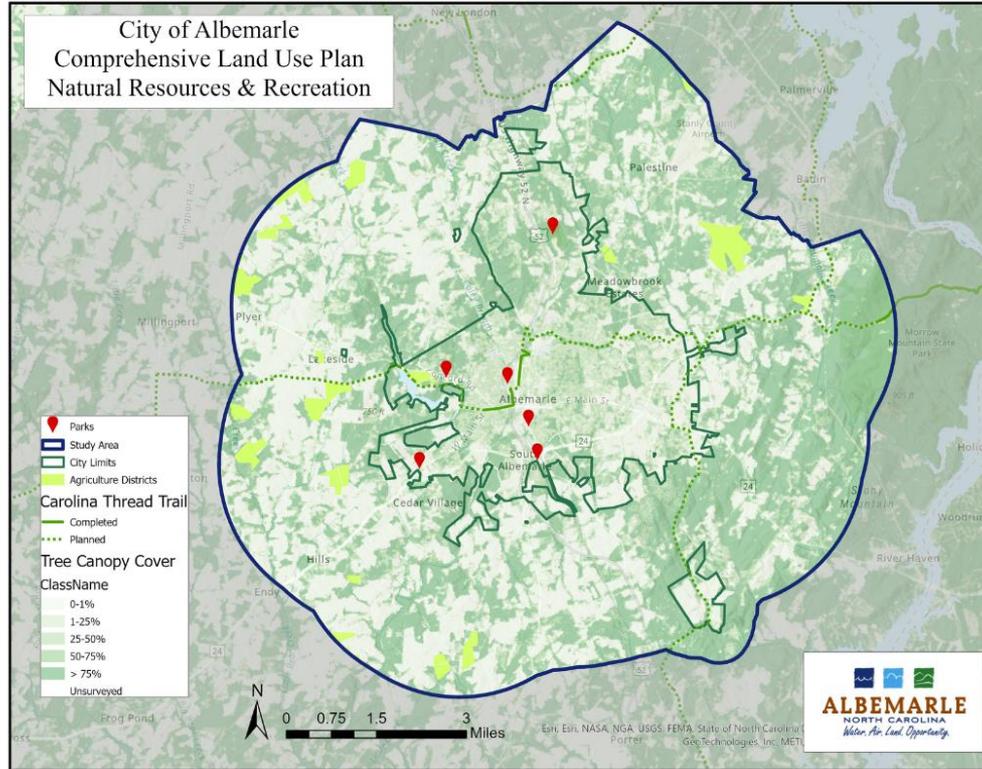
Existing Conditions: Schools

ALBEMARLE'S ELEMENTARY SCHOOLS



School	Enrollment 24-25	Total Capacity	Current Capacity
Aquadale	341	400	59
Badin	412	517	105
Central	525	595	70
East Albemarle	268	325	57
Endy	357	389	32
Locust	567	500	-67
Millington	190	298	108
Norwood	349	564	215
Oakboro STEM	353	412	59
Richfield	298	355	57
Stanfield	483	460	-23

Existing Conditions: Parks and Recreation



**ALBEMARLE
HOSTS
6
DIFFERENT
PARKS WITHIN
THE CITY**

**ALBEMARLE
OPERATES AND
MAINTAINS
300
ACRES OF PARK
LAND**

*Albemarle's Parks and Recreation Department is currently in the process of completing its Master Plan!

What is the Data Telling Us?

Population

- Population growth has been consistent
- Population getting older and more diverse

Housing

- Over half of the housing units have been built within the last 20 years
- Albemarle continues to be an affordable place to live
- A variety of housing types is needed

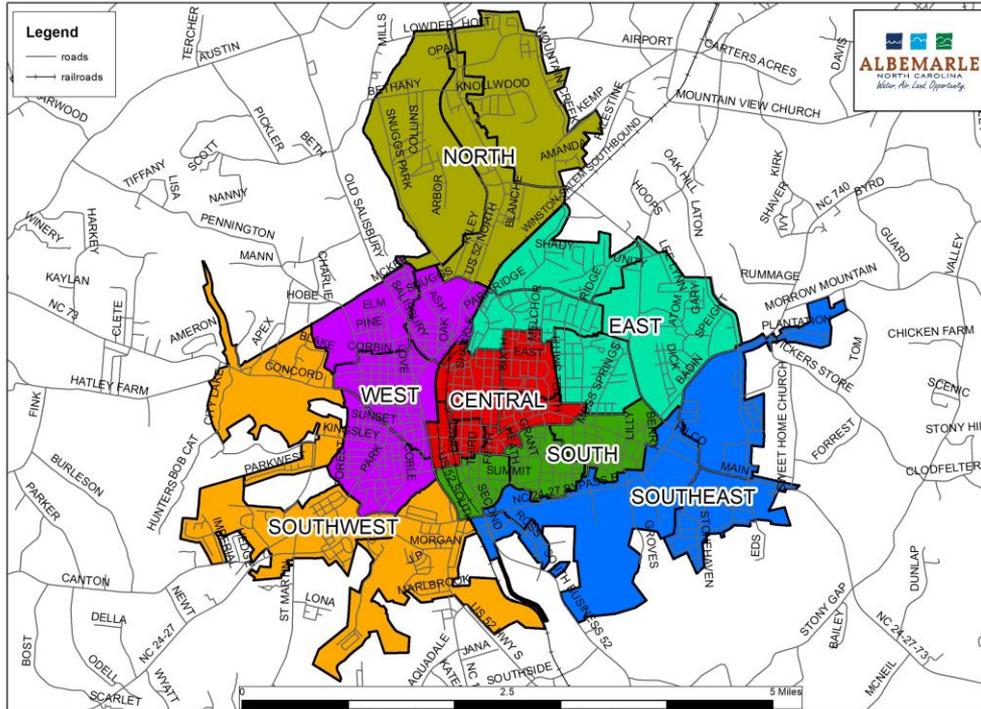
Land Use

- Development could be expected near city limits and right outside of city limits.
- There is still developable land and infill opportunities within the city.
- Albemarle is prime for infill development.
- Commercial development is decreasing while residential development is increasing.
- Residential lot sizes are decreasing.

Southwest Albemarle Existing Conditions Overview

Southwest Albemarle Existing Conditions: Communities Defined

Envision Albemarle 2045: Albemarle Communities

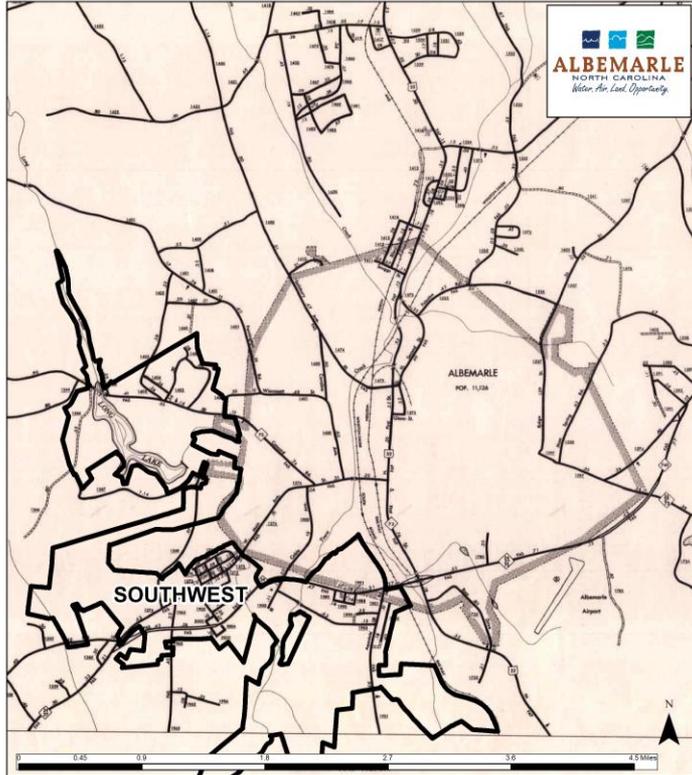


Breaking the City down into individual communities helps the City to plan for the different needs in each area of the City:

- Land Use & Transportation
- Infrastructure Planning
- Parks
- Environmental Concerns
- Traffic

Southwest Albemarle Existing Conditions: Communities Defined

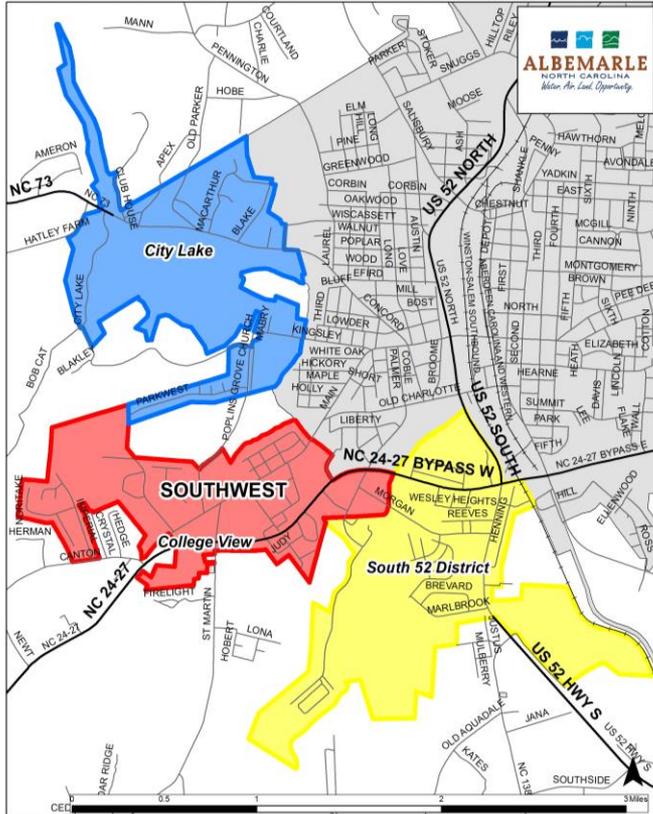
*Envision Albemarle 2045: Southwest Albemarle
In Relation to Older City (1972)*



The Southwest Albemarle community is the youngest of Albemarle communities overall. It consists of neighborhoods at the far southern and western ends of Albemarle. The area was largely undeveloped with the exception of a handful of small subdivisions and did not see substantial growth until the 1970's. Much of the new development in the City is in this community and is focused around Hwy 24-27 and 52. The community remains largely undeveloped and contains the largest park in the City.

Southwest Albemarle Existing Conditions: Neighborhoods

Envision Albemarle 2045: Southwest Albemarle w. Neighborhoods



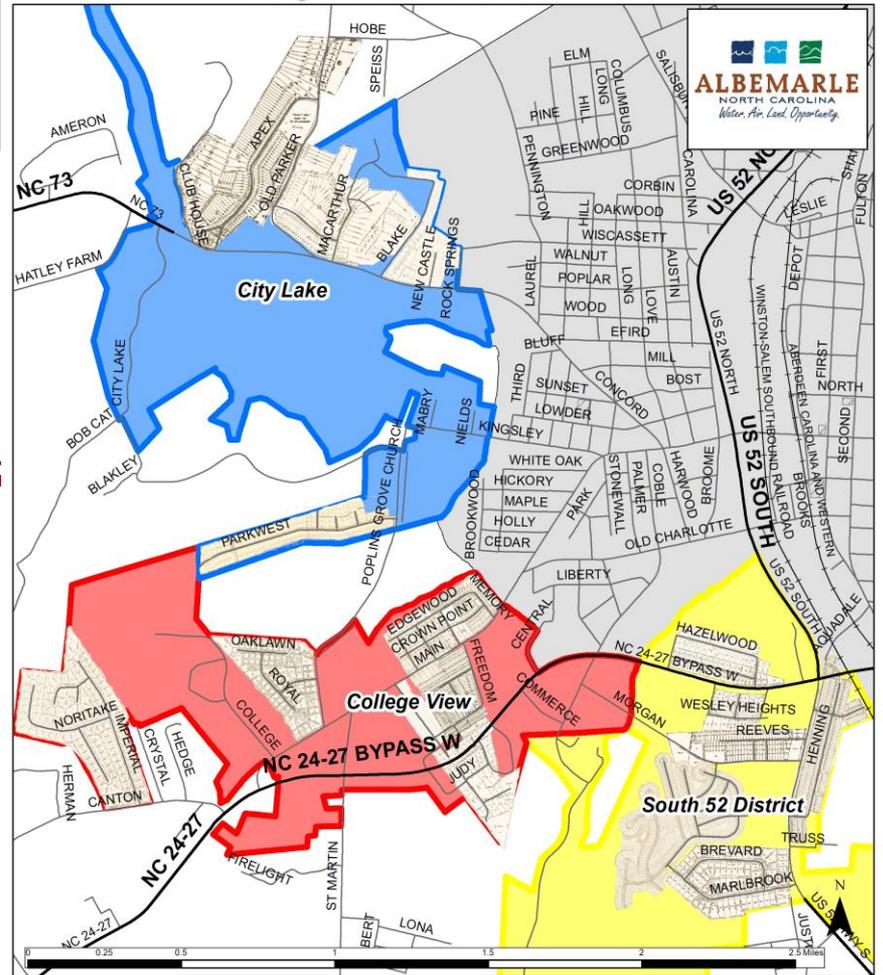
Neighborhoods are the most basic areas people are familiar with on a daily basis.

Including them helps us to be more detailed in our long range planning and help with neighborhood based planning in the future that addresses smaller scale, individual projects.

Southwest Albemarle Existing Conditions: Neighborhoods

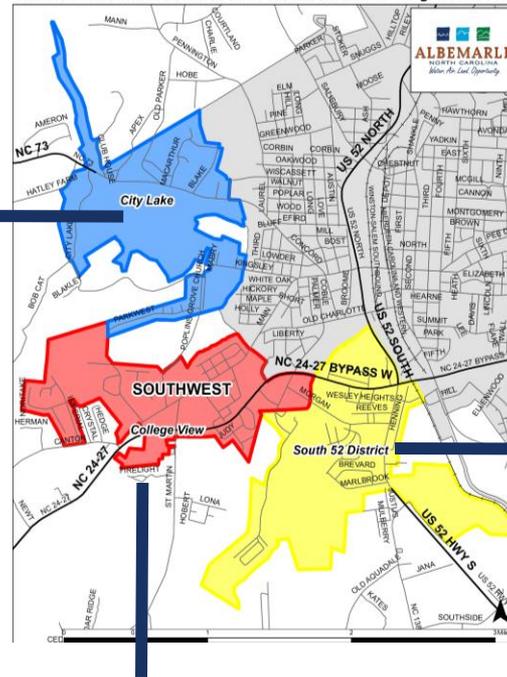
Neighborhoods are not precisely defined and can include several subdivisions.

They should share common characteristics, such as age, types of structures/uses, streets and shared amenities.



Southwest Albemarle Existing Conditions: Neighborhoods

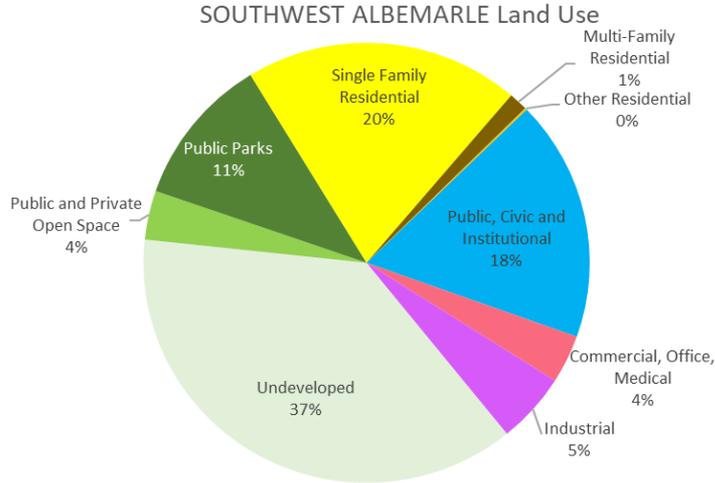
Most development in City Lake began on large lots north of Concord Rd. in the 1960's and 1970's with the majority of all new homes being in the Parkwest subdivisions from 2004 and 2022. City Lake is focused around Long Lake and City Lake Park and is one of the least connected communities in the City. There is ample opportunity for new development here, but also sensitive environment.



South 52 is focused around the intersection of Hwy 52 and 24-27. Most development, including the oldest subdivisions from the 40's and 60's are disconnected from each other and accessible only from the highways. This neighborhood is the youngest of all in Albemarle, with over half of its homes being built in the last 5 years. There is ample undeveloped land to the south of the neighborhood, recently annexed for future homes.

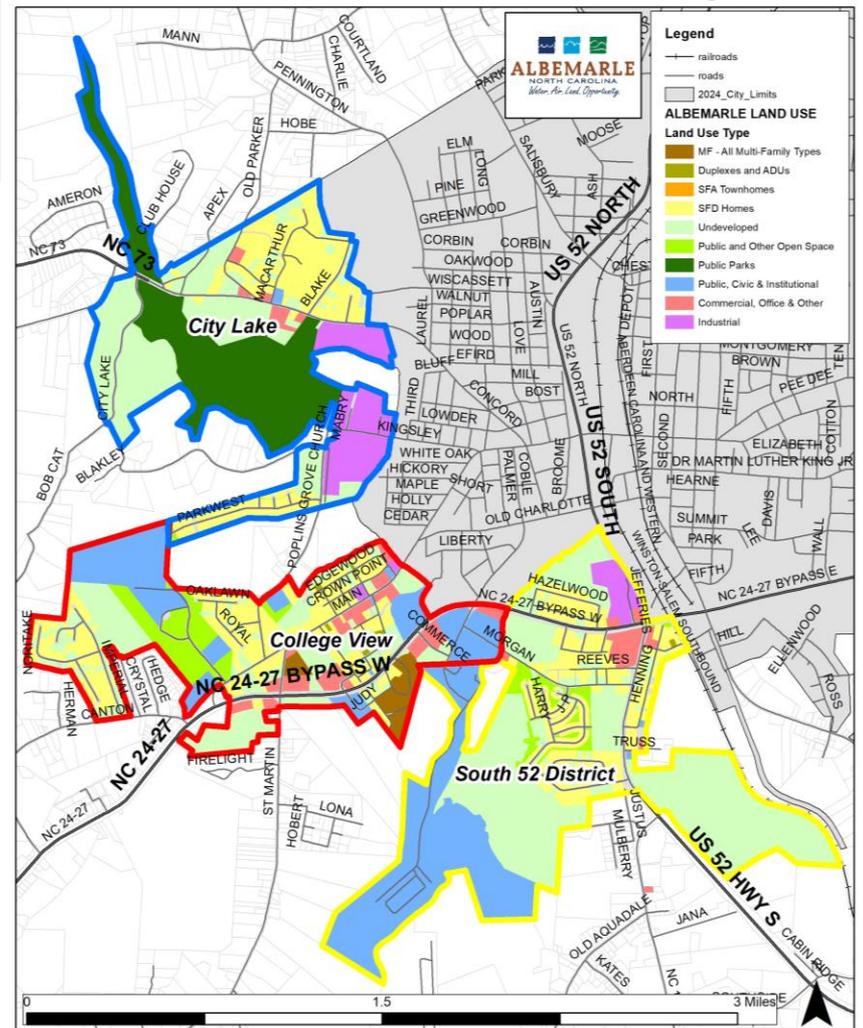
College View comprises subdivisions and development centered around W. Main St. And Highway 24-27. While some structures here date from early suburban development in the 1930's and 40's prior to the highway, most has come since the 1980's. Stanly Community College is a prominent community amenity in the neighborhood.

Southwest Albemarle Existing Conditions: Land Use



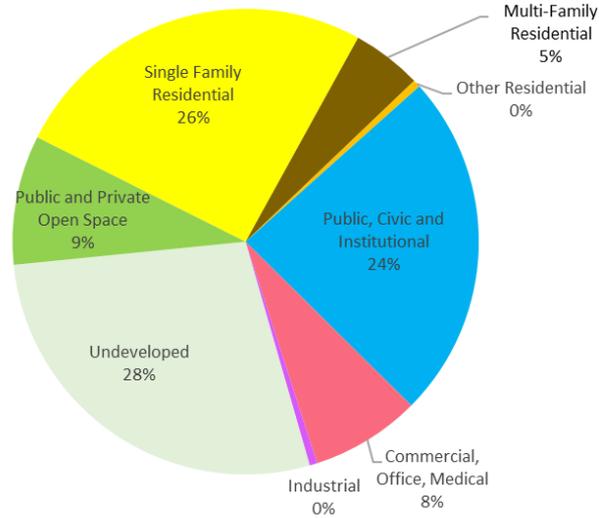
Southwest West Albemarle is one of the only communities where residential is not the largest land use. Undeveloped land, parks and opens space are the majority of land uses with Public, Civic and Residential making up most of the rest.

Envision Albemarle 2045: Southwest Albemarle Existing Land Use

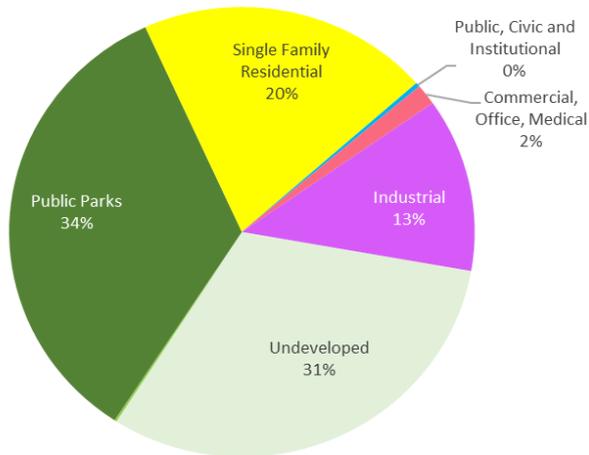


Southwest Albemarle Existing Conditions: Land Use

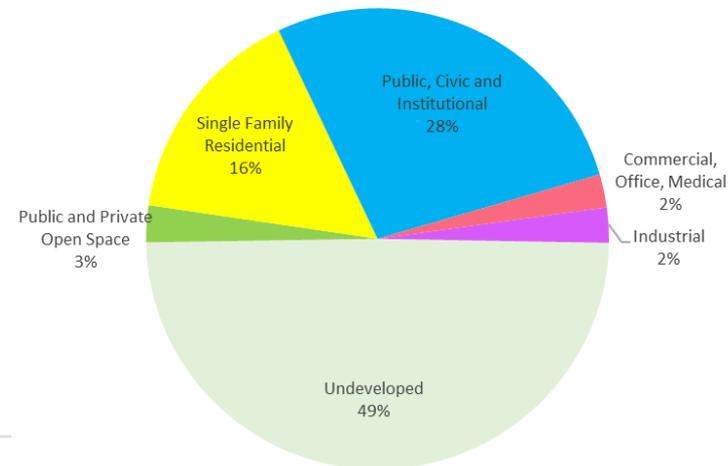
College View Existing Land Use



City Lake Existing Land Use

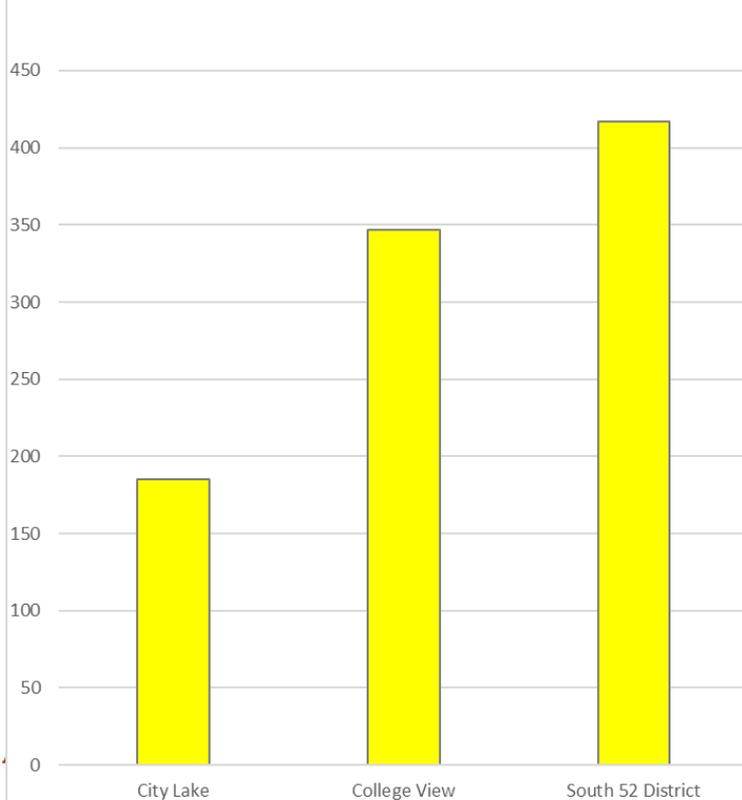


South 52 Existing Land Use



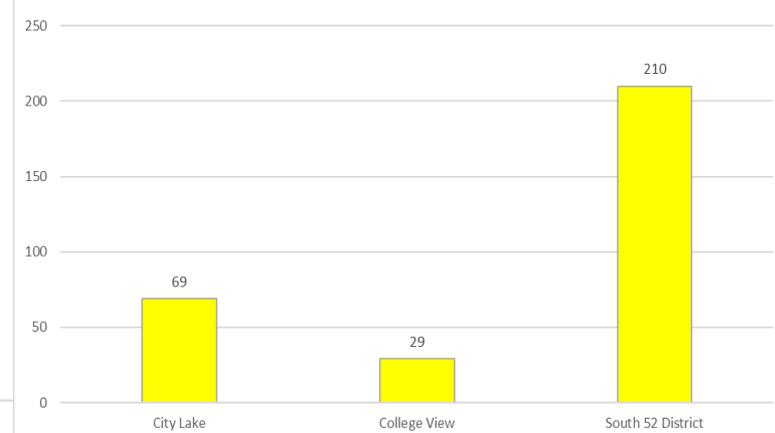
Southwest Albemarle Existing Conditions: Housing

EXISTING HOUSING UNITS



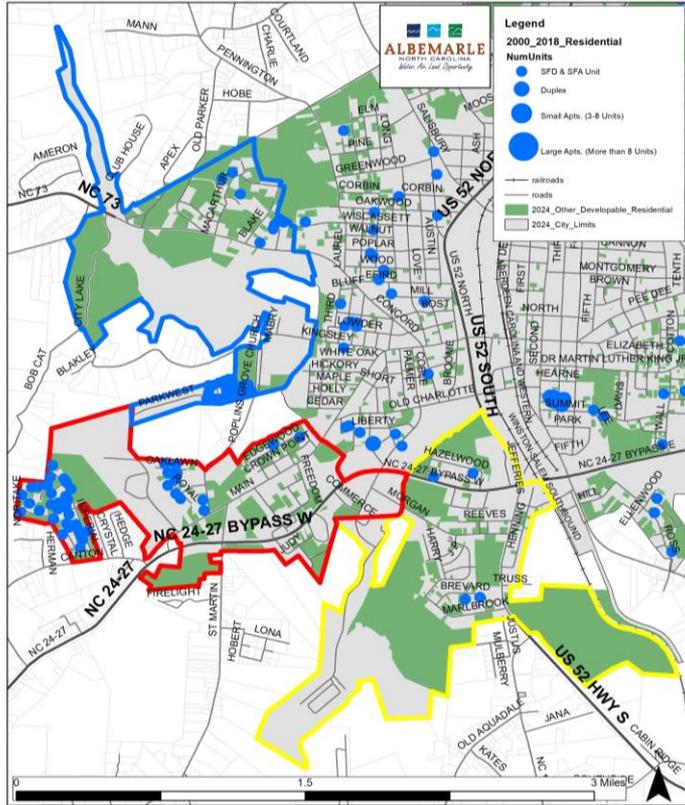
There are approximately 950 housing units in the Southwest Albemarle making up approximately 12% of all housing in the City and about 2,100 residents. This is the fastest growing area of the city with 6 major subdivisions approved and 2 completed in the last 5 years.

2019-2013 NEW HOUSING UNITS



Southwest Albemarle Existing Conditions: Housing

Envision Albemarle 2045:
Southwest Albemarle New Housing Units 2000-2018



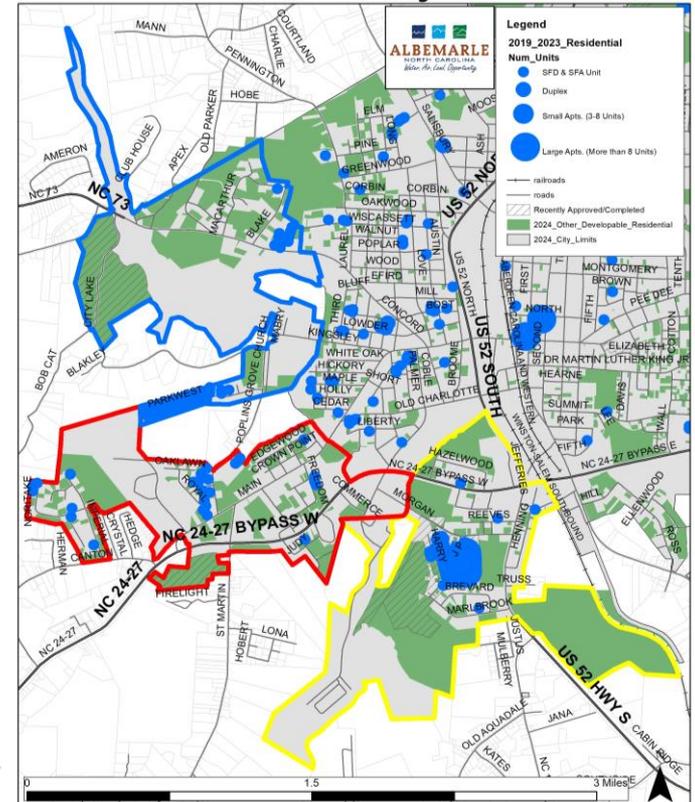
Average Age of Housing:

City Lake - 1971

College View - 1983

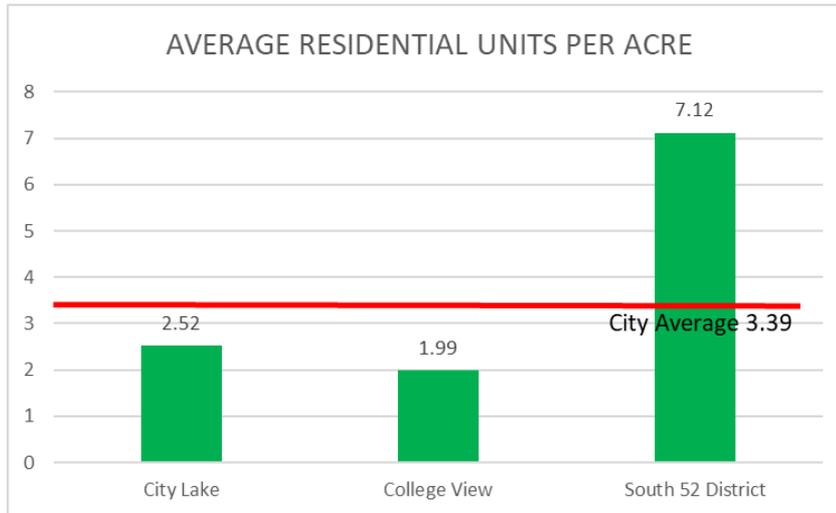
South 52 - 1994

Envision Albemarle 2045:
Southwest Albemarle New Housing Units 2019-2023

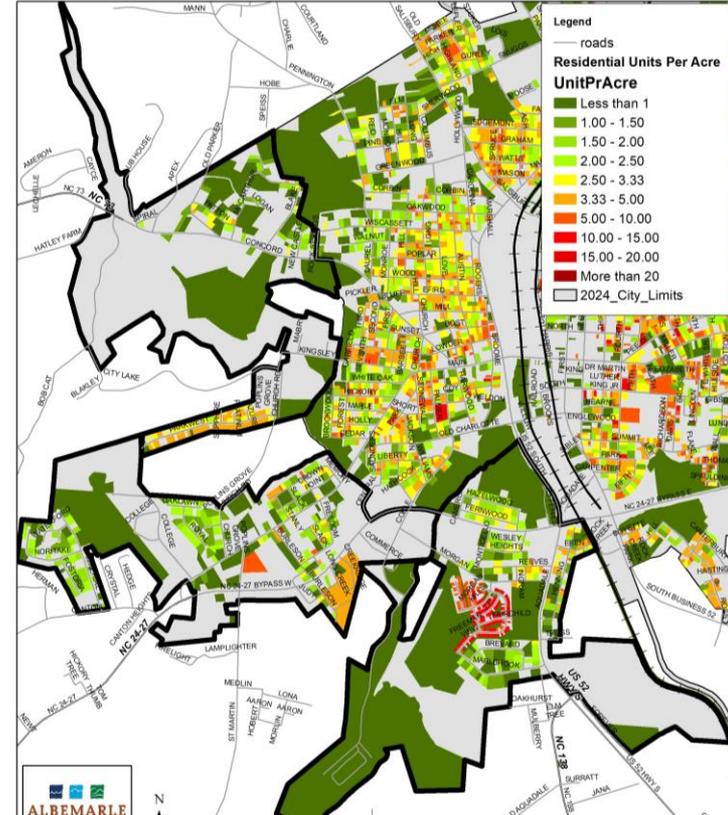


Southwest Albemarle Existing Conditions: Lot Size & Residential Density

Southwest Albemarle has the newest homes overall, with a wide range of lot sizes from well above to well below the Citywide average.



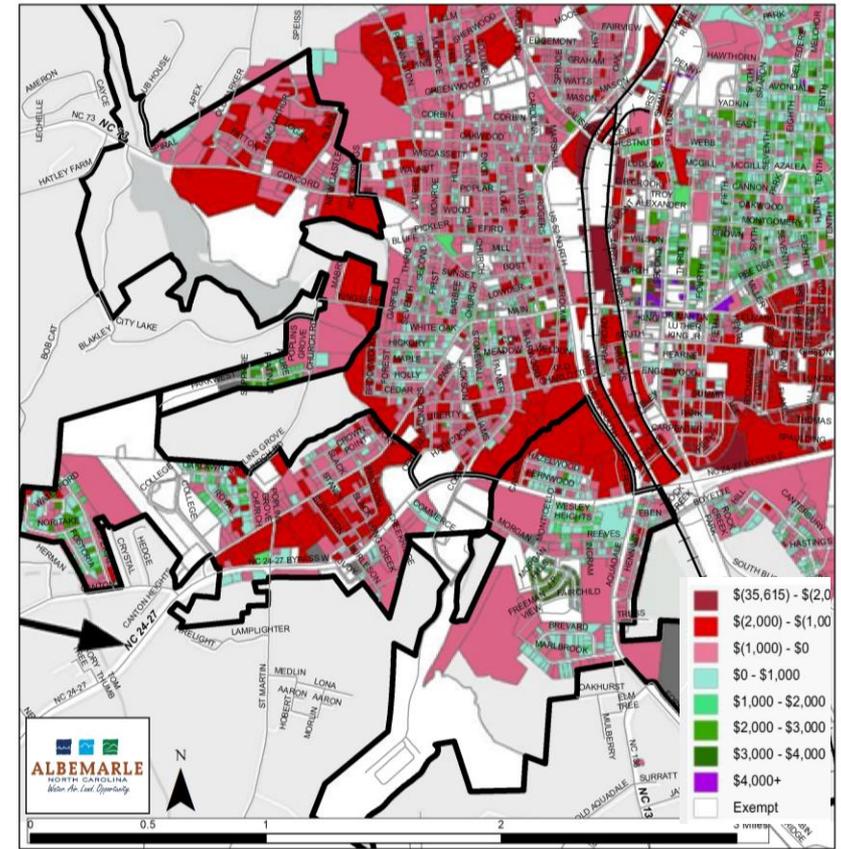
Envision Albemarle 2045: Southwest Albemarle Lot Sizes (Density)



Southwest Albemarle Existing Conditions: Revenue Per Acre

Lot sizes and tax revenues per acre are highly varied across Southwest Albemarle, but subdivisions in this community generally contribute enough to make long term maintenance and improvements to infrastructure possible. This mix of large and small lot sizes and high to moderate home prices creates housing opportunities for more residents but also helps to balance the long term revenue needs of the City as it grows.

Envision Albemarle 2045: Southwest Albemarle Revenue Per Acre

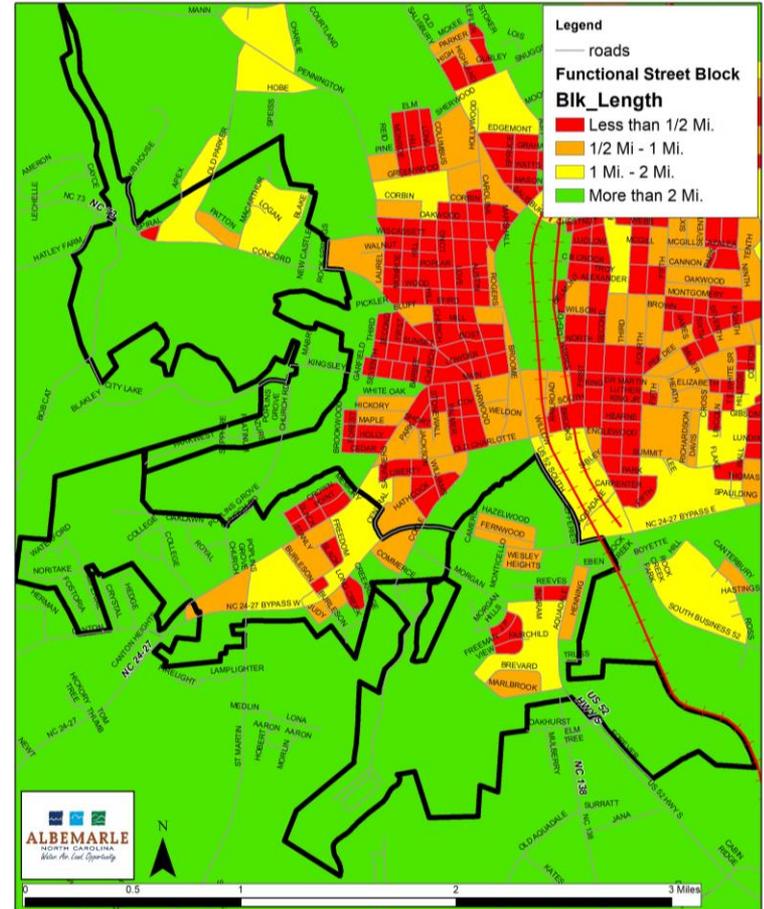


Southwest Albemarle Existing Conditions: Transportation

Connectivity

Southwest Albemarle has an overall very suburban to rural development pattern with mostly very large block sizes of over 1-2 miles and streets directly accessing DOT highways. This development pattern is not conducive to walking and creates longer trips and service times and can add to congestion on major streets and highways.

Envision Albemarle 2045: Southwest Albemarle Street Connectivity

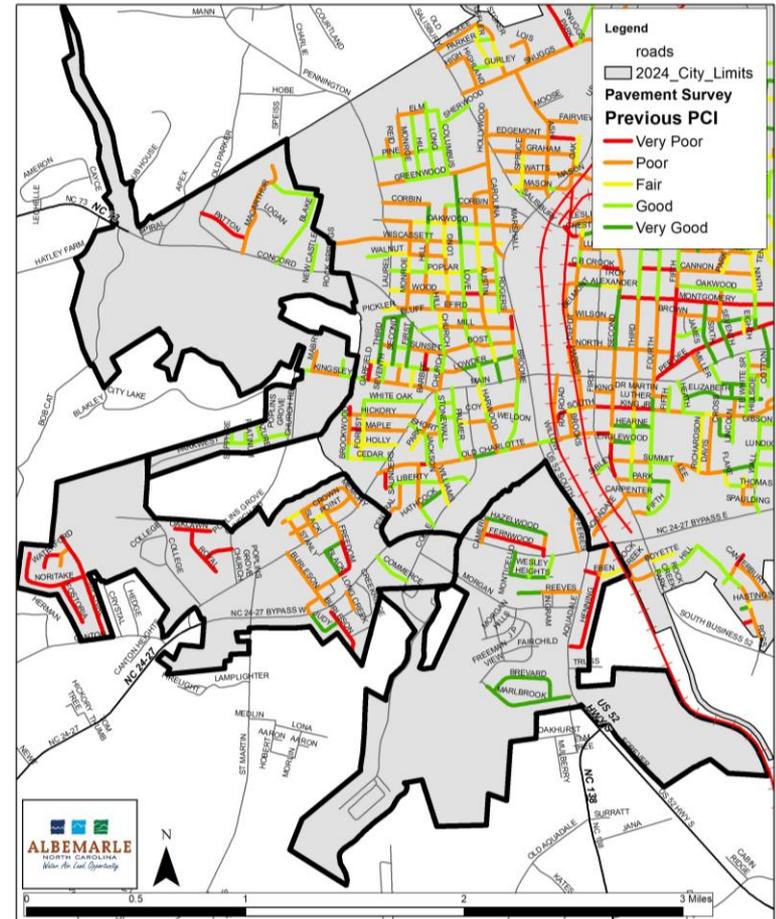


Southwest Albemarle Existing Conditions: Transportation

Road Condition

Unlike much of the City, a large portion of Southwest Albemarle utilize DOT streets primarily. Of those City streets, newer streets tend to still be in good condition, while many of the older ones are rated as poor or very poor and needing maintenance very soon. In addition, there are several unpaved and/or narrow streets that do not meet City code and make new development difficult.

Envision Albemarle 2045: Southwest Albemarle Pavement Conditions

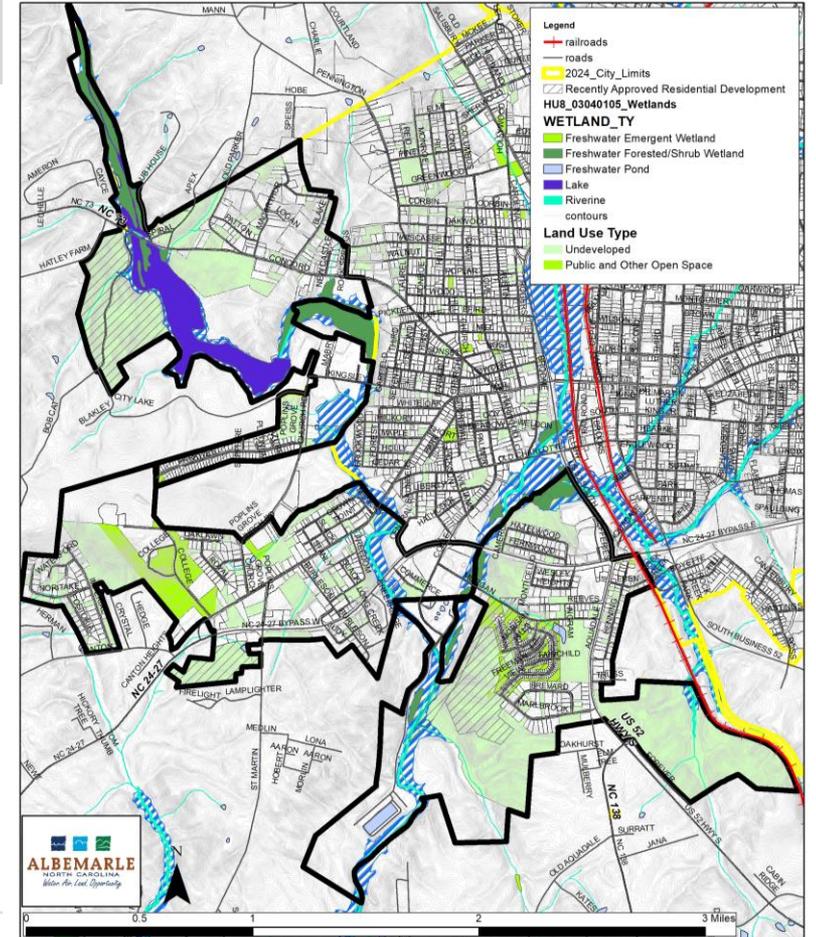


Southwest Albemarle Existing Conditions: Environment

Development Constraints

Southwest Albemarle is largely still undeveloped. Much of this is already approved or planned for additional development, but the community has a wide variety of constraints to development including floodplains, wetlands, topography and lack of street connectivity and sewer in some areas to take account with new growth.

Envision Albemarle 2045: Southwest Albemarle Development Constraints



What is the Data Telling Us about this community?

Population

- Southwest Albemarle is newer and relatively suburban in nature.
- Population has grown quickly, both from infill development, but also with new subdivisions.

Housing

- Housing is well below average age and above average condition.
- Housing is average or slightly above average price.

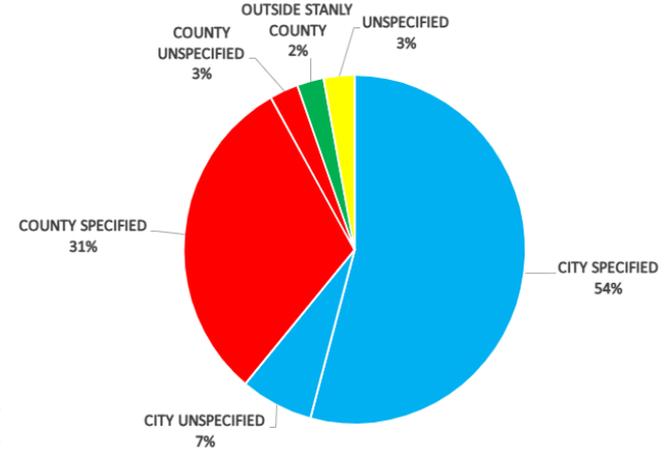
Land Use

- Southwest Albemarle is developed as single family with a large amount of civic and service uses.
- The largest land use remains undeveloped land and this community includes a large public park.
- Demand for new development and housing has been high here for a couple decades and is rapidly picking up in recent years.

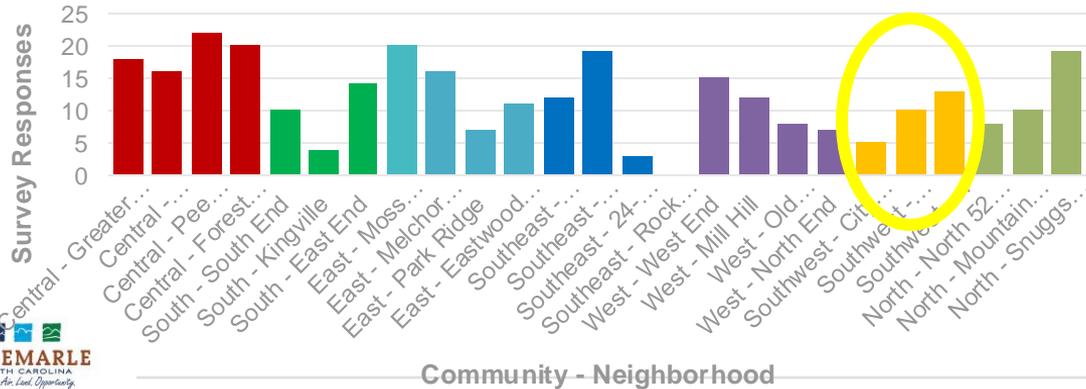
What We Are Hearing in This Community?

Survey Responses:

Almost 2/3 of responses Citywide are from residents. We have had an overall below average response rate from Southwest Albemarle so far.

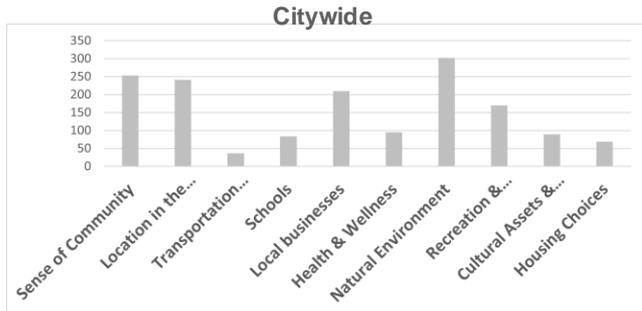


Survey Responses By Neighborhood

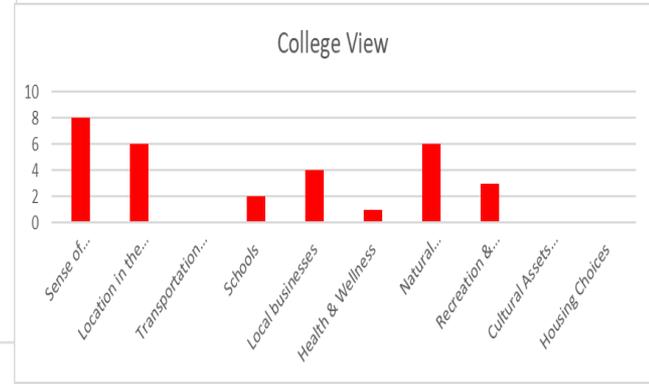
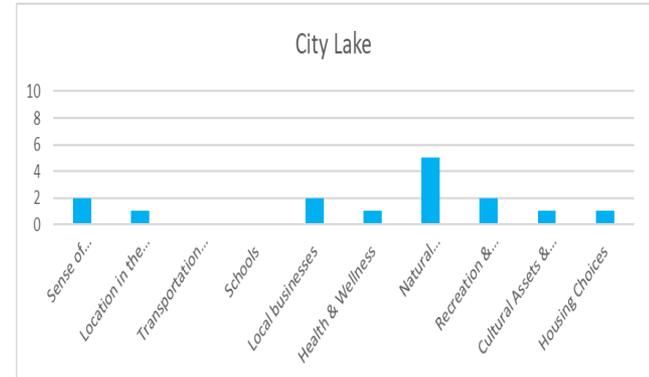
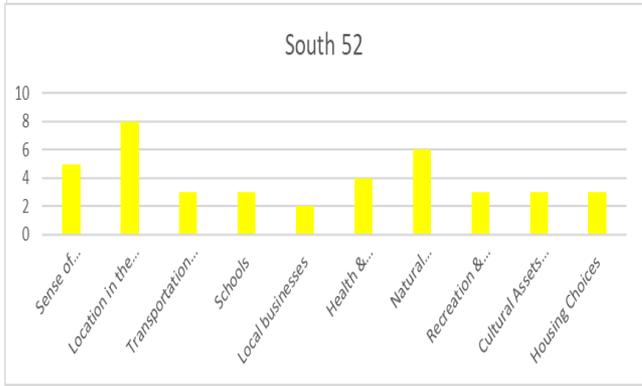


What We Are Hearing in This Community?

What best defines Albemarle's Community Character and Quality of life?



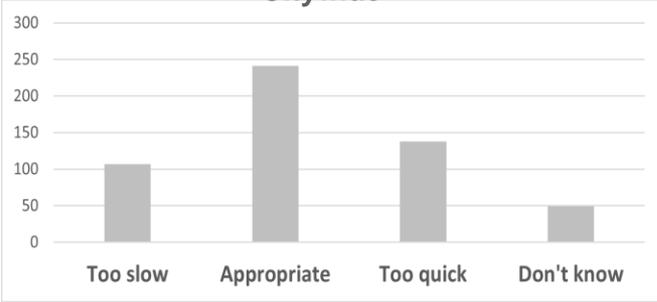
Natural Environment and Location in Region and Sense of Place were top responses for all, including Citywide.



What We Are Hearing in This Community?

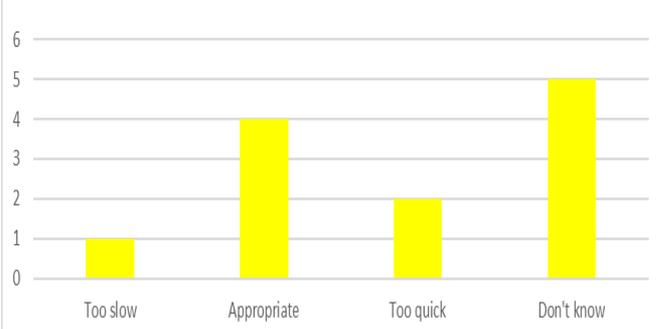
The pace of growth in Albemarle has been?

Citywide

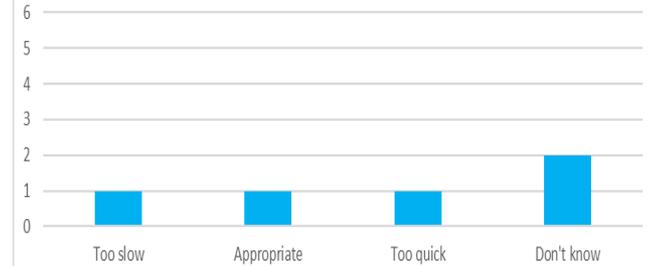


Overall the average response Citywide is that pace of growth has been Slow to Appropriate.

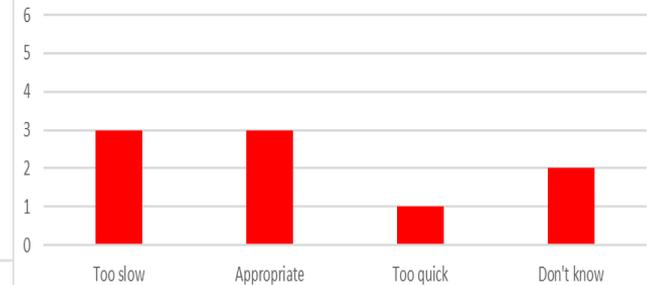
South 52



City Lake

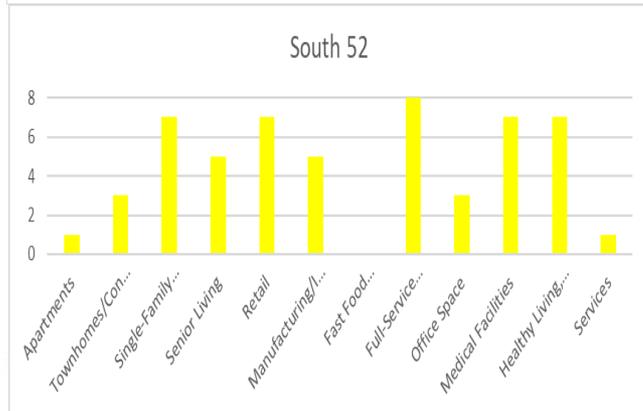
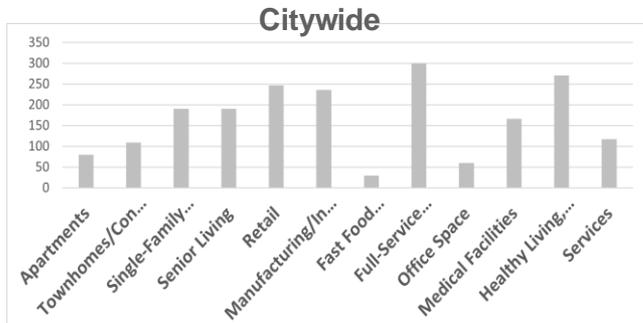


College View

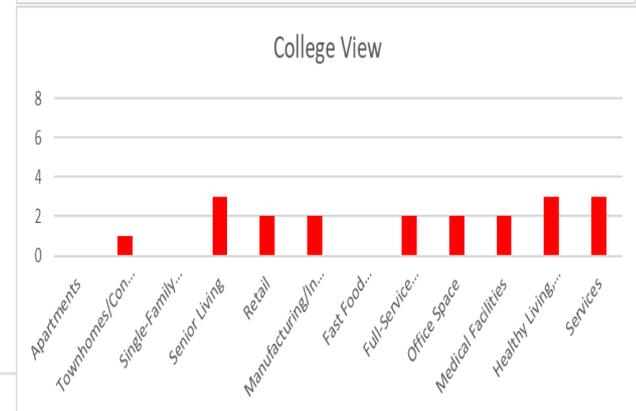
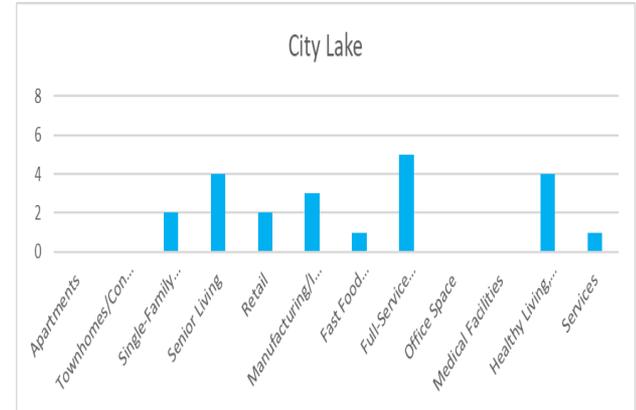


What We Are Hearing in This Community?

What do we need more of?

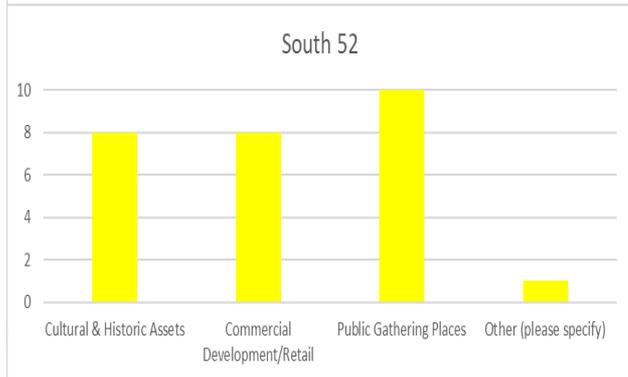
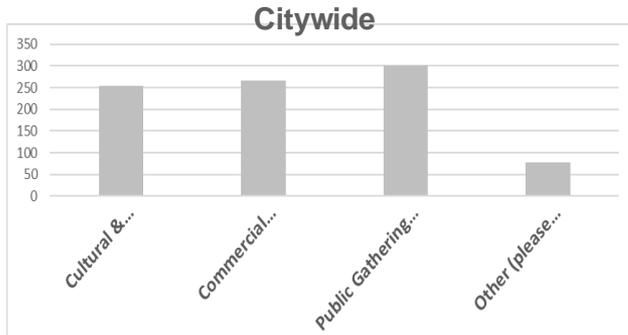


Southwest Albemarle mostly followed Citywide responses, with some small difference by neighborhood. Across the board Full Service Restaurants, Manufacturing and Senior Living were all top responses. Healthy Living, Retail and Single Family were also popular responses.

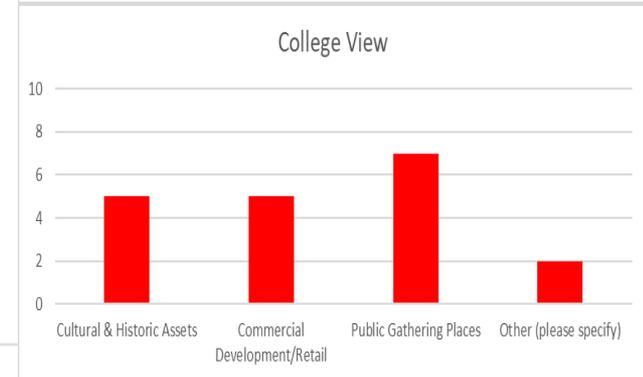
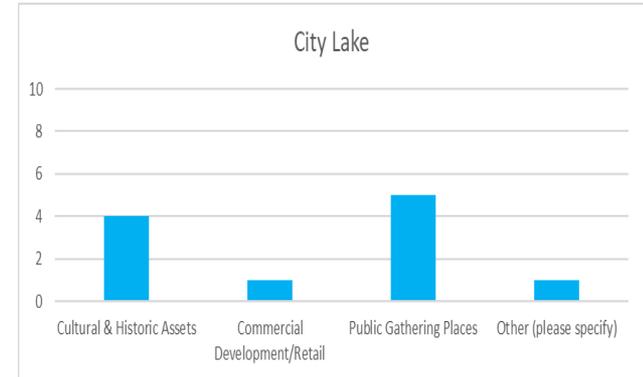


What We Are Hearing in This Community?

What should be the primary role of the downtown area within the Albemarle community?



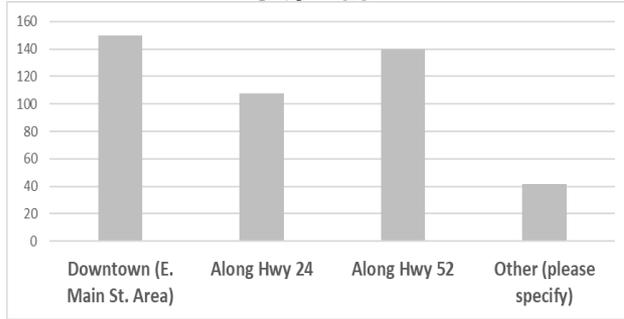
Southwest Albemarle respondents largely agreed with the Citywide responses that downtown should have a mix of purposes with a slight emphasis on Public Gatherings spaces. City Lake placed less more emphasis on Commercial and Retail.



What We Are Hearing in This Community?

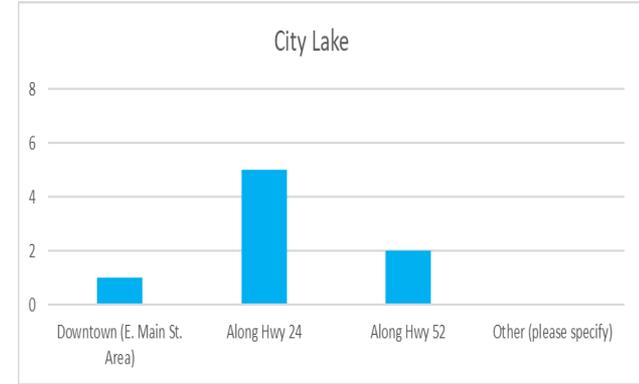
Where should most future commercial and retail occur in Albemarle?

Citywide

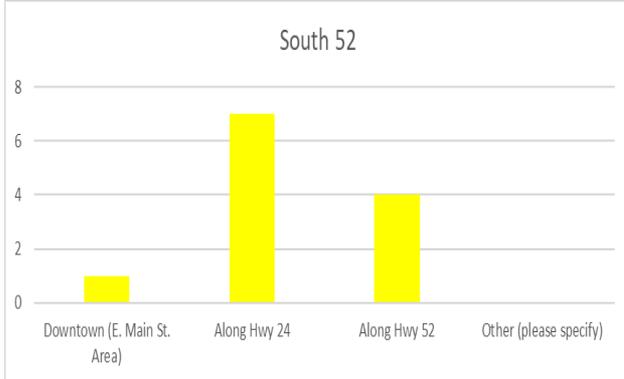


Unlike Citywide responses, Southwest Albemarle has a strong preference for new commercial along highway 24-27.

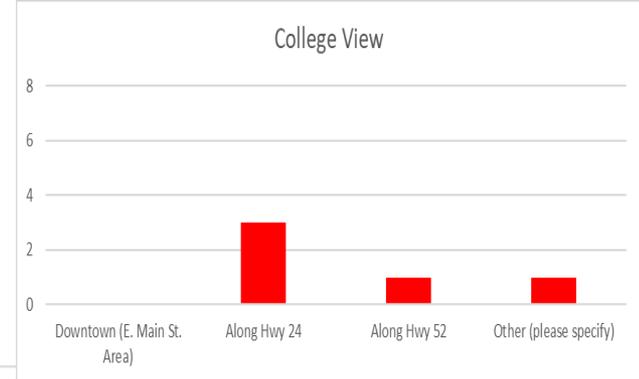
City Lake



South 52

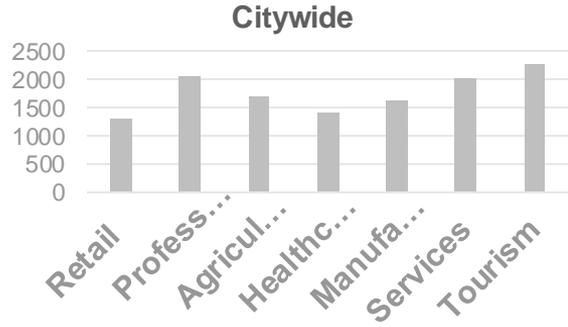


College View

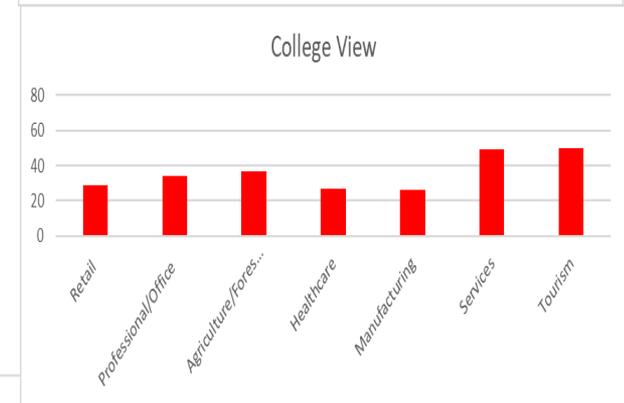
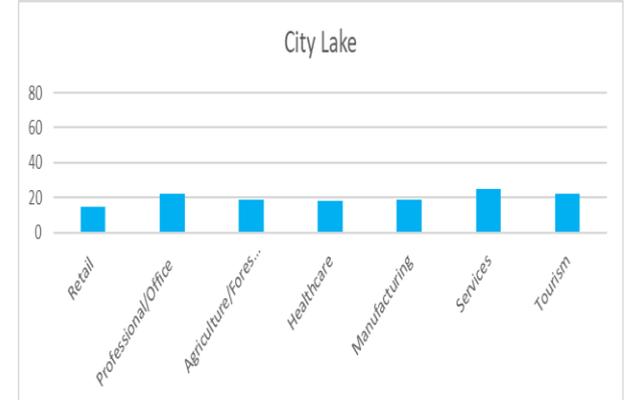
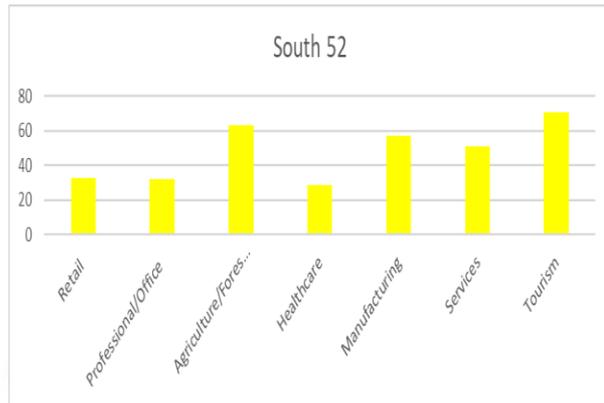


What We Are Hearing in This Community?

How important are the following sectors to you? (Lower is higher priority)

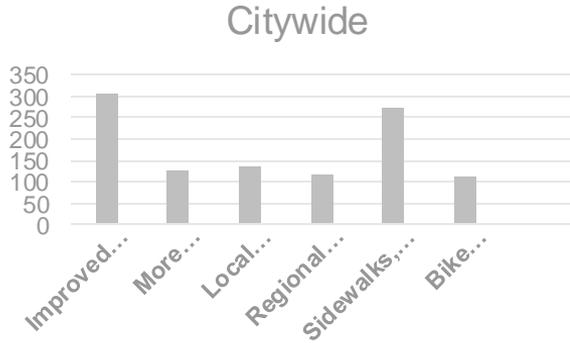


Healthcare, Retail and Manufacturing were top responses in Southwest Albemarle neighborhoods, similar to Citywide results.

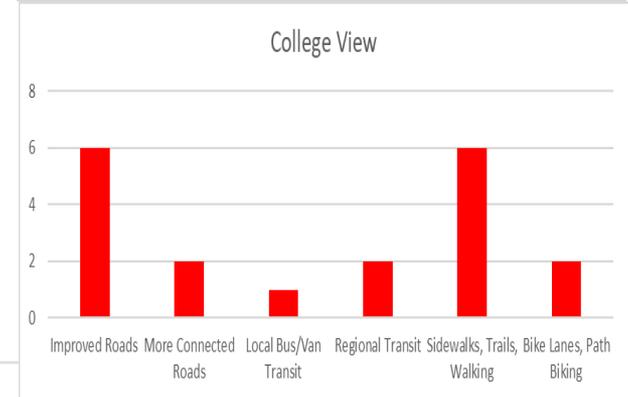
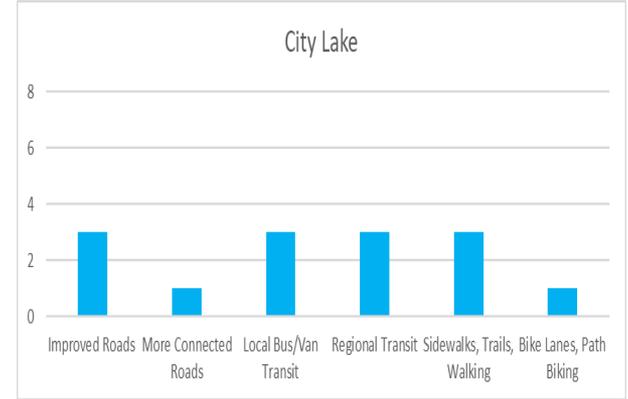
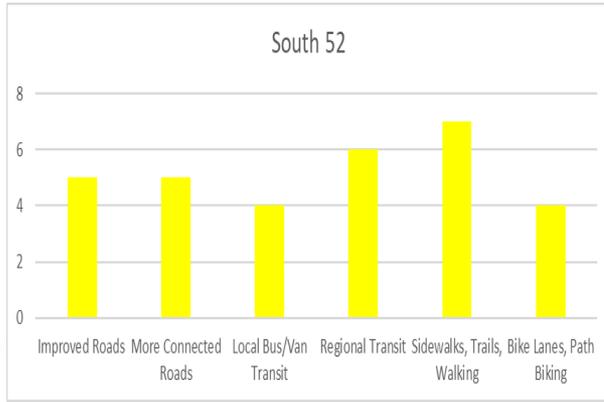


What We Are Hearing in This Community?

How aspects of transportation are most important to you?



Improved streets and sidewalks have universally been the most important aspects of transportation, both Citywide and in specific neighborhoods. Local transit options More Connected Roads also highly in South 52.

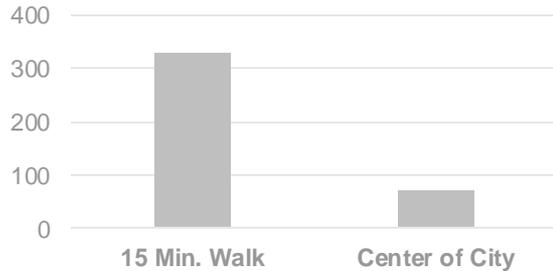


What We Are Hearing in This Community?

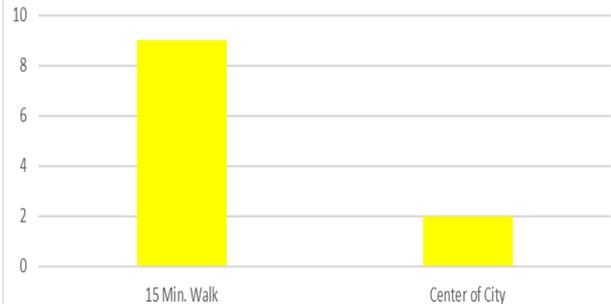
Where should park facilities go?

As a whole Citywide respondents want parks within a short walk.

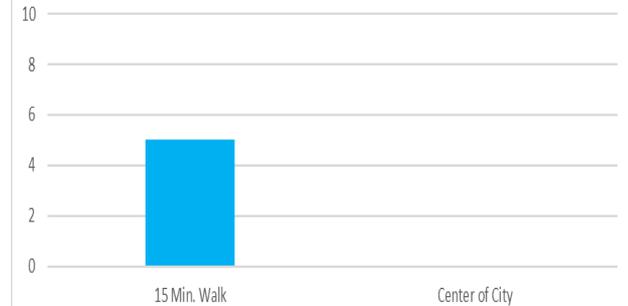
Citywide



South 52



City Lake

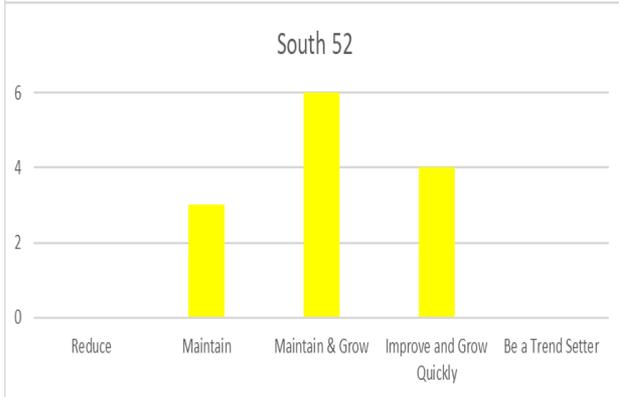
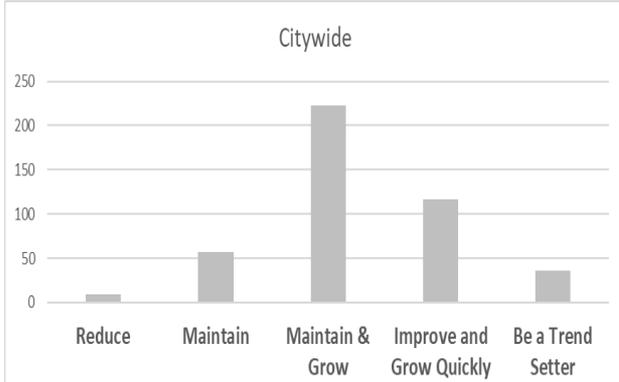


College View

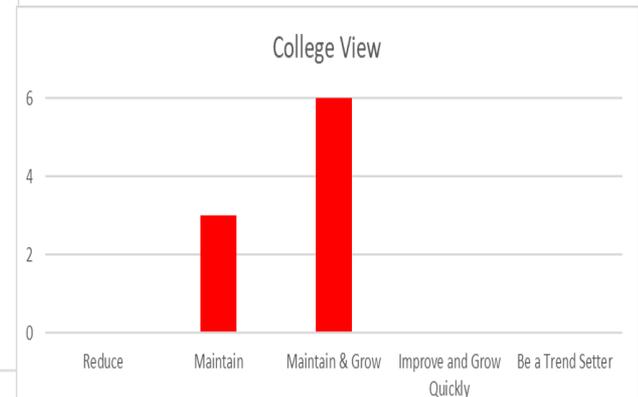
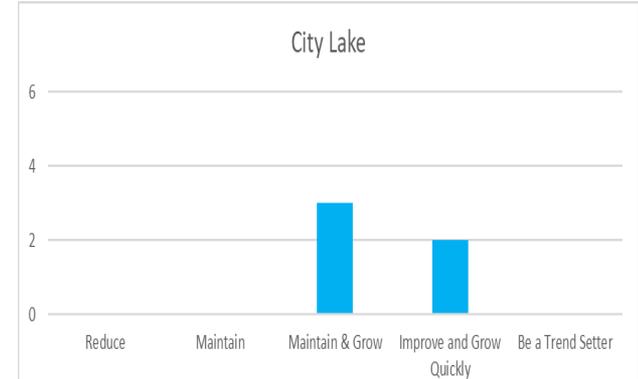


What We Are Hearing in This Community?

Investment in Albemarle Parks and Recreation should?



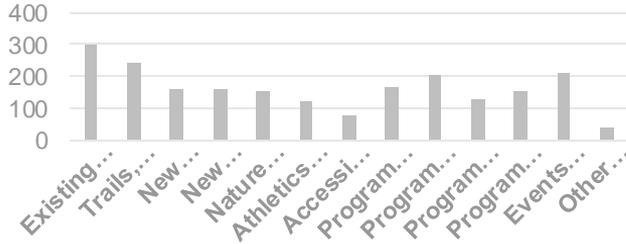
All neighborhoods in Southwest Albemarle as well as Citywide want parks and recreation to grow at a slow to moderate rate.



What We Are Hearing in This Community?

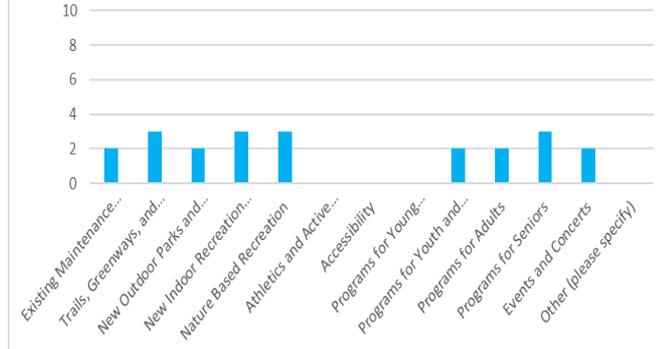
What do we need more of in parks and recreation?

Citywide

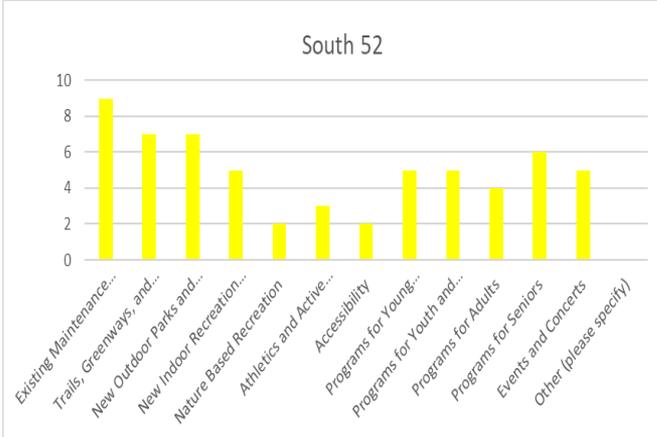


Maintenance is constantly one of the most important to Albemarle and Southwest Albemarle residents. Trail and Greenways and new Indoor and Outdoor Facilities were also popular with Southwest neighborhoods.

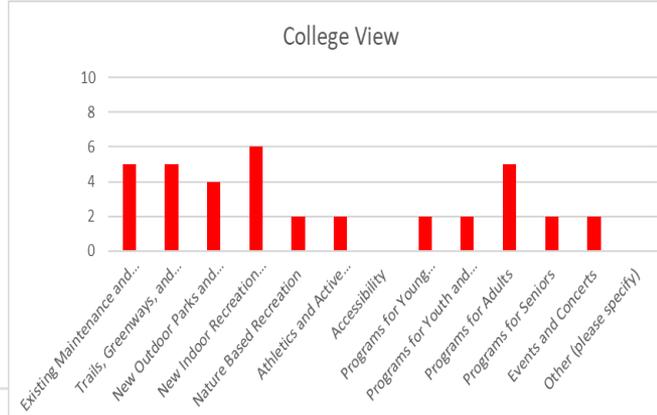
City Lake



South 52



College View



What Do You Think?

Give us your thoughts?

What are the strengths and weakness of your community and your City?

What do see as the biggest opportunities the city has going forward?

What you need in your community?

Exercises

Please score your feedback and help us map the future of your neighborhoods.

Staff will be available for individual questions and answers after.

THANK YOU!!!

THANK YOU!

Kevin Robinson, City of Albemarle | krobinson@ci.albemarle.nc.us

Brittani McClendon, City of Albemarle | bmccclendon@ci.albemarle.nc.us

<https://www.albemarlenc.gov/future>