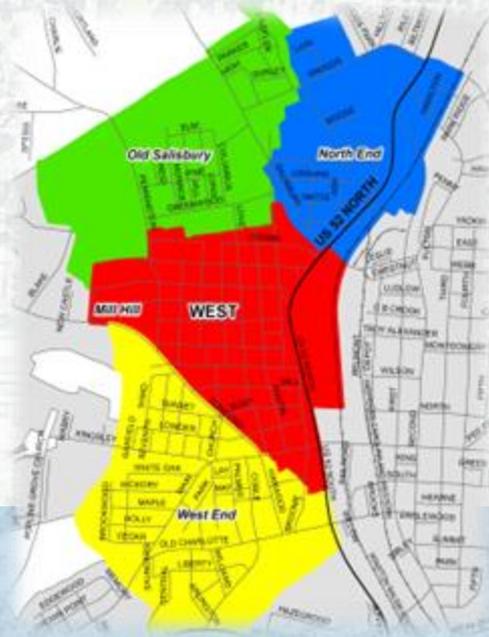


# CITY OF ALBEMARLE

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?

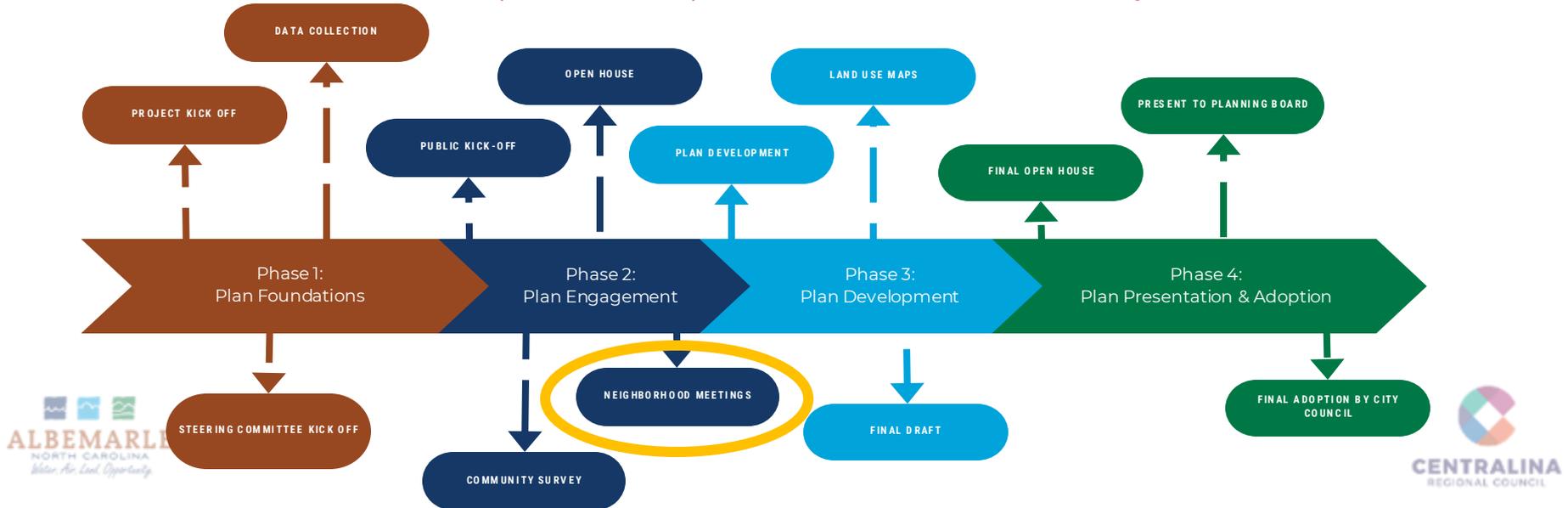


# CITY OF ALBEMARLE

## 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

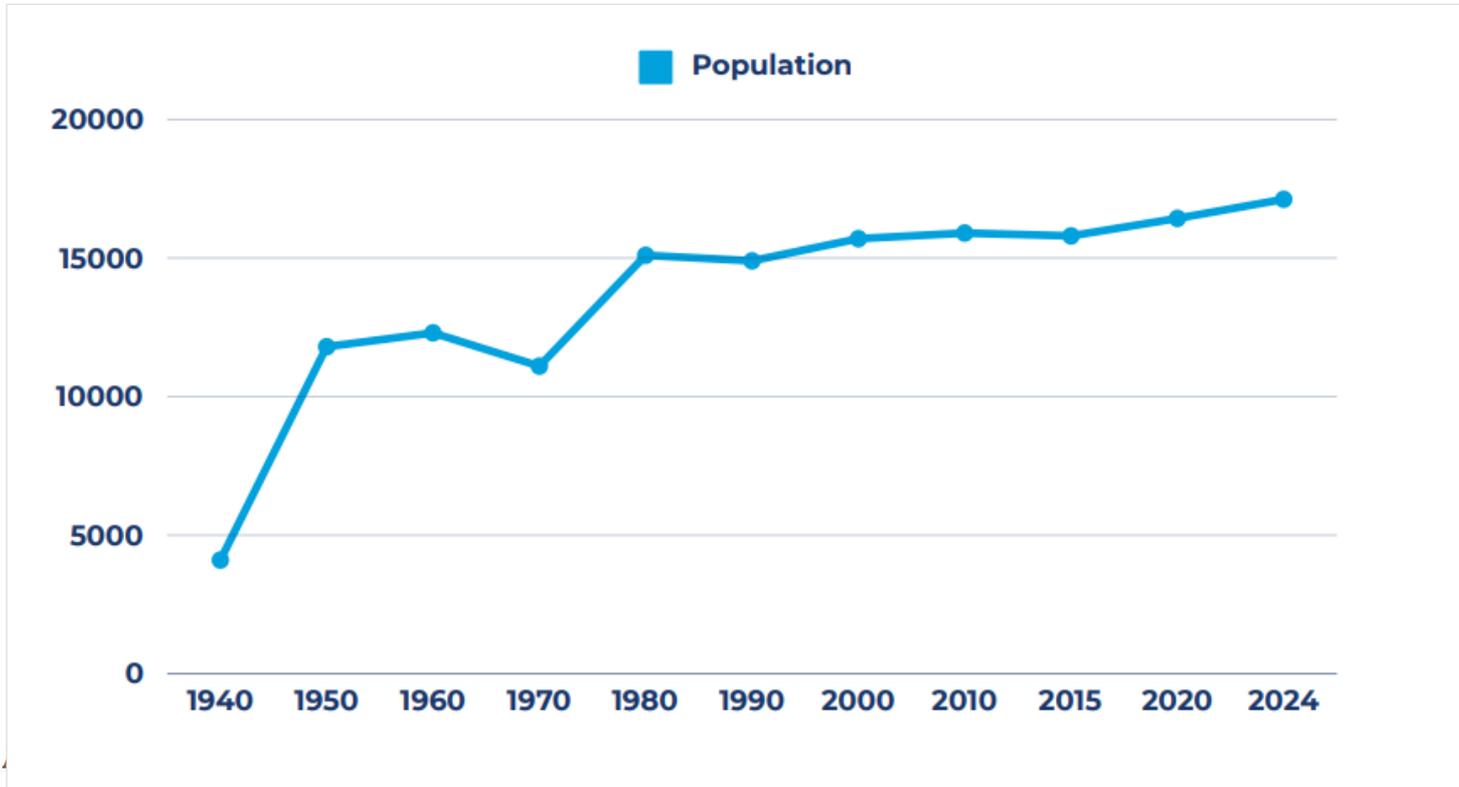
- **Population**

- 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

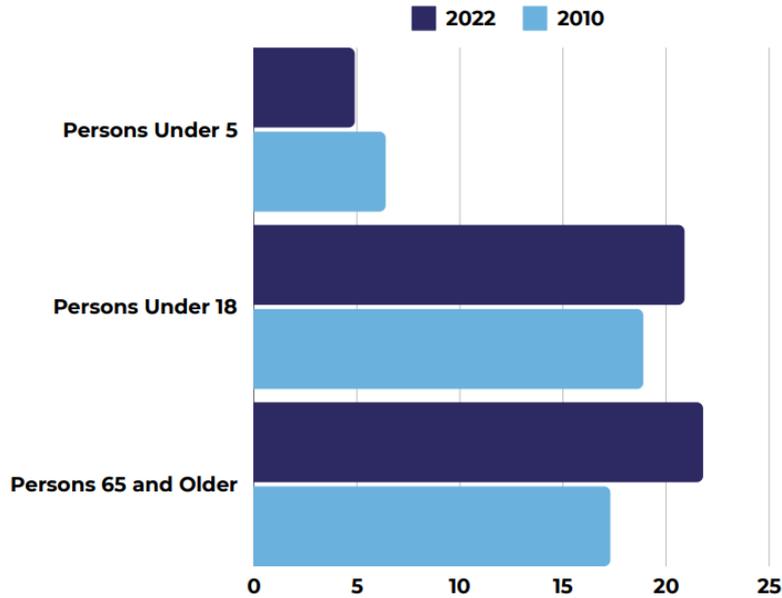
NORTH  
CAROLINA

**1.3**

Growth Rate  
2024

# Existing Conditions: Age Distribution

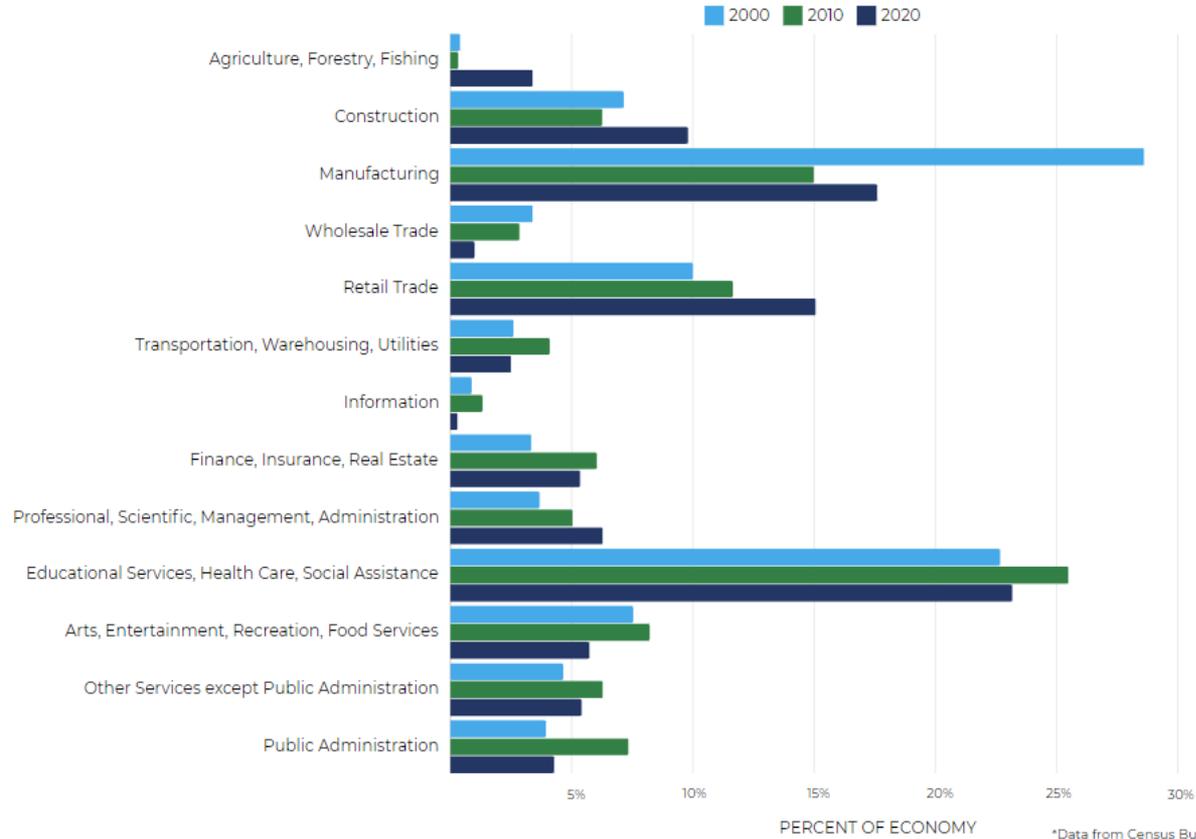
## PERCENT OF POPULATION



**MEDIAN AGE**  
**2022**  
39.7

**MEDIAN AGE**  
**2010**  
37.6

# Existing Conditions: Employment

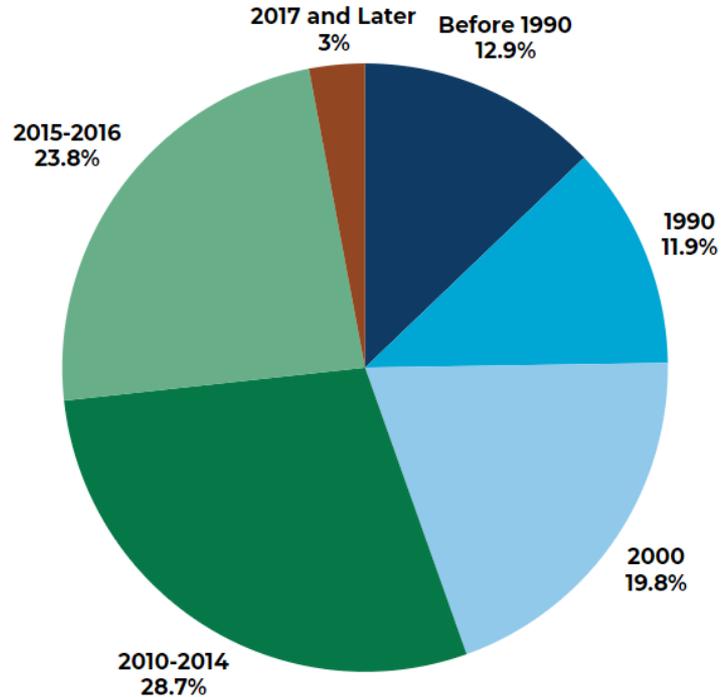


# Existing Conditions: Housing

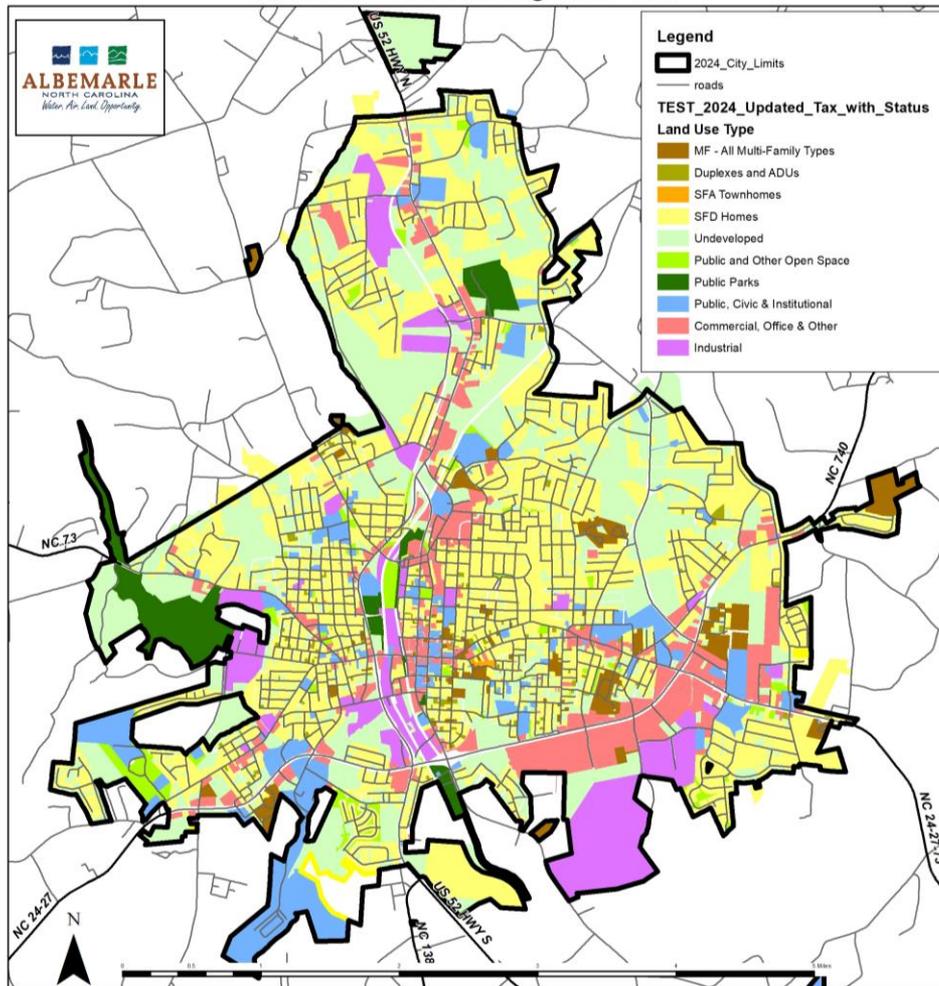
MEDIAN HOME  
VALUE  
**\$153,600**

MEDIAN RENT  
**\$863**

TOTAL  
HOUSING  
UNITS  
**7,901**

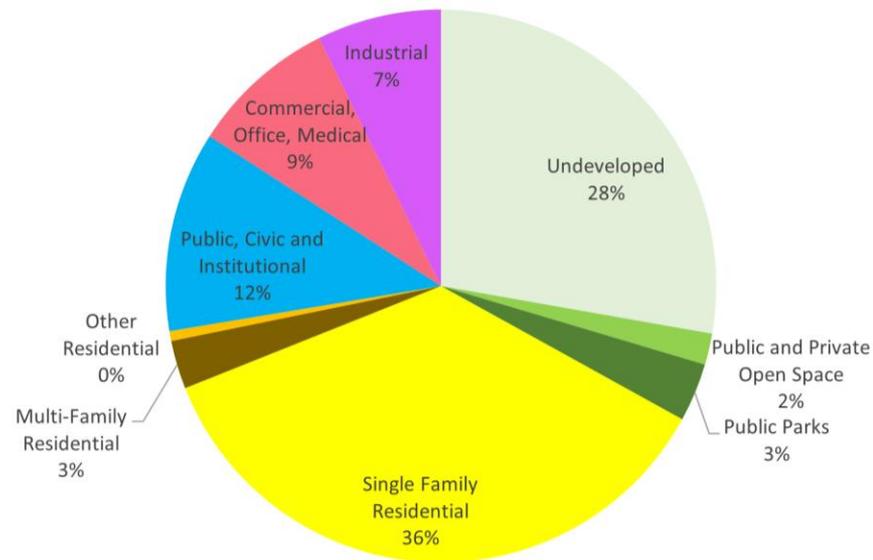


## Envision 2045: Existing Land Use



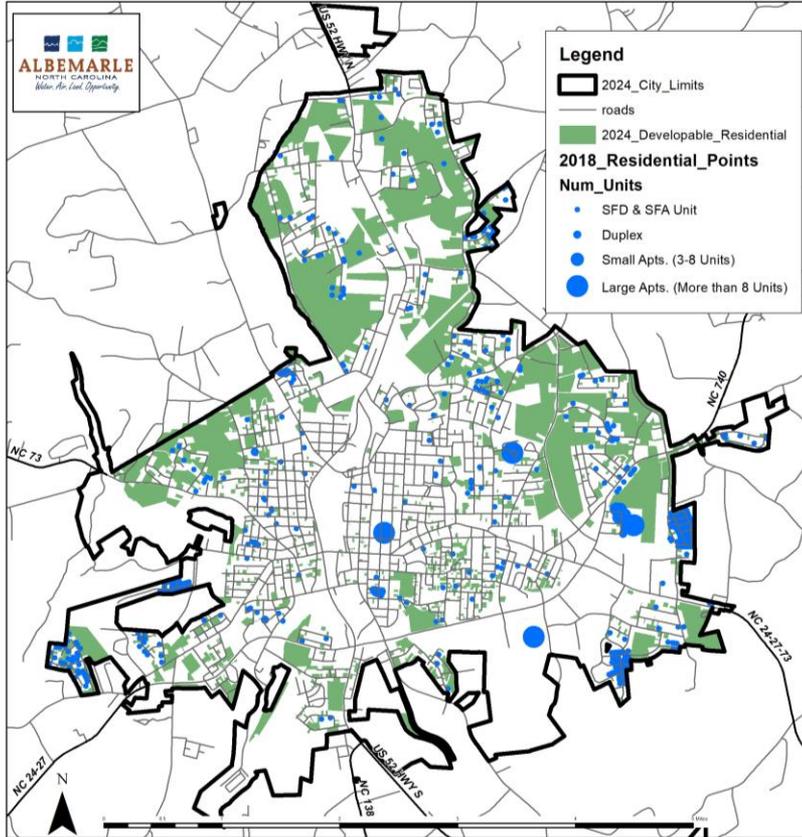
Albemarle's largest land use is single family residential housing

Albemarle Existing Land Use

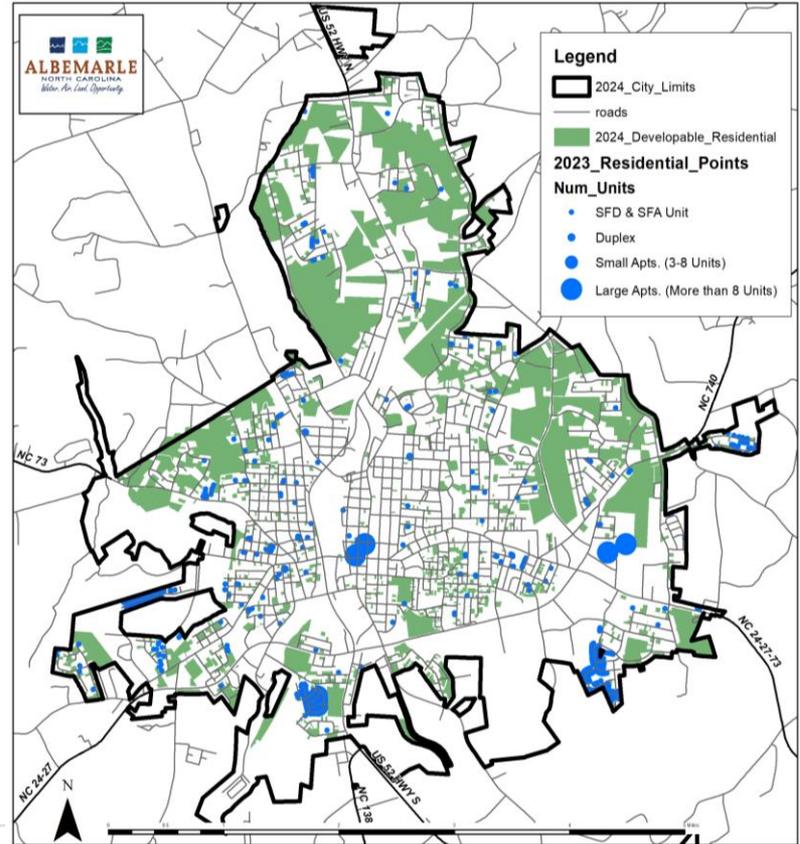


# Existing Conditions: Housing

Envision 2045: 2000-2018 Residential Growth

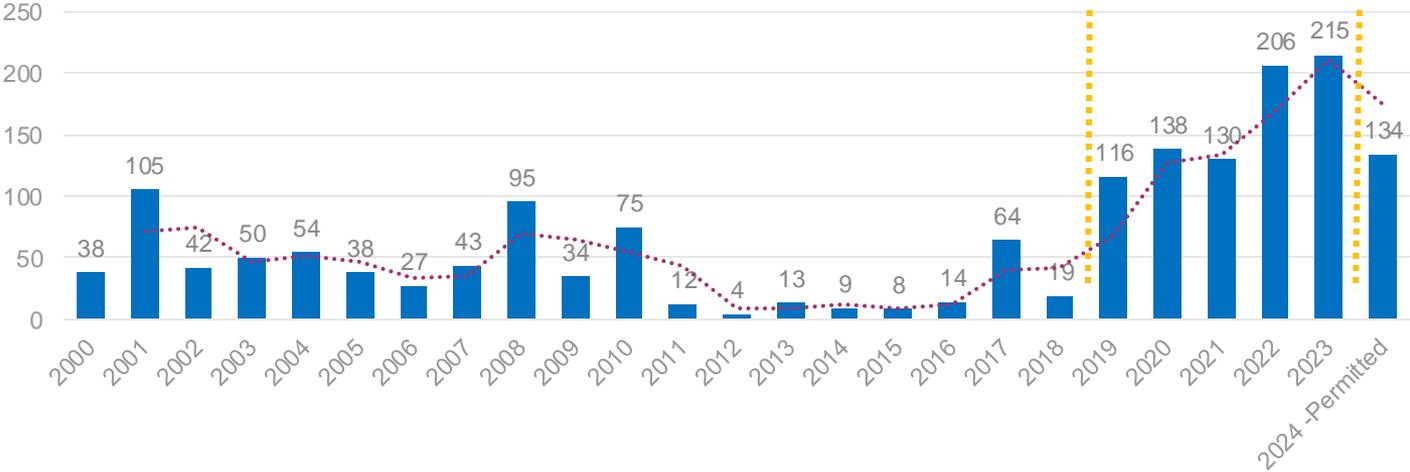


Envision 2045: 2019-2023 Residential Growth

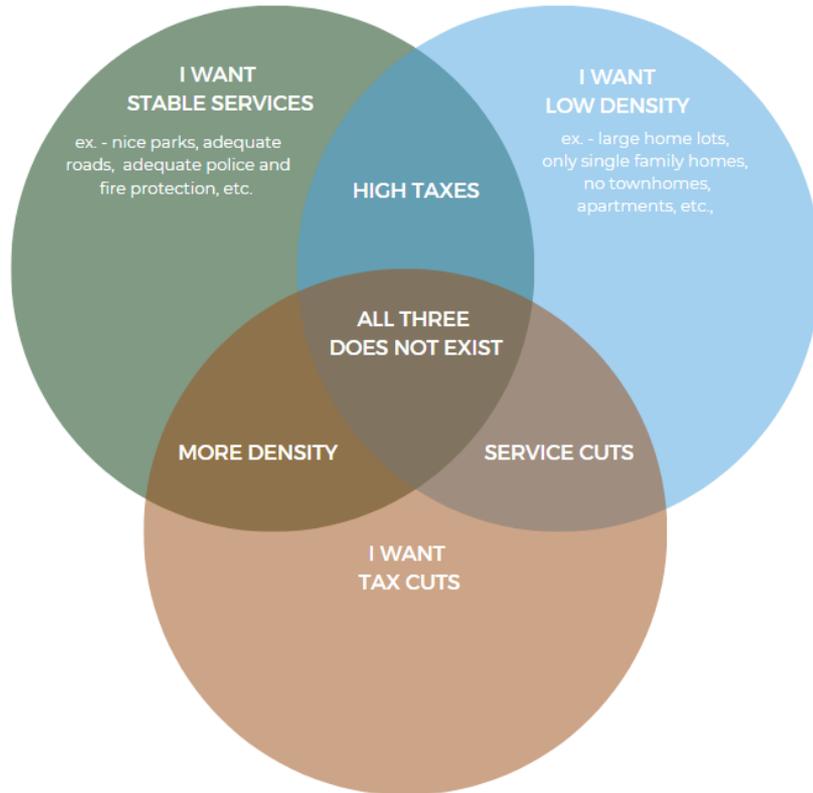


# Existing Conditions: Housing

Housing Unit Construction 2000-2023



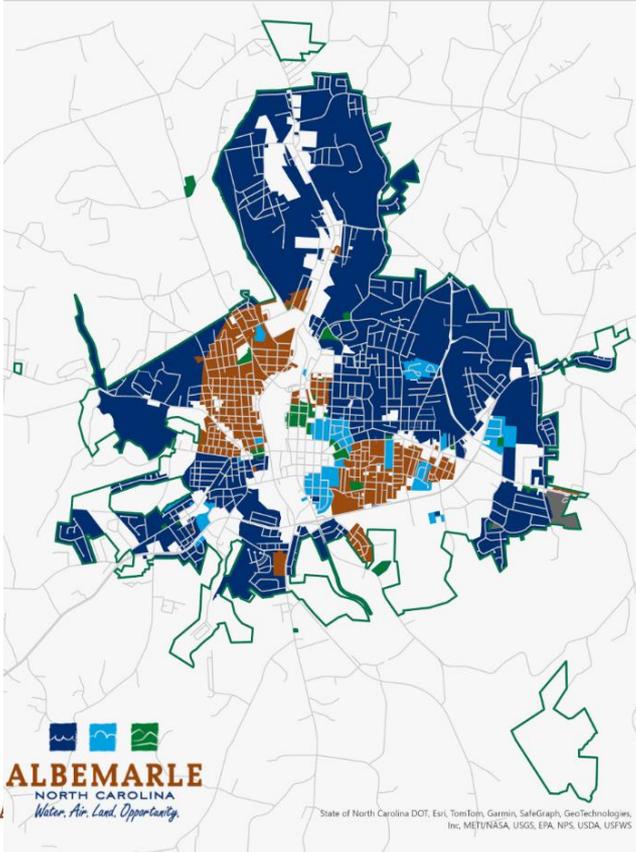
# Existing Conditions: Density, Land Value, and Services



- 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



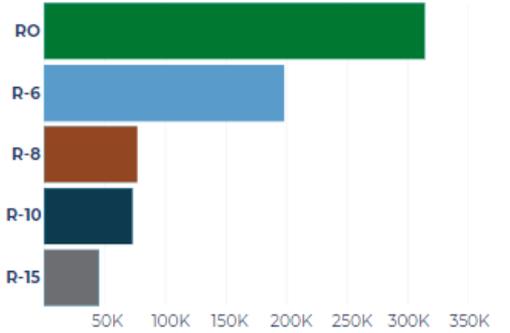
## CITY OF ALBEMARLE Comprehensive Land Use Plan

### MINIMUM LOT SIZE PER UNIT (SQ FT)

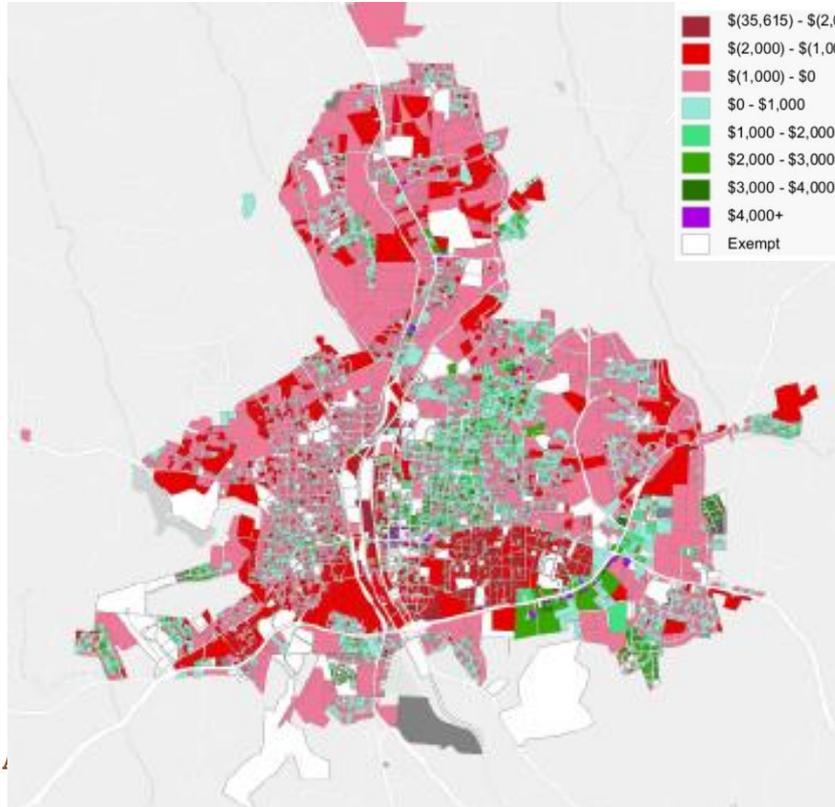
Zoning District	Single Family Detached	Duplex	Single Family Attached	Multi-family	Mixed-Use
RO	6k	4.5k	3k	1.5k	1.5k
R-6	6k	4.5k	3k	1.5k	-
R-8	8k	6k	4k	-	-
R-10	10k	7.5k	-	-	-
R-15	15k	-	-	-	-

\*Data from Albemarle City Tax Parcels

### LAND VALUE PER ACRE BY ZONING



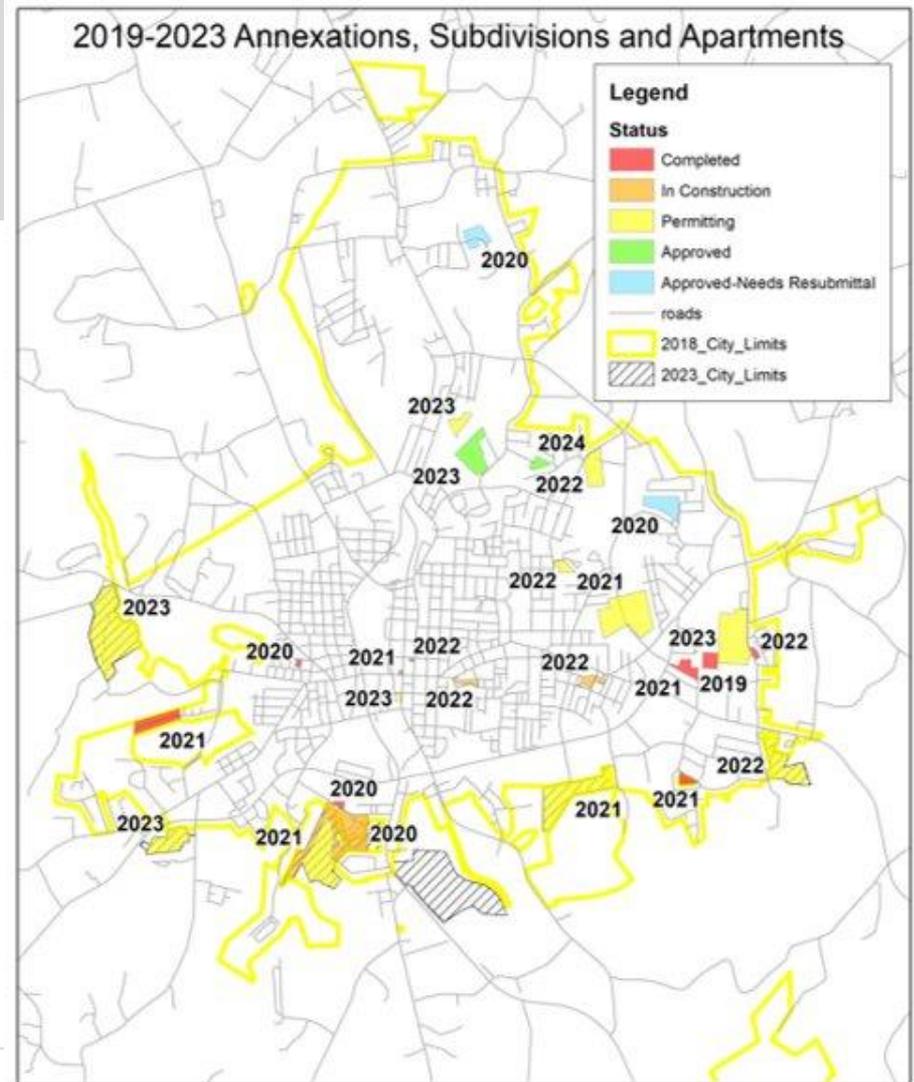
# Existing Conditions: Density, Land Value, and Service



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

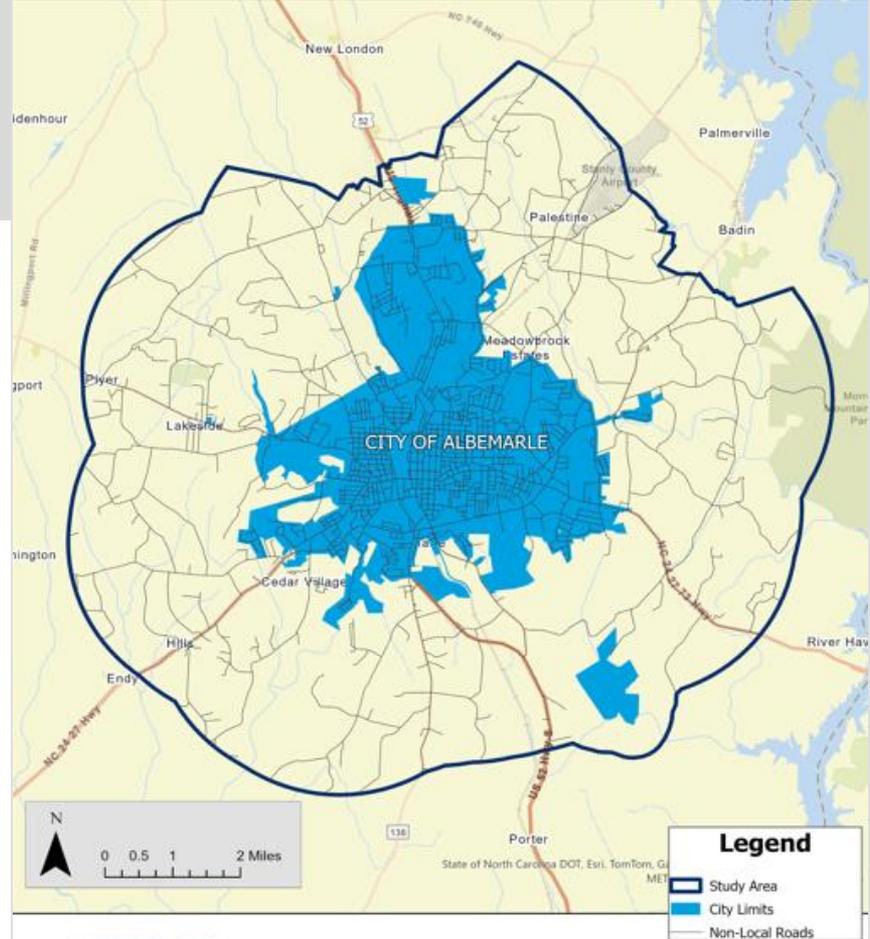
# Existing Conditions: Future Development

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

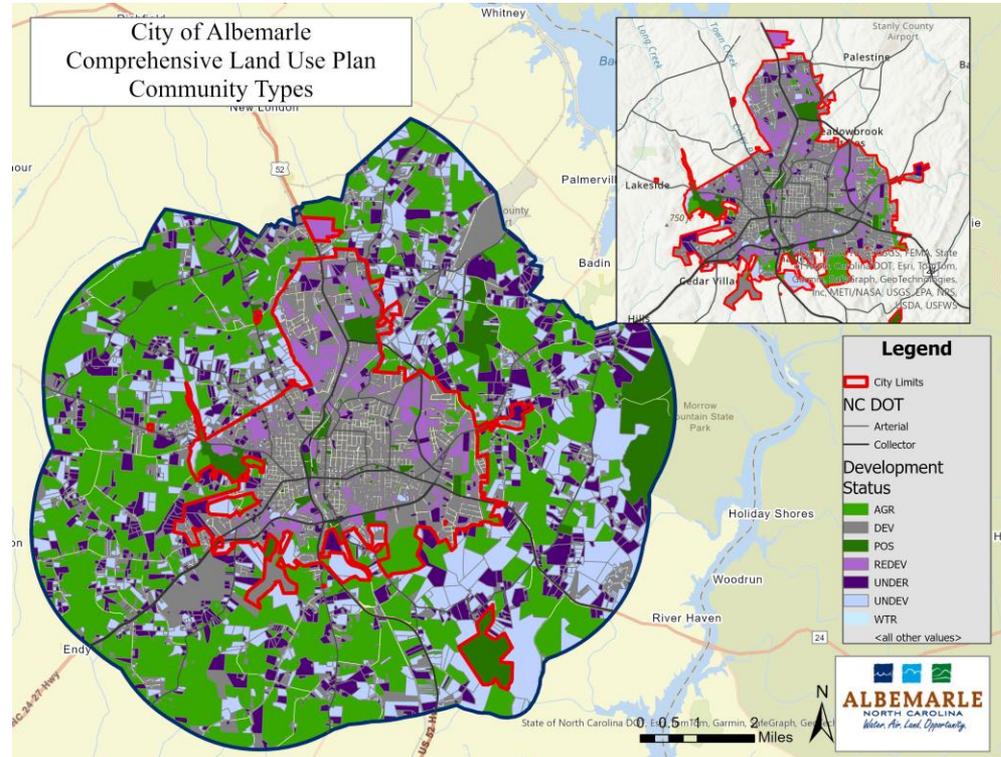
**Study Area**  
Blue = City Limits



# Existing Conditions - Maps

## Development Status

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

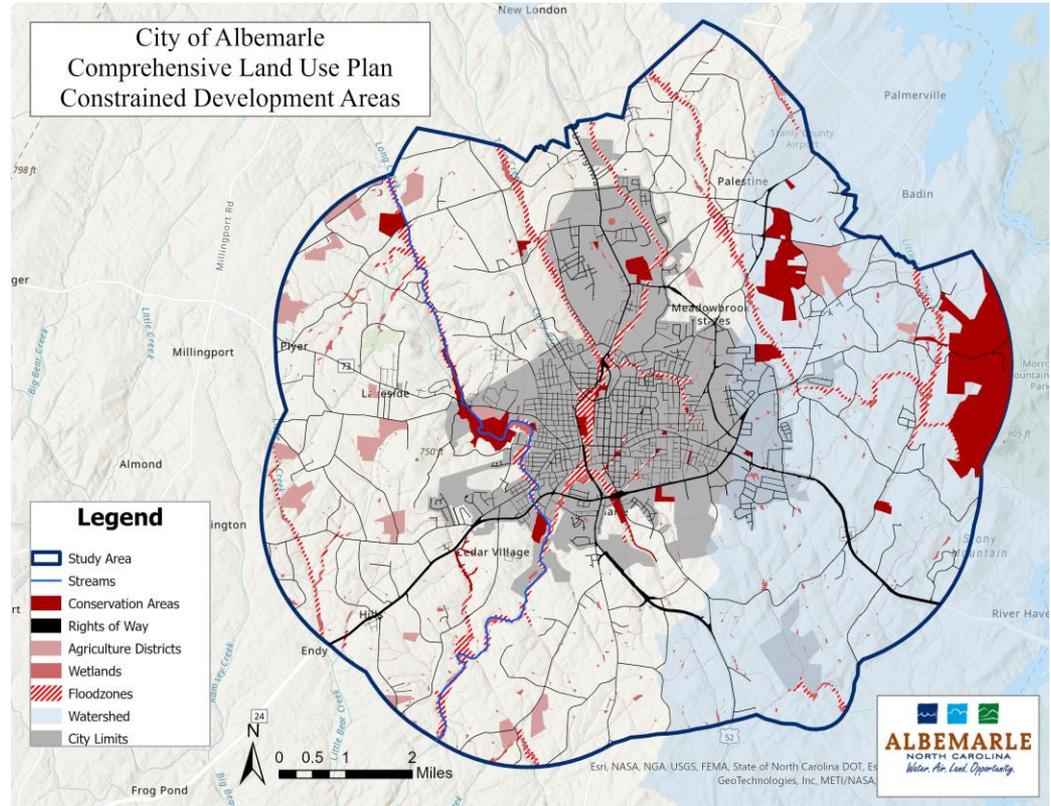


# Existing Conditions - Maps

## 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



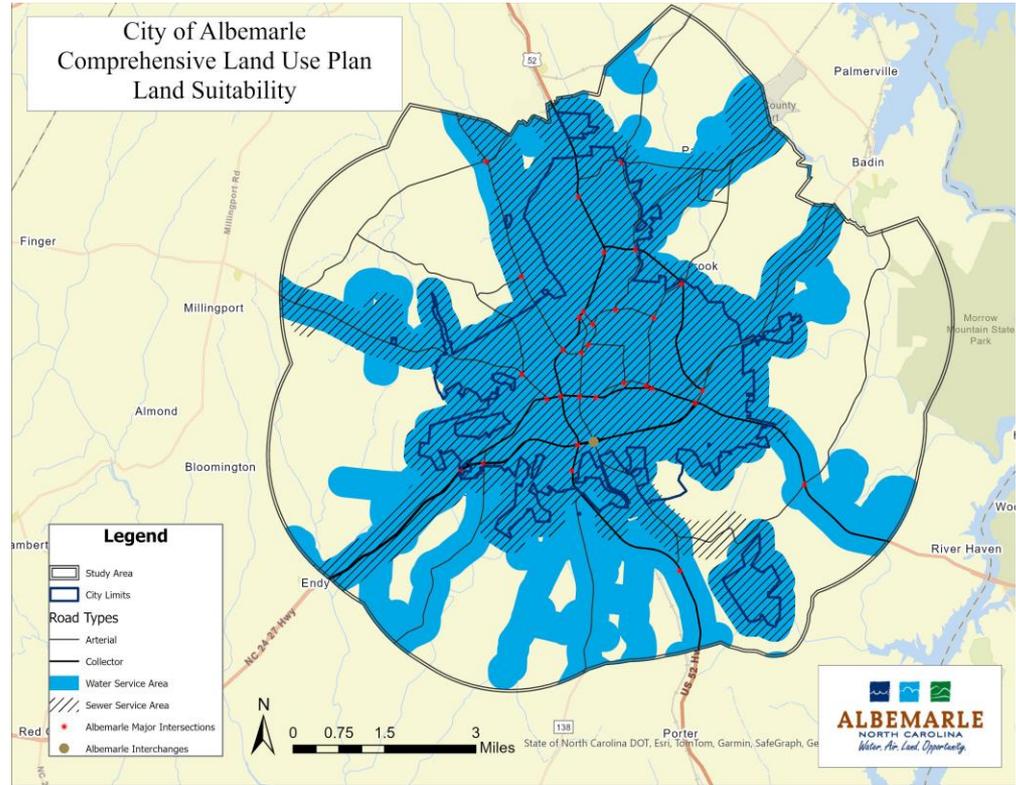
# Existing Conditions - Maps

## 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

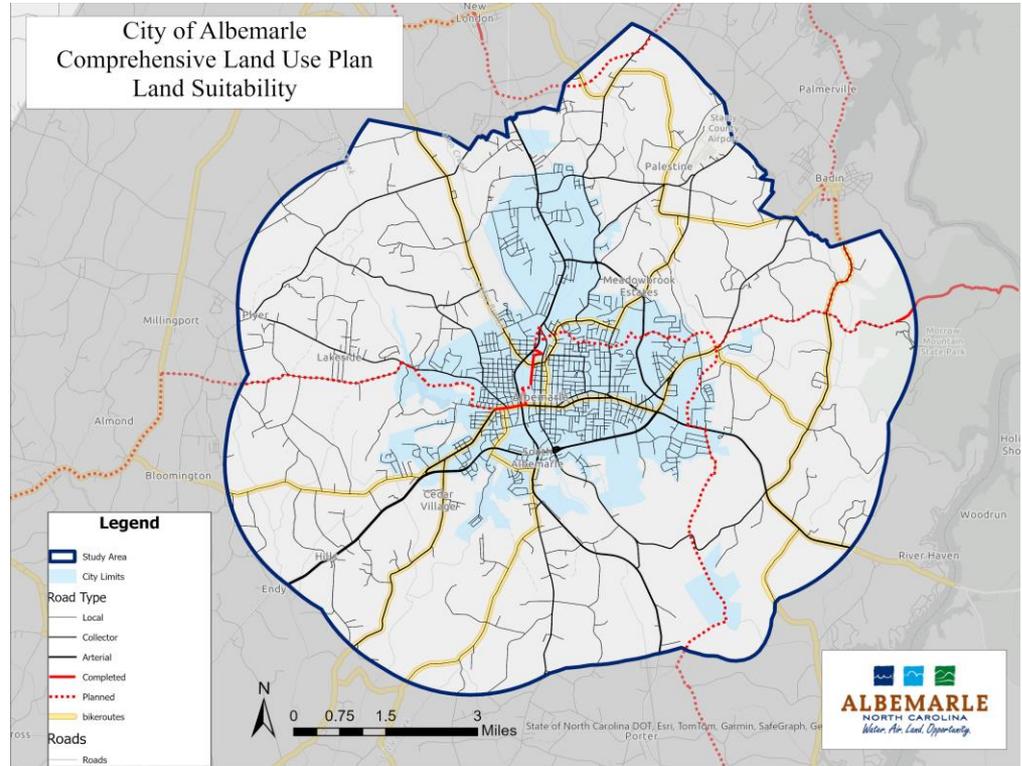


# Existing Conditions: Study Area

## 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

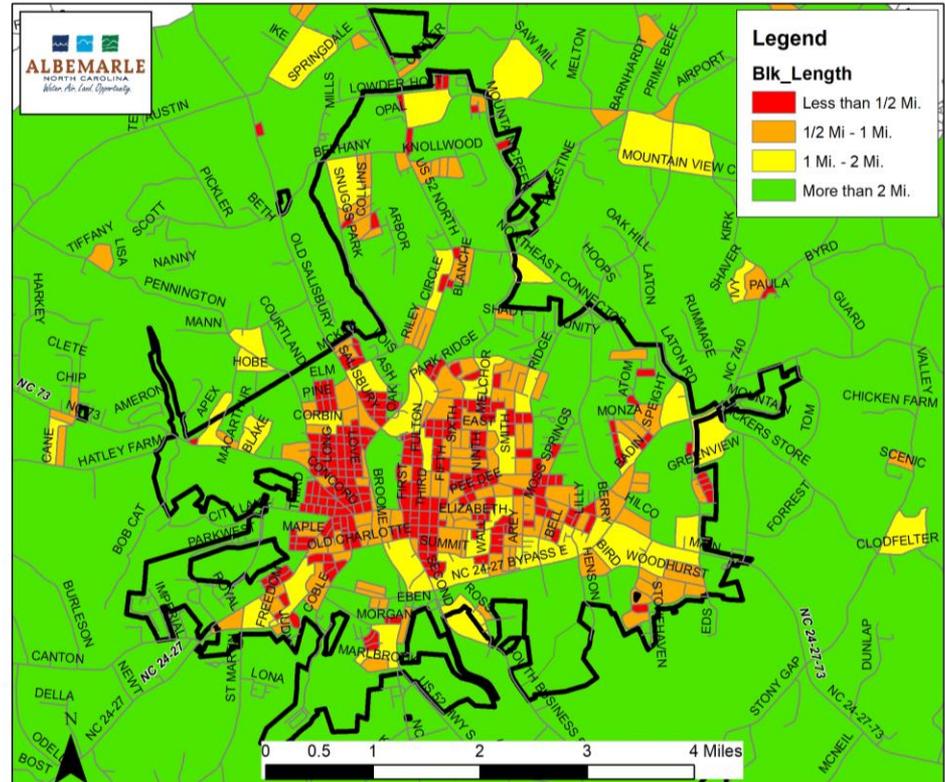


# Existing Conditions: Transportation

## 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.

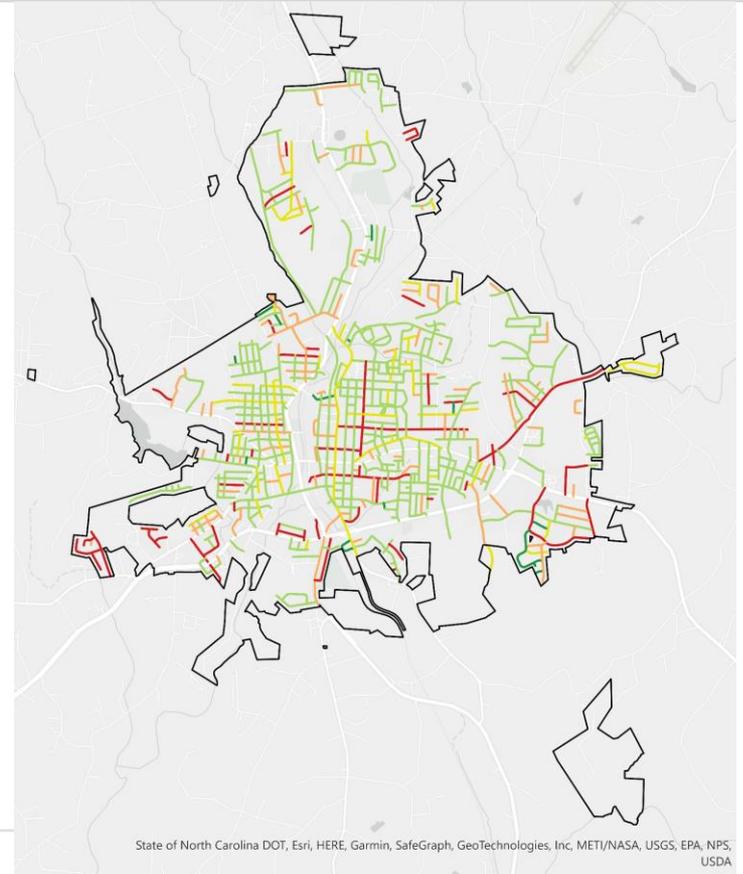
Envision 2045: Albemarle Functional Street Block Size



# 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
<b>Albemarle</b>	<b>16,766</b>	<b>3.1</b>
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.

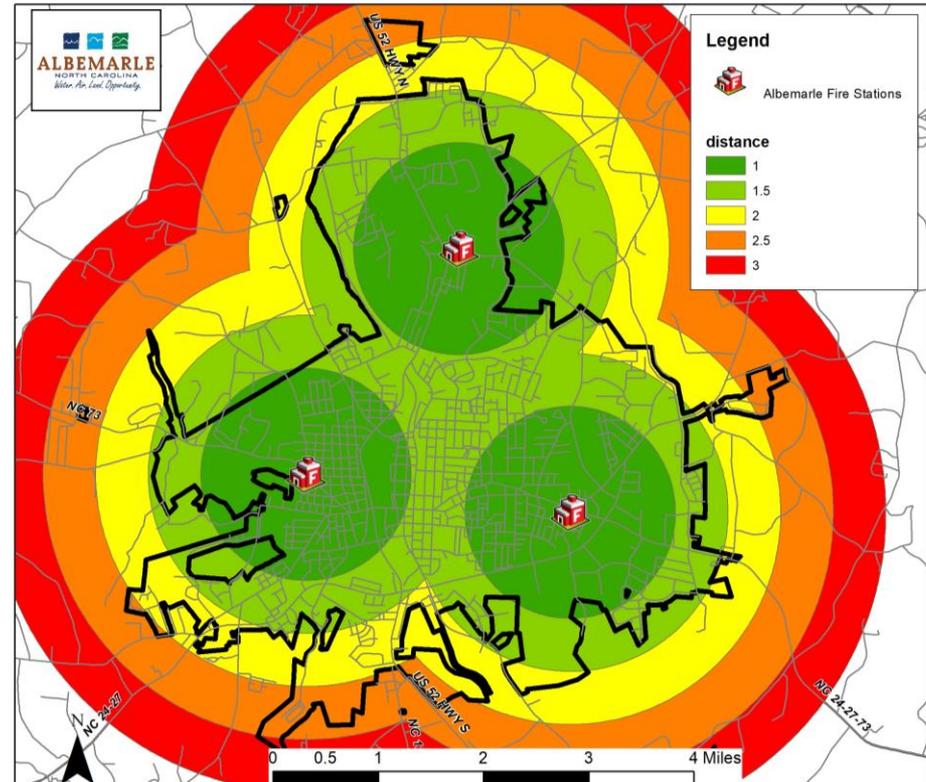


# Existing Conditions: Public Safety

## Fire Stations

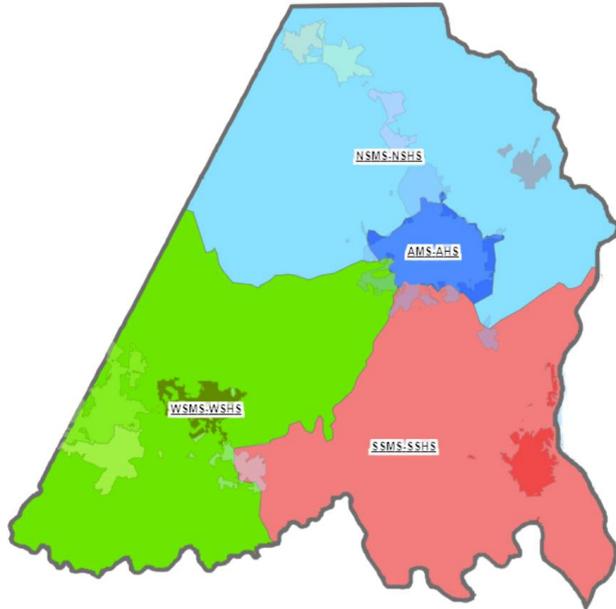
Almost all of the existing city limits, including around 95% of residential units are within a 1.5 mile radius of a fire station currently. Some more recently annexed areas are between 2 and 2.5 miles.

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

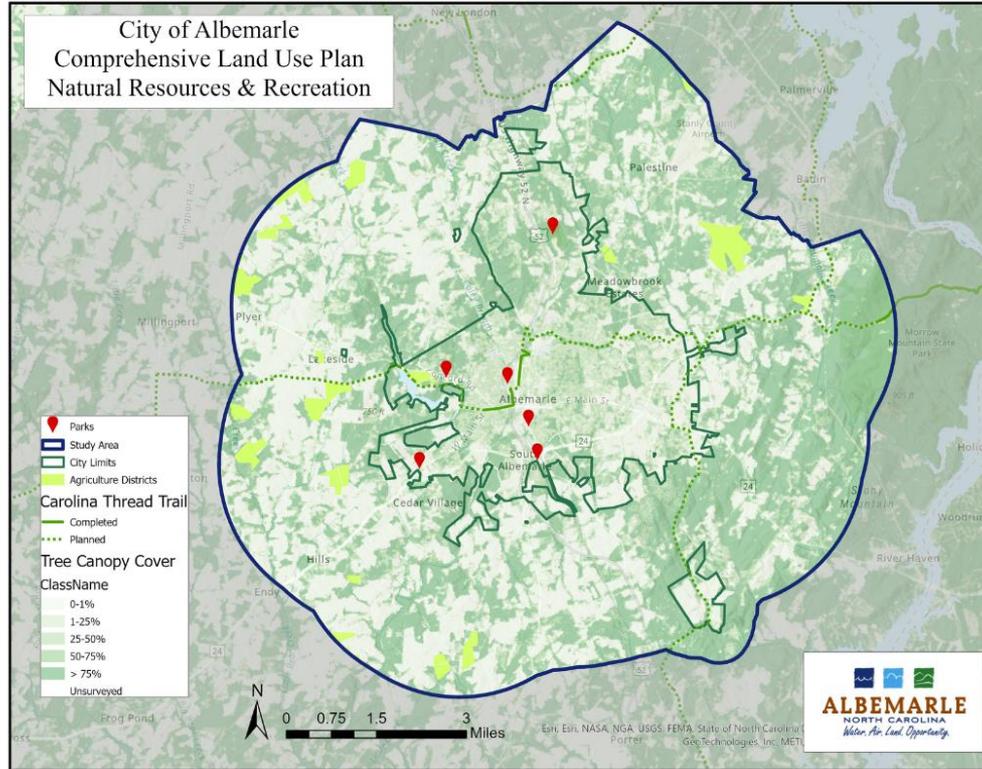
# Existing Conditions: Schools

## 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
Millingport	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

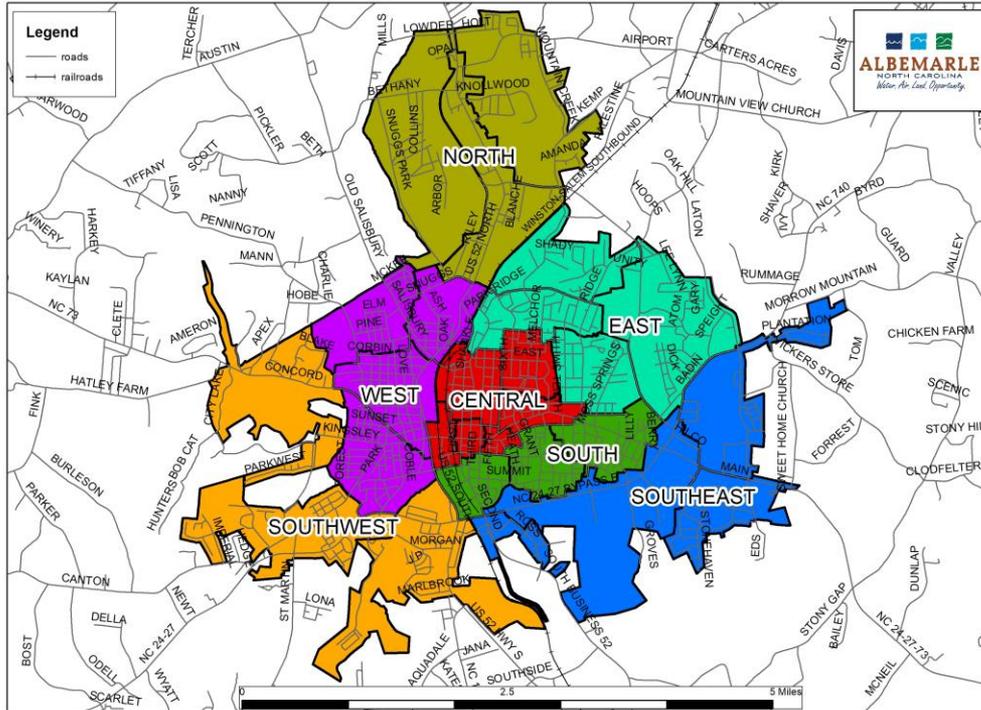
## Land Use

- 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.

# West Albemarle Existing Conditions Overview

# West Albemarle Existing Conditions: Communities Defined

*Envision Albemarle 2045: Albemarle Communities*



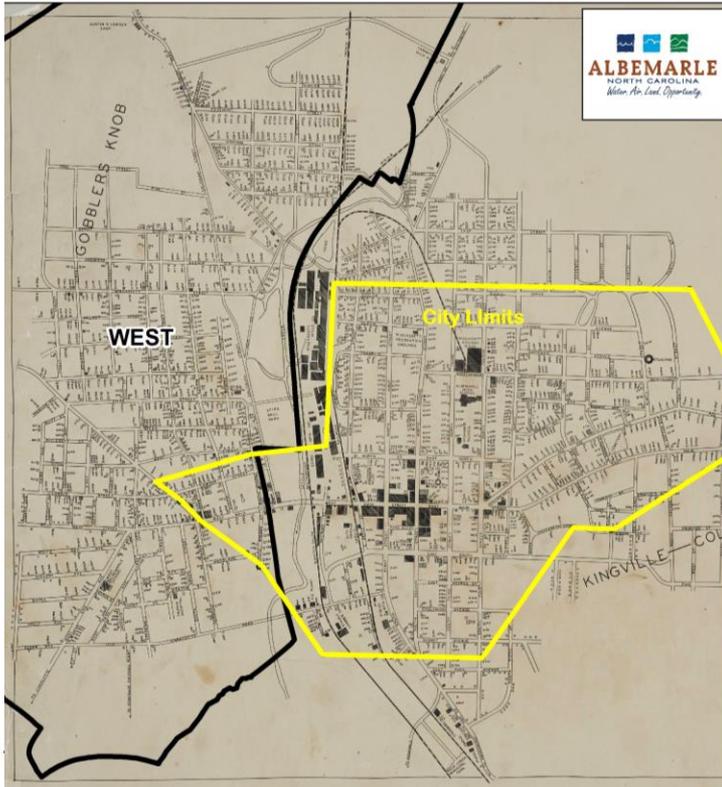
Breaking the City down into individual communities helps the City to plan for the different needs in each area of the City:

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

# West Albemarle Existing Conditions: Communities Defined

*Envision Albemarle 2045:*

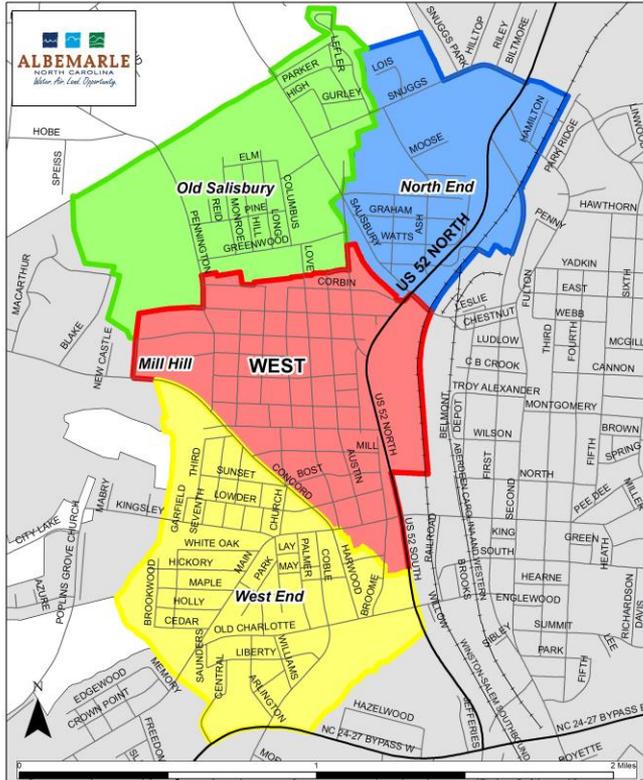
*West Albemarle in Relation to Older City (1942)*



The West Albemarle community consists of primarily early subdivisions developed immediately outside of the City by the mills for employees in the early 1900's through the 1930's and 1940's and annexed in the 1950's and 60's. The area was separated from downtown early on by Little Long Creek and the railroad and the later by the construction and expansion of Hwy 52. While the area functioned as an early suburb, separate from incorporated Albemarle, its residents shopped and worked in and were an integral part of the larger area known as Albemarle.

# West Albemarle Existing Conditions: Neighborhoods

Envision Albemarle 2045: West Albemarle w. Neighborhoods



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

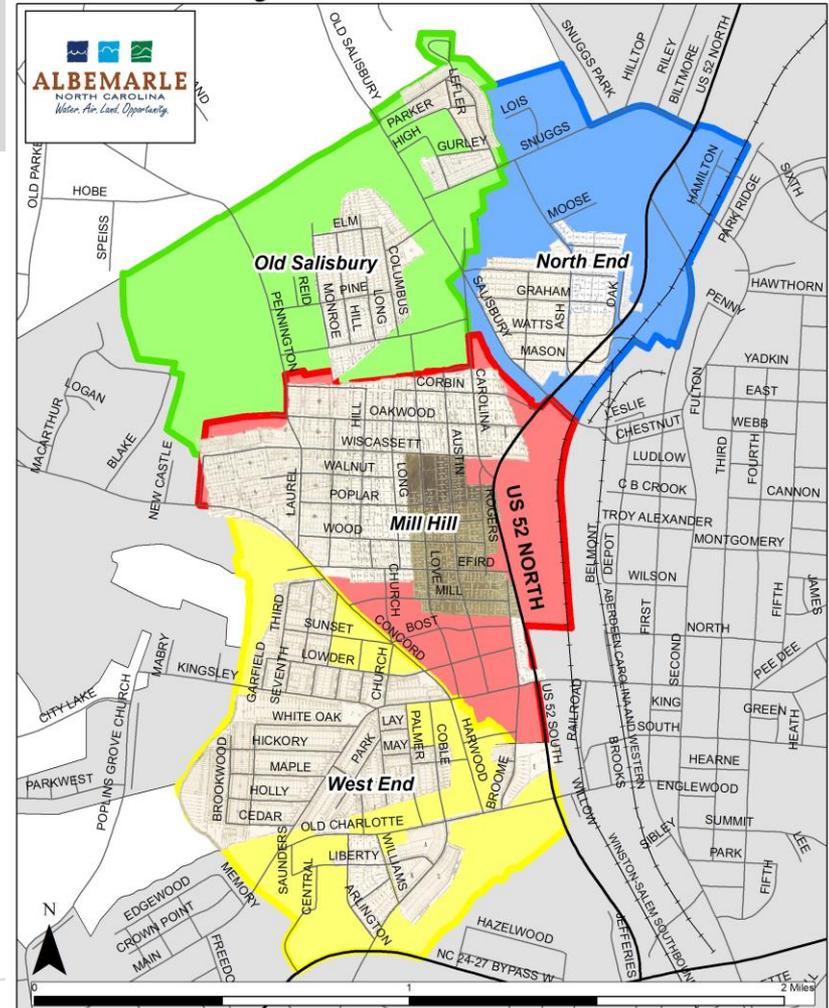
Including them helps us to be more detailed in our long range planning and help with neighborhood based planning in the future that addresses smaller scale, individual projects.

# West 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.

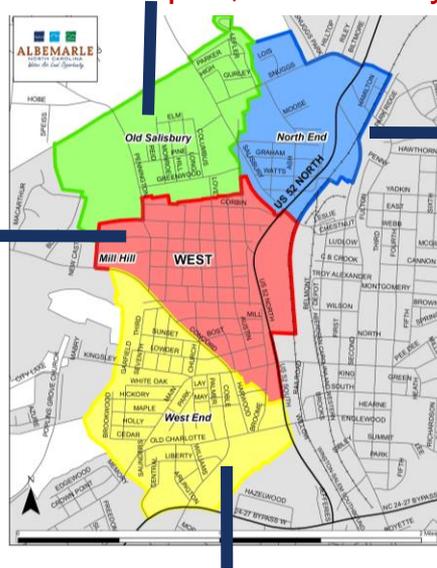
Envision Albemarle 2045: West Albemarle  
Neighborhoods w. Subdivisions



# West Albemarle Existing Conditions: Neighborhoods

Old Salisbury is the newest of the neighborhoods in West Albemarle, but still older. It consists of a handful of smaller subdivisions at the edge of the City limits and is predominantly single-family homes from the 1940's to 1970's, but it has large amounts of undeveloped, residentially zoned land.

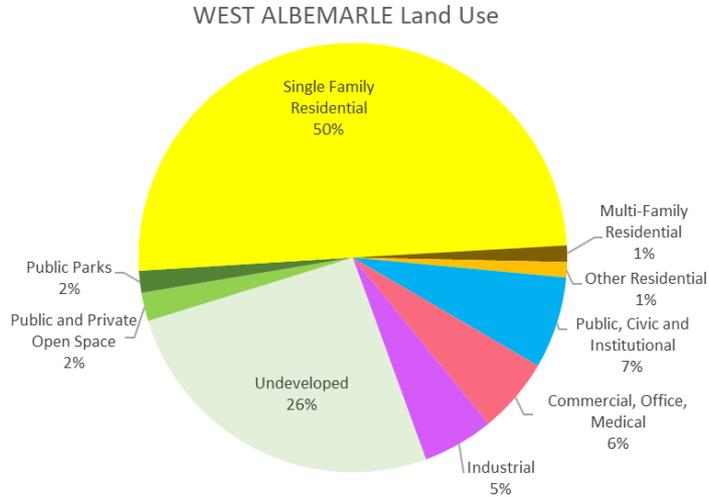
Developed in phases mainly from the 1920's through the 1940's, Mill Hill is the largest contiguous section of mill housing in the City. It is largely built out and contains a substantial amount of older commercial and service uses along its outside corridors as well as Don Montgomery Park.



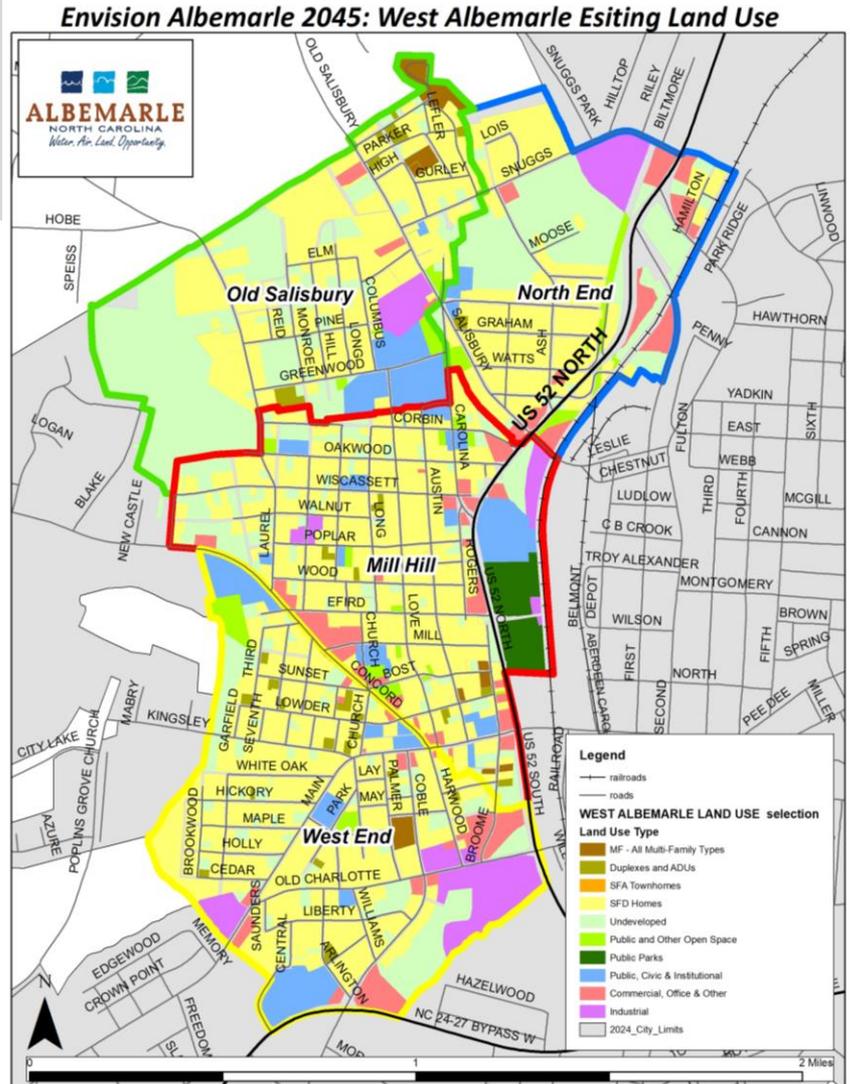
The oldest of the neighborhoods in West Albemarle, North End primarily consists of residential mill properties built in the early 1900's through the 1920's. It still contains some large tracts available for redevelopment and also a good amount of non-residential uses, including industrial.

West End consists primarily of one of the largest early suburbs in Albemarle. Subdivided in 4 phases in the 1920's and developed from the late 1920's through the 1950's, the neighborhood is largely built-out as residential with some commercial and community uses and only smaller tracts available for redevelopment.

# West Albemarle Existing Conditions: Land Use

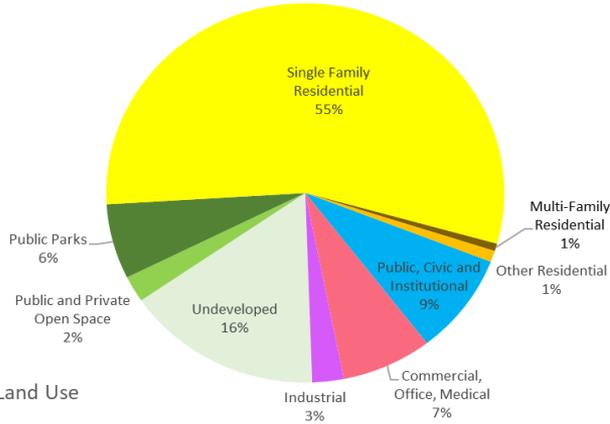


Over half of West Albemarle is single family with over a quarter undeveloped. The rest is non-residential and park space. The most common type of other residential is duplexes and small apartments.

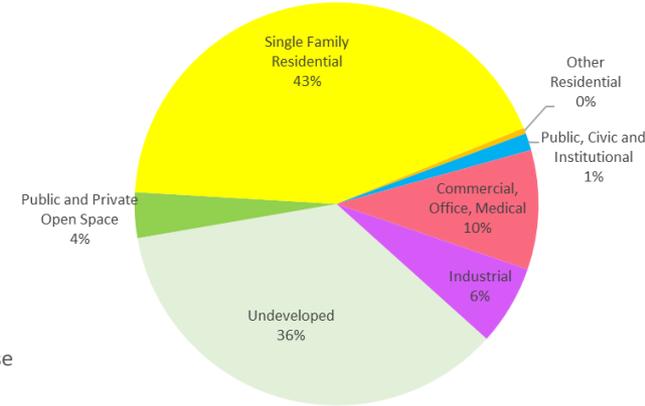


# West Albemarle Existing Conditions: Land Use

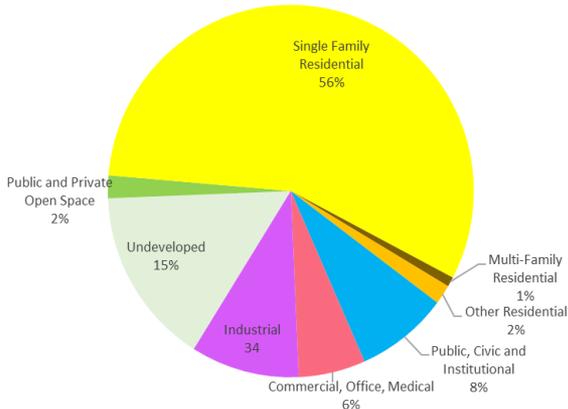
Mill Hill Existing Land Use



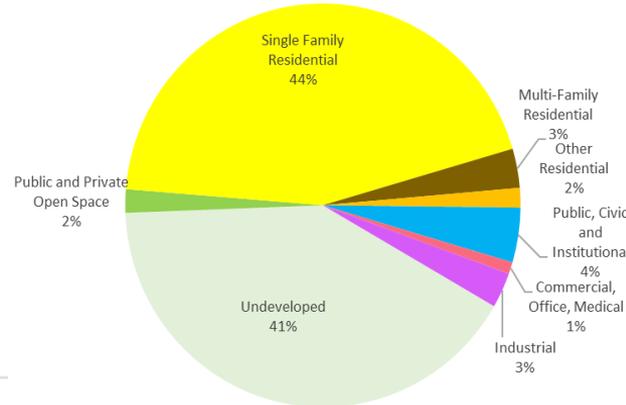
North End Existing Land Use



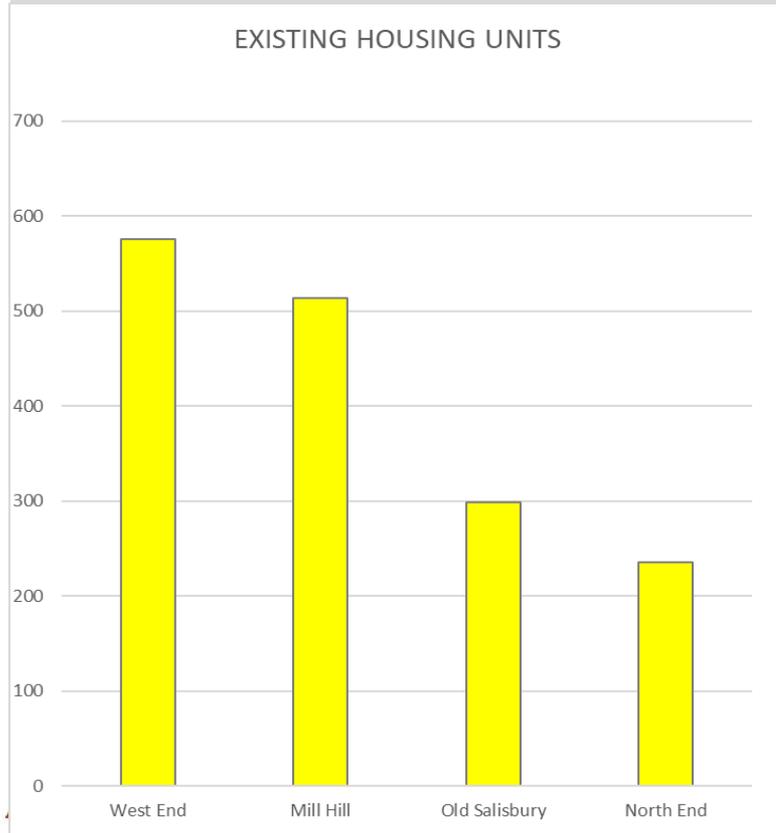
West End Existing Land Use



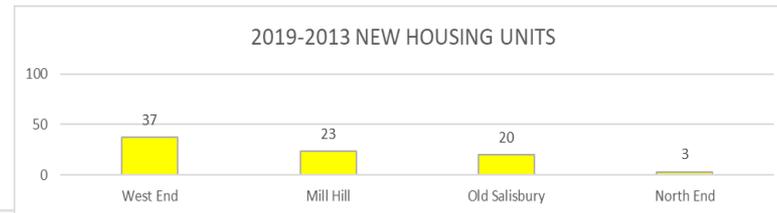
Old Salisbury Existing Land Use



# West Albemarle Existing Conditions: Housing

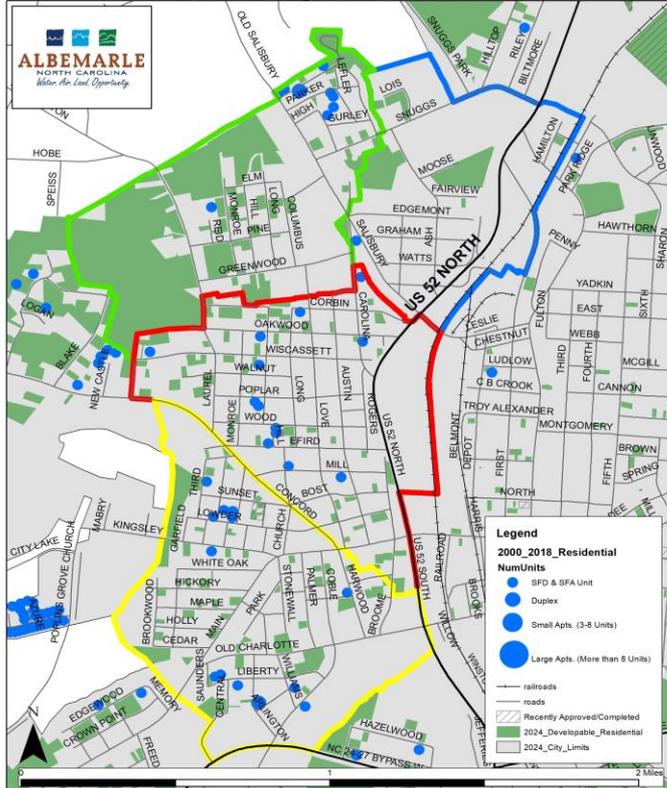


There are approximately 1625 housing units in the North Albemarle making up approximately 20% of all housing units in the City and about 3,600 residents. There have been no major subdivisions completed in the last 5 years, but a moderate amount of infill and redevelopment old lots is helping to revitalize these older neighborhoods.

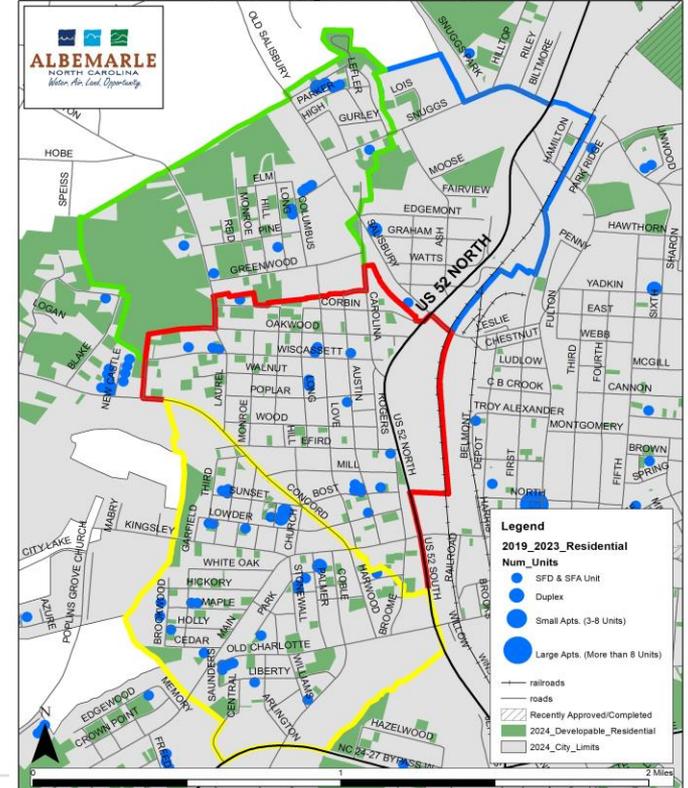


# West Albemarle Existing Conditions: Housing

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



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



## Average Age of Housing:

West End - 1944

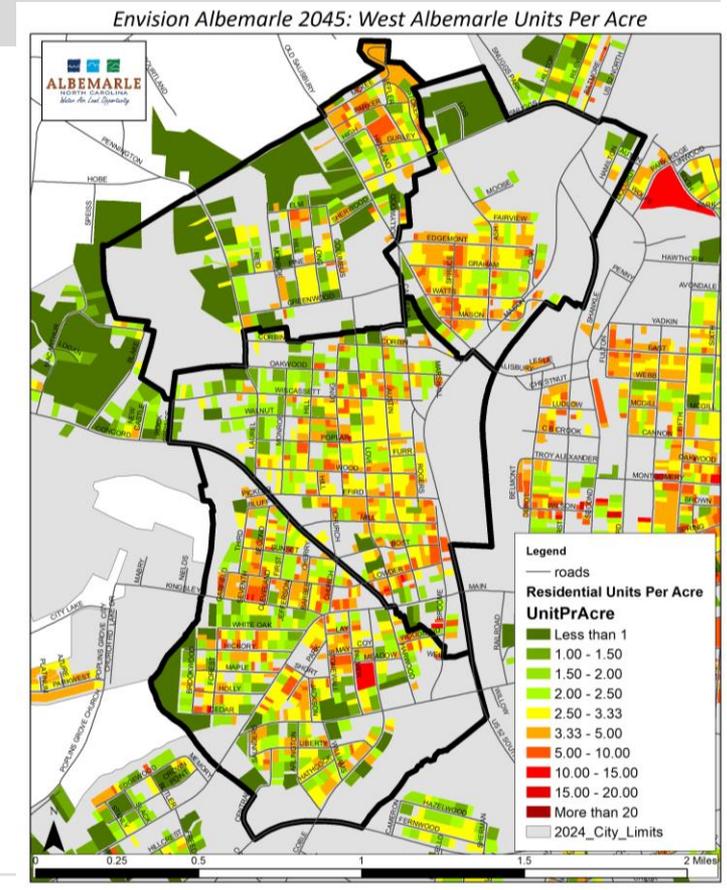
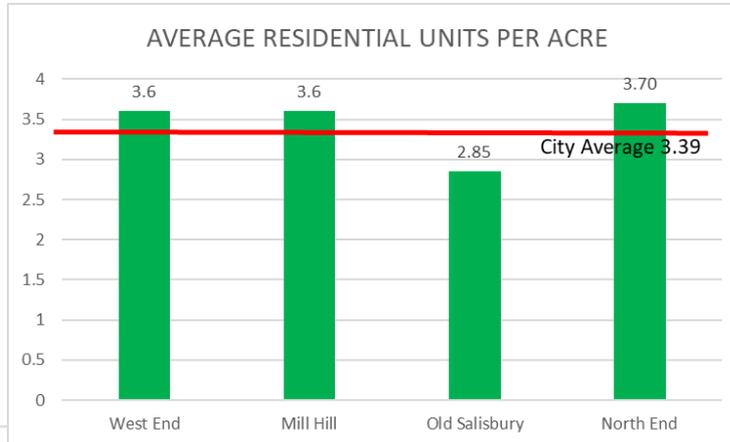
Mill Hill - 1935

Old Salisbury - 1964

North End - 1924

# West Albemarle Existing Conditions: Lot Size & Residential Density

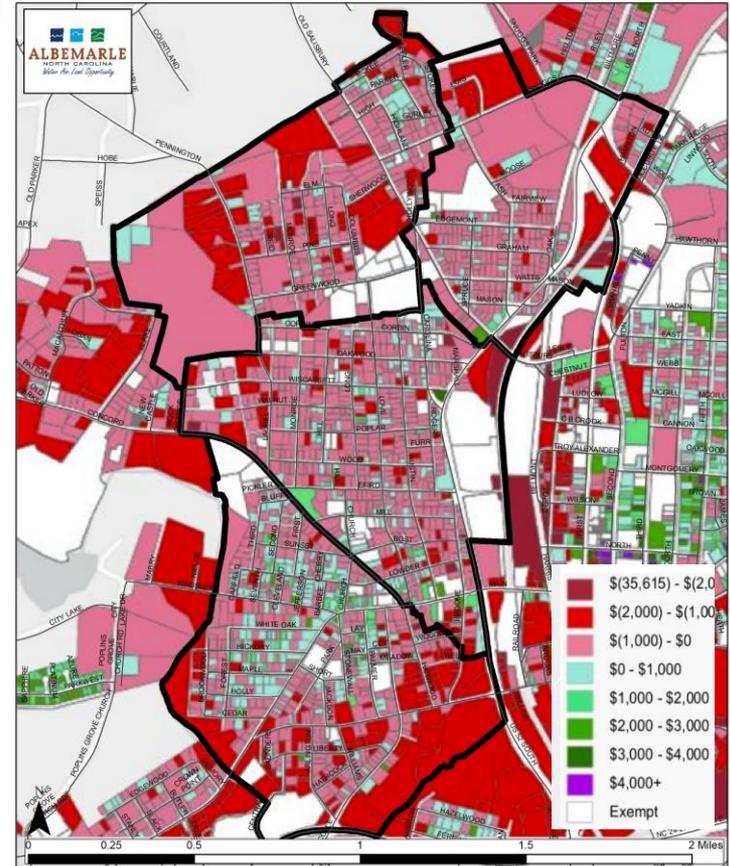
West Albemarle has some of the oldest homes and smallest lot sizes outside of Central and South Albemarle, with the average density being over three units per acre, similar to the Citywide average.



# West Albemarle Existing Conditions: Revenue Per Acre

While lot sizes in West Albemarle are smaller overall, tax revenues are mostly lower, due largely to the lower property values and condition of some properties. This makes long term maintenance and improvements to infrastructure harder, but offers affordable housing and opportunities for reinvestment, which we have been seeing recently.

Envision Albemarle 2045: West Albemarle Tax Revenue Per Acre

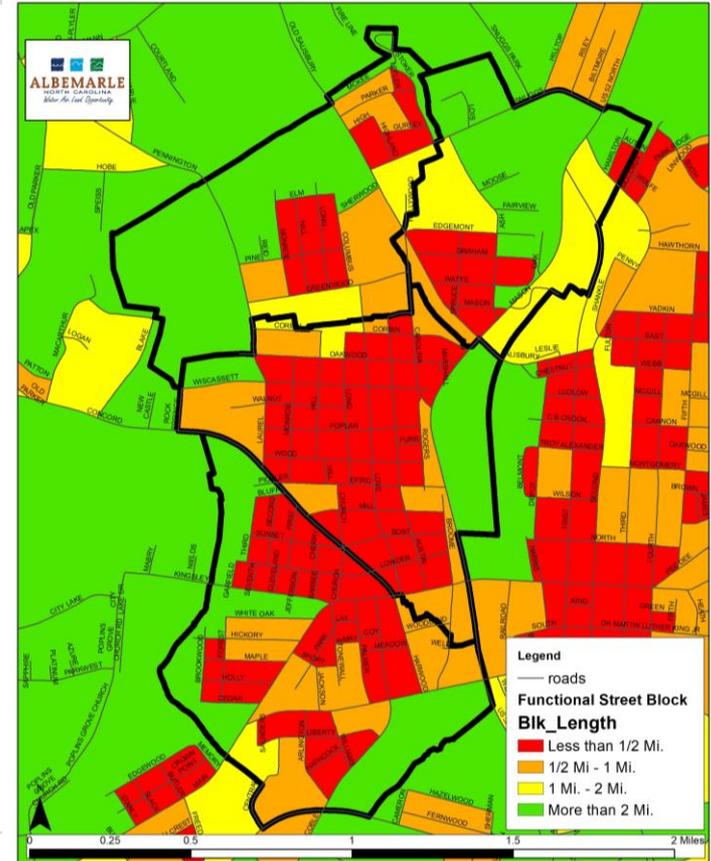


# West Albemarle Existing Conditions: Transportation

## Connectivity

West Albemarle has the most urban street network outside of downtown. The small, gridded blocks of less than ½ mile in size over most of the developed areas provides for high connectivity, shorter trips for residents and easily walkable where sidewalks exist. This development pattern is conducive to new development and redevelopment of the area with fewer impacts on the community.

Envision Albemarle 2045: West Albemarle Street Connectivity

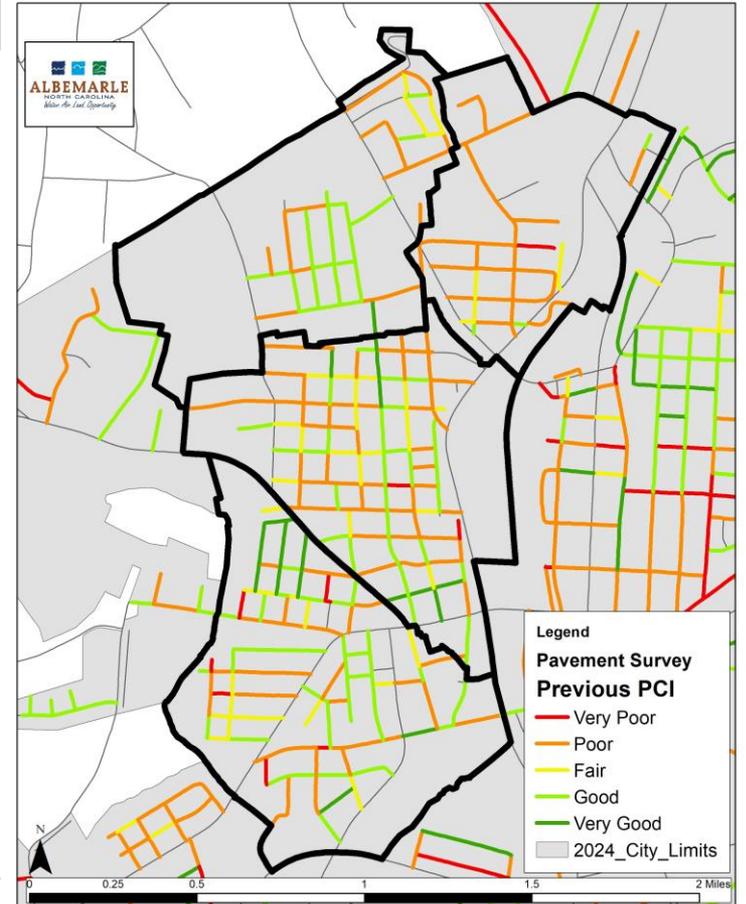


# West Albemarle Existing Conditions: Transportation

## Road Condition

A large number of the local streets in West Albemarle are rated as in poor condition, meaning they will need maintenance and repairs relatively soon. These are some of the oldest street in Albemarle and some are narrow and do not meet modern code also.

Envision Albemarle 2045: West Albemarle Pavement Condition

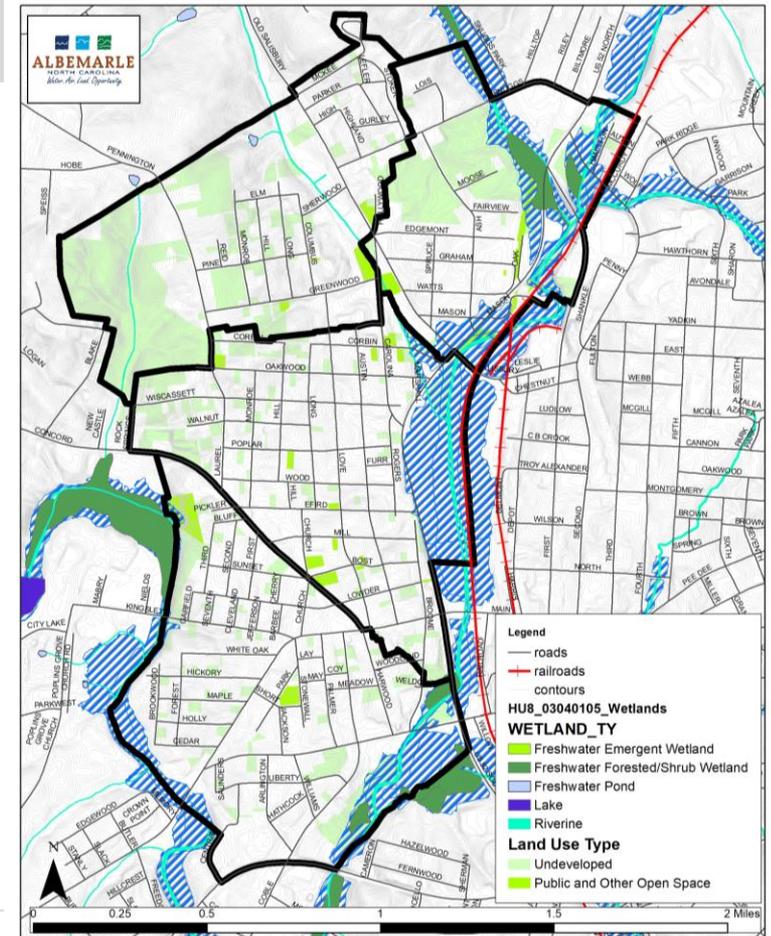


# West Albemarle Existing Conditions: Environment

## Development Constraints

West Albemarle is largely built out, but it has a moderate amount of undeveloped still available in Old Salisbury and North End neighborhoods. Much of this has steeper slopes or contains floodplain and wetlands near the edges of the community, but a large percentage of it has minimal constraints and can be developed.

Envision Albemarle 2045: West Albemarle Development Constraints



# What is the Data Telling Us about this community?

## Population

- West Albemarle is mature older community that is relatively urban in nature.
- Population has grown slowly here, but has seen moderate infill and redevelopment recently, adding new residents.

## Housing

- Housing is above average age and much is below average condition.
- Housing is below average price.

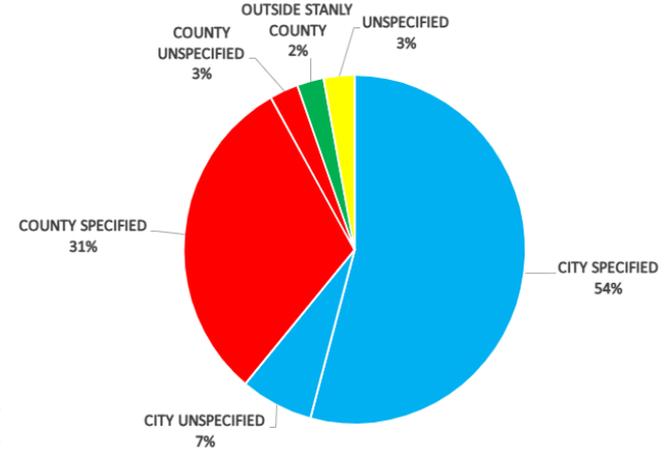
## Land Use

- West Albemarle is largely single family and built out with each older neighborhood having small sections of commercial and industrial to serve them.
- There is a moderate amount of underdeveloped land and this community includes a large public park.
- Demand for new development and housing has been 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 West Albemarle so far, except for West End and Mill Hill.

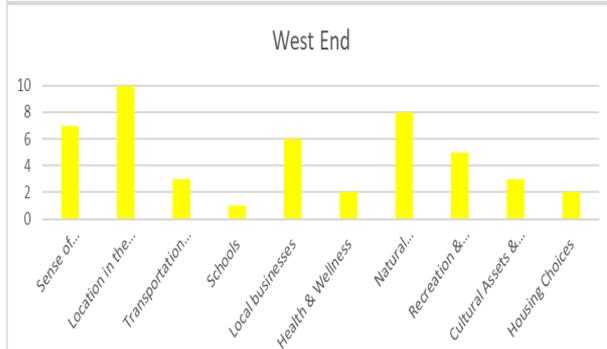
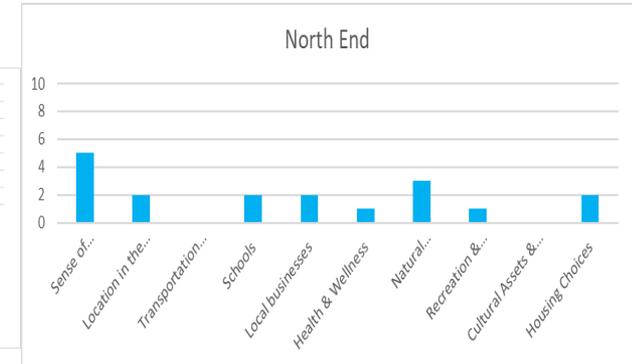
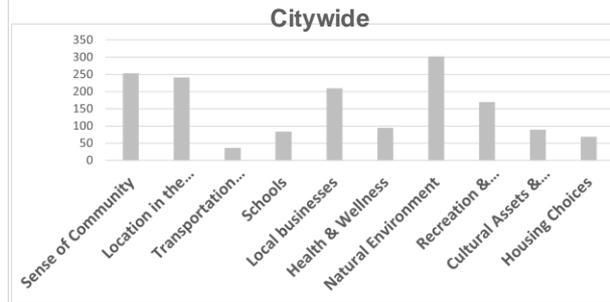
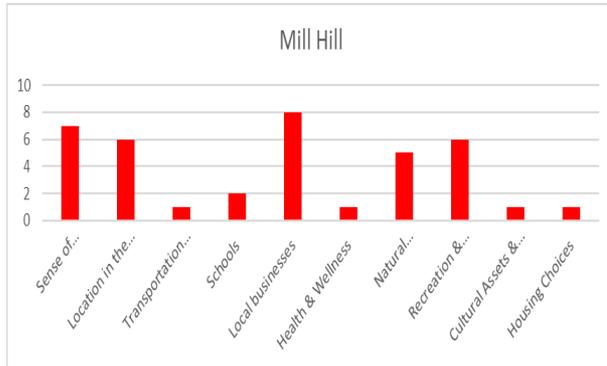


### Survey Responses By Neighborhood

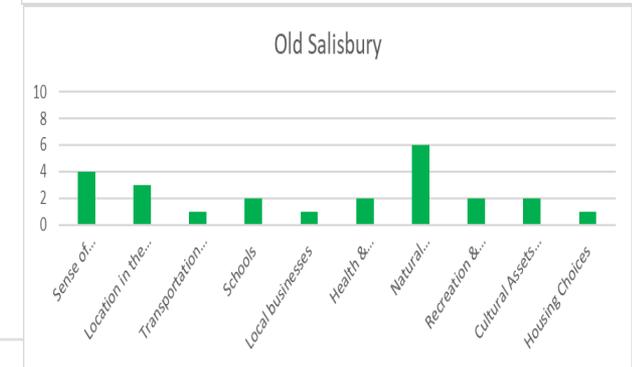


# What We Are Hearing in This Community?

## 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. Local Business was the strongest response Mill Hill**

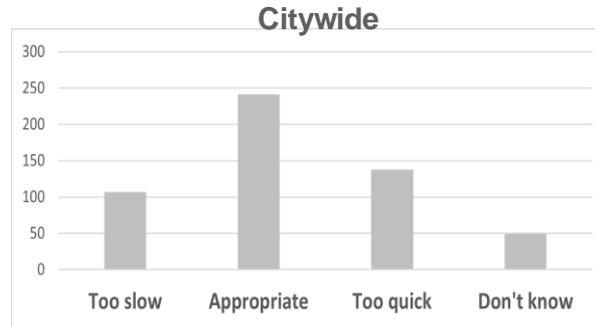
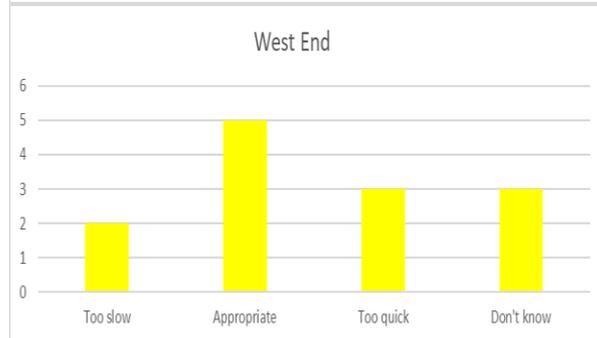
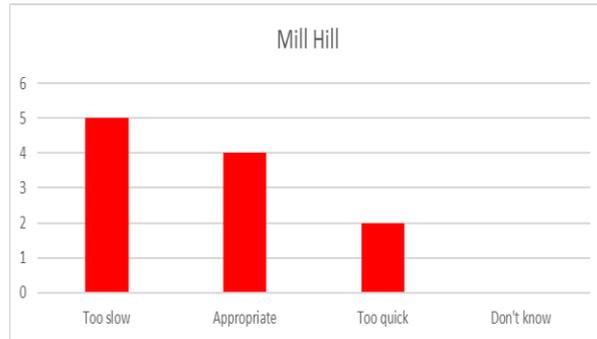




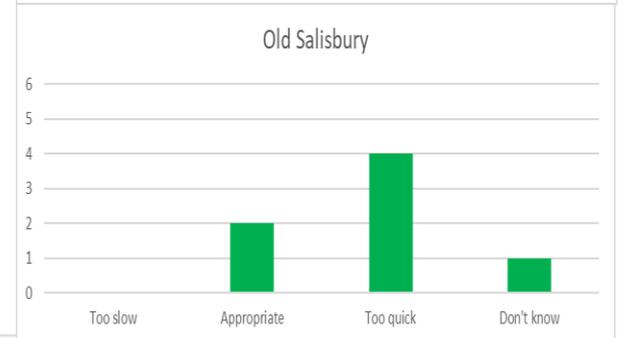
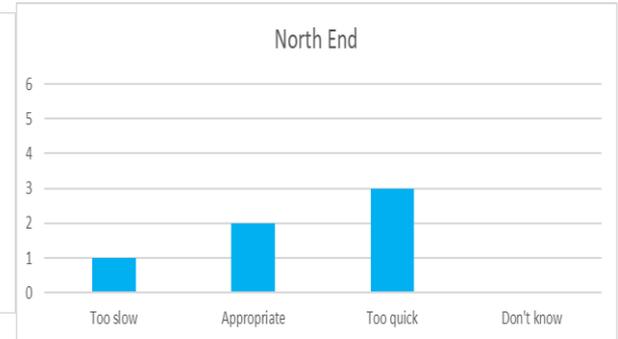


# What We Are Hearing in This Community?

The pace of growth in Albemarle has been?

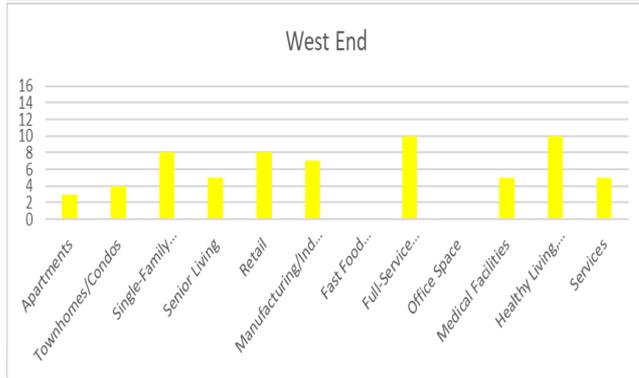
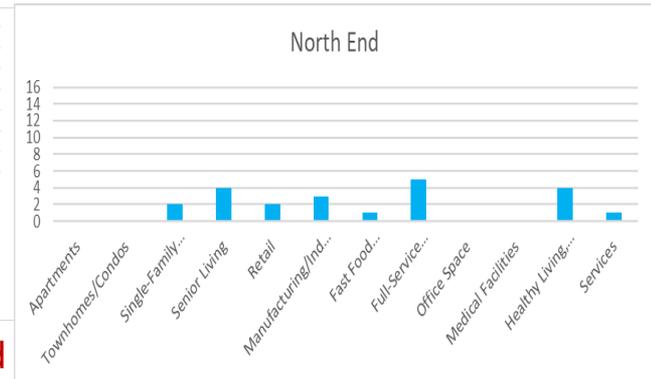
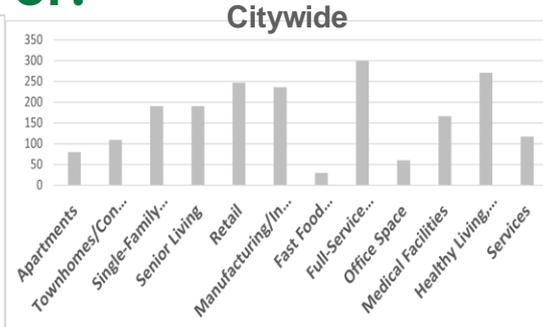
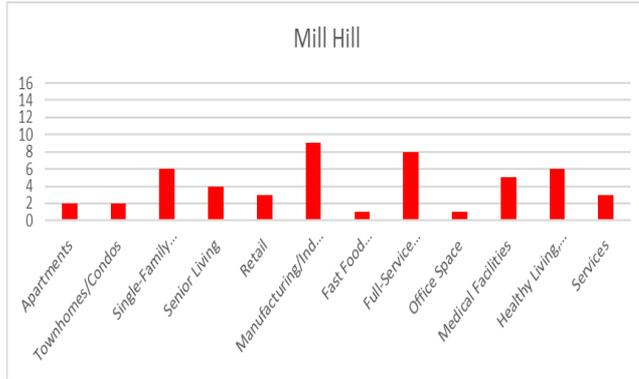


Overall the average response Citywide is that pace of growth has been Slow to Appropriate. West End and Mill Hill responses were more in line with this while Old Salisbury and North End leaned more towards Too Quick.

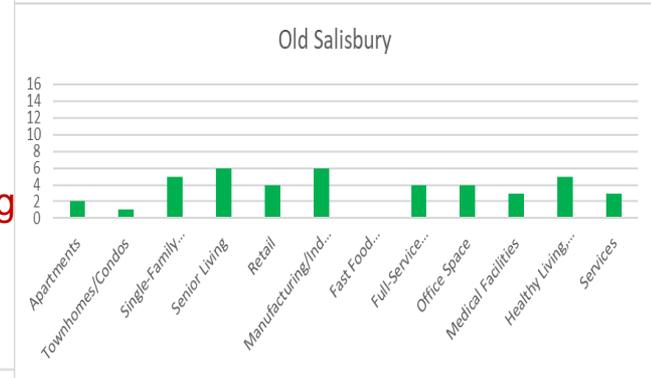


# What We Are Hearing in This Community?

## What do we need more of?

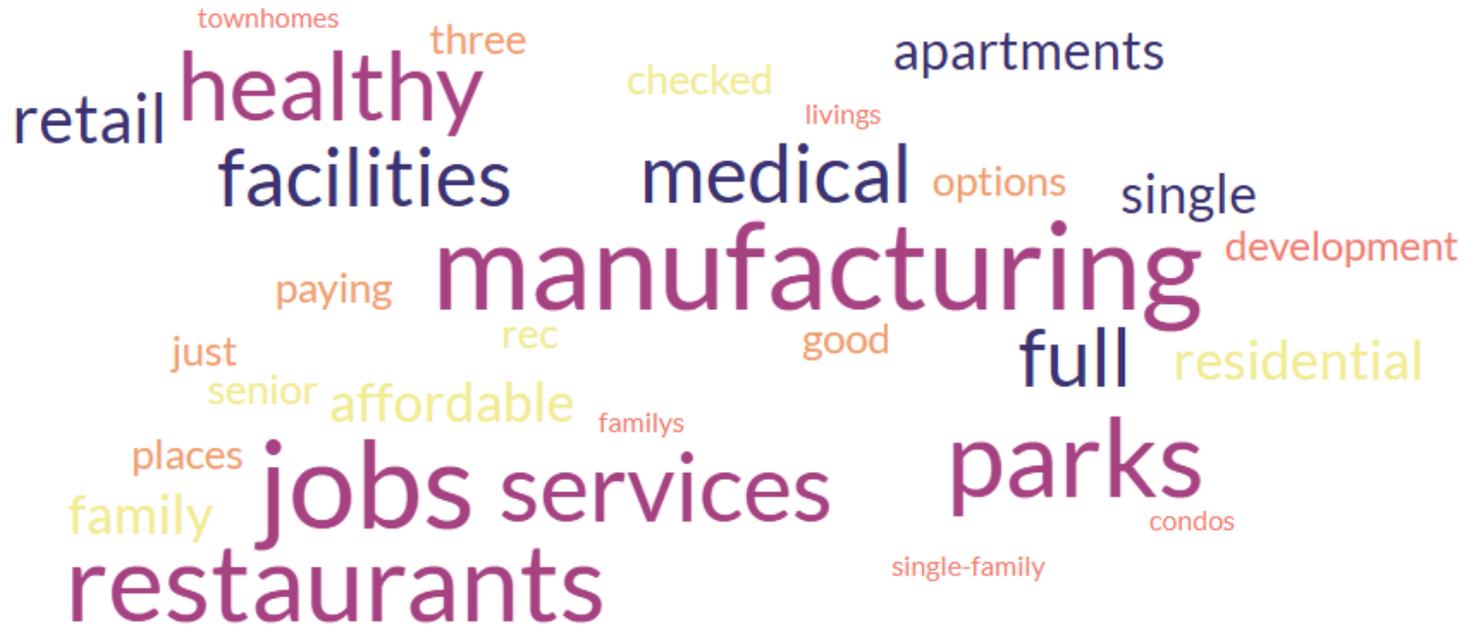


West Albemarle mostly followed Citywide responses, with some small difference by neighborhood. Across the board Full Service Restaurants, Manufacturing and Senior Living were all top responses. Unlike other communities West Albemarle also rated single family housing highly.



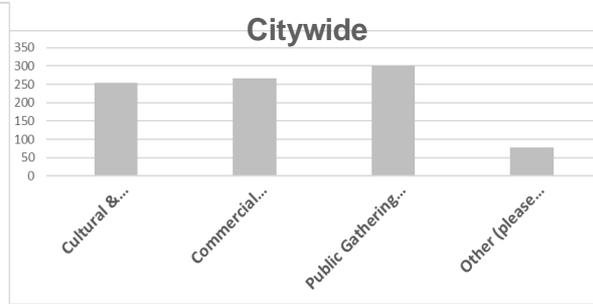
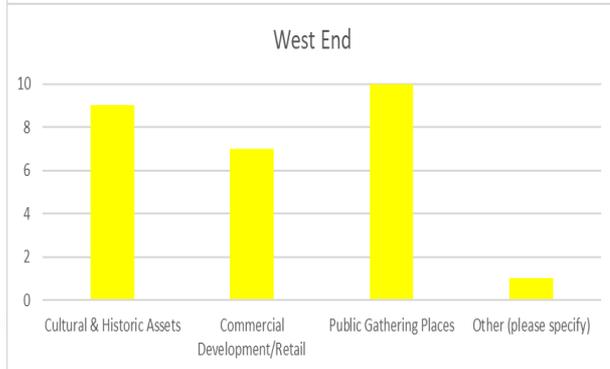
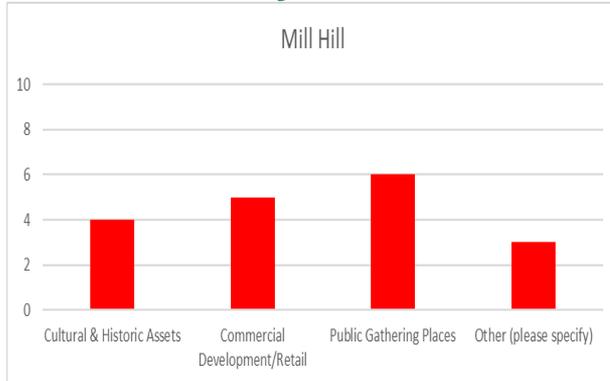
# What We Are Hearing in This Community?

What 3 things are most important to you?

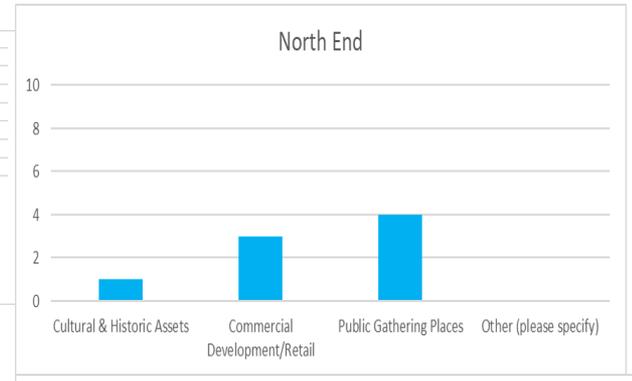


# What We Are Hearing in This Community?

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

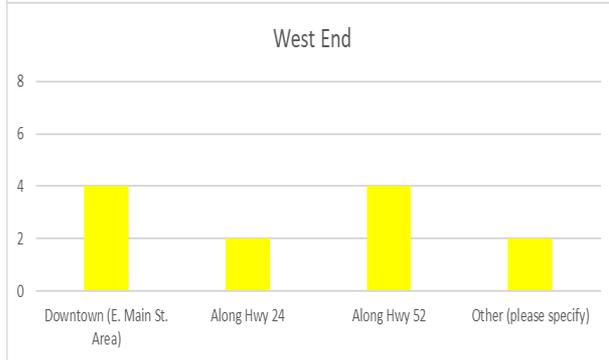
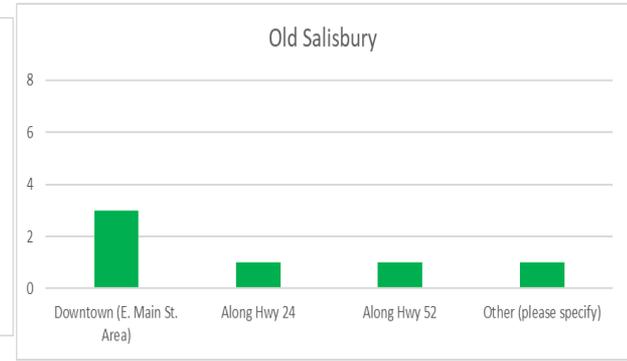
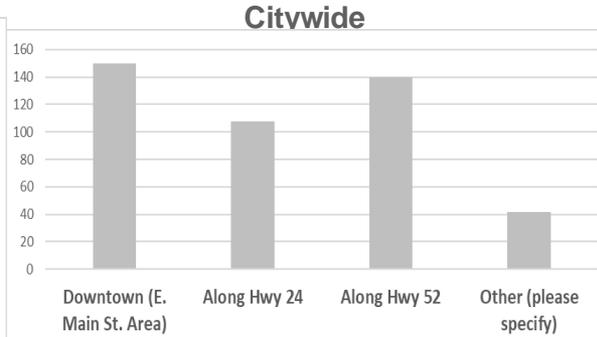
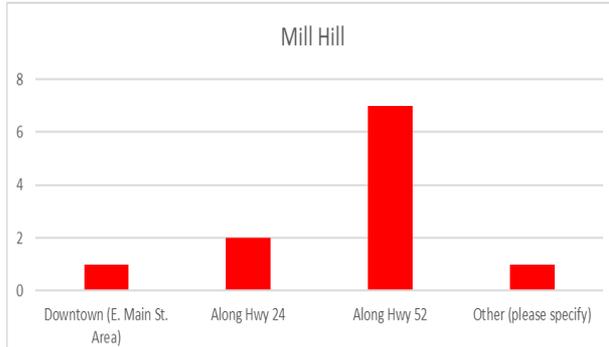


West Albemarle respondents largely agreed with the Citywide responses that downtown should have a mix of purposes with a slight emphasis on Public Gatherings spaces. West placed slightly more emphasis on Cultural and Historic Assets.

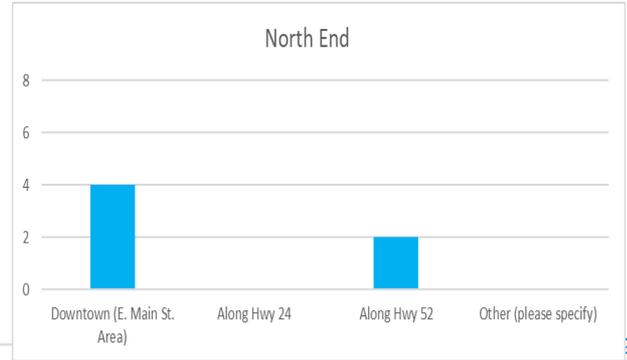


# What We Are Hearing in This Community?

Where should most future commercial and retail occur in Albemarle?

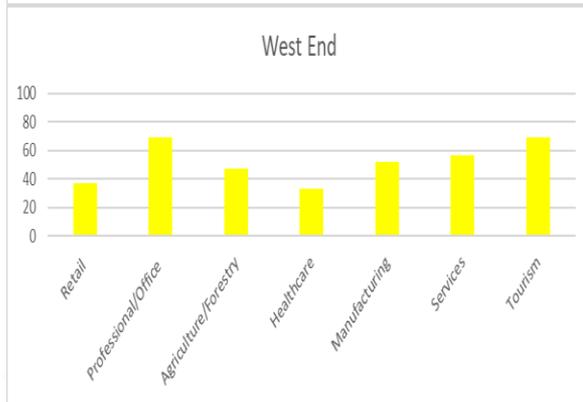
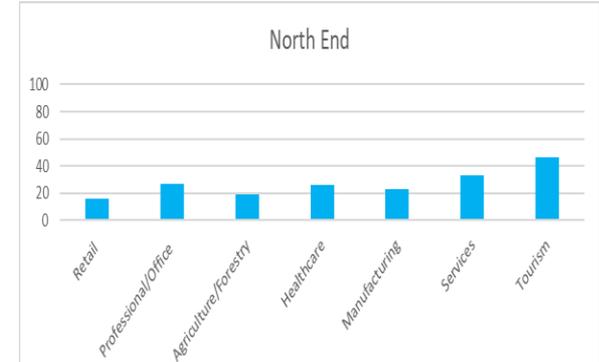
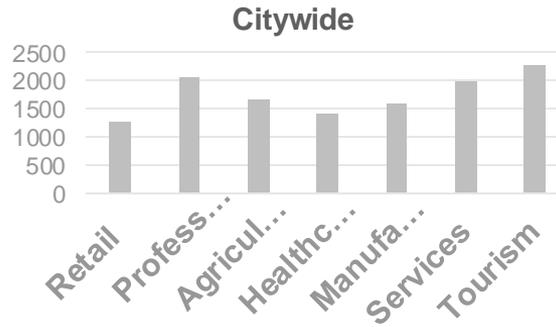
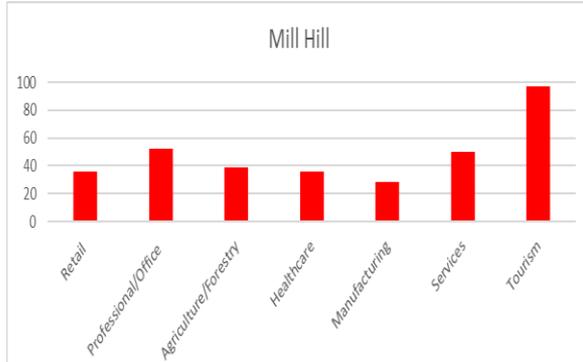


West Albemarle largely follows the Citywide response of more new commercial along Hwy 52 and in downtown and less on 24-27. Old Salisbury and Mill Hill both strongly favor one over the other. Does proximity play a role?

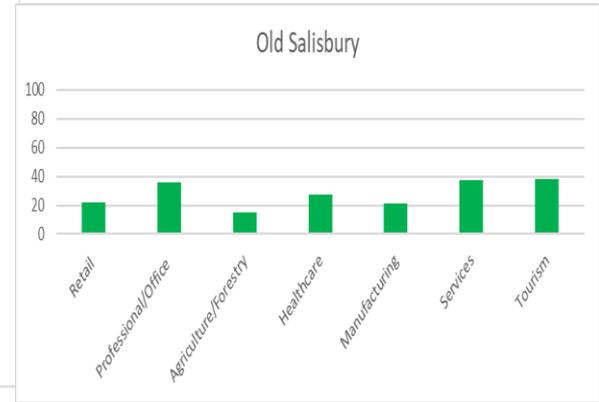


# What We Are Hearing in This Community?

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

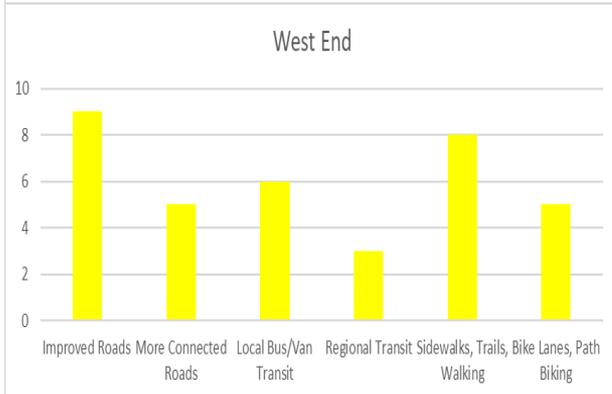
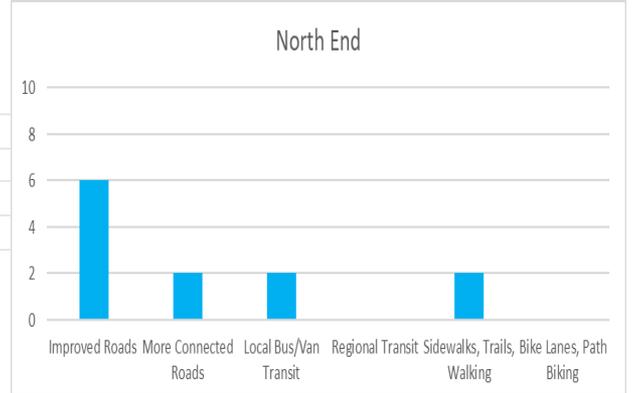
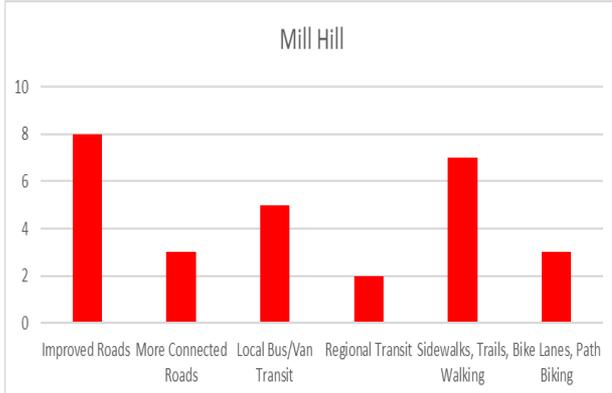


Similar to Citywide results, Healthcare and Retail and Manufacturing and Agriculture were all very important across West Albemarle neighborhoods with each having slightly different preferences.

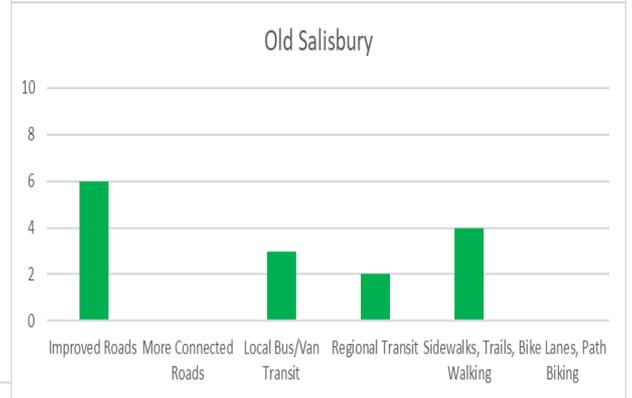


# What We Are Hearing in This Community?

How aspects of transportation are most important to you?

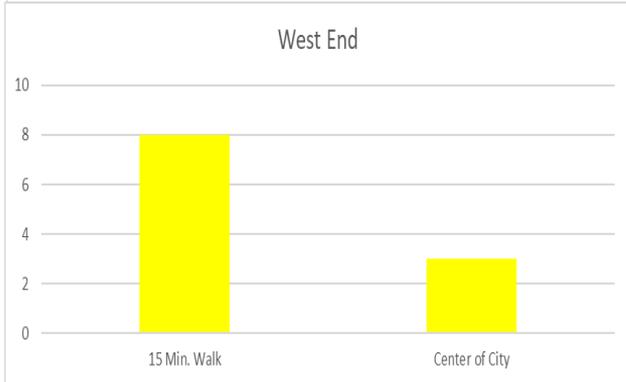
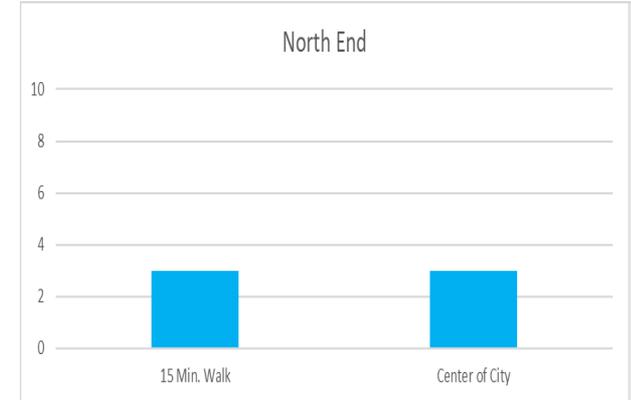


Improved streets and sidewalks have universally been the most important aspects of transportation, both Citywide and in specific neighborhoods. Local transit options also scored highly in West Albemarle.

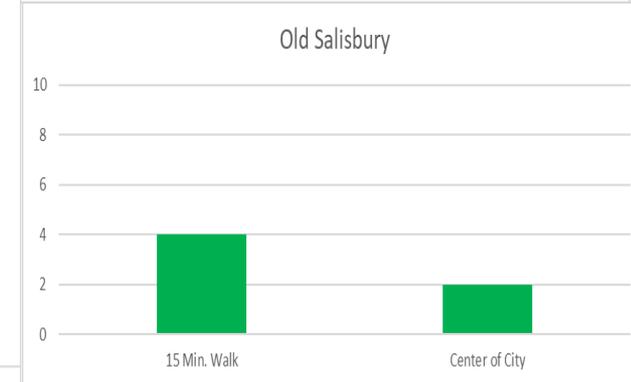


# What We Are Hearing in This Community?

## Where should park facilities go?

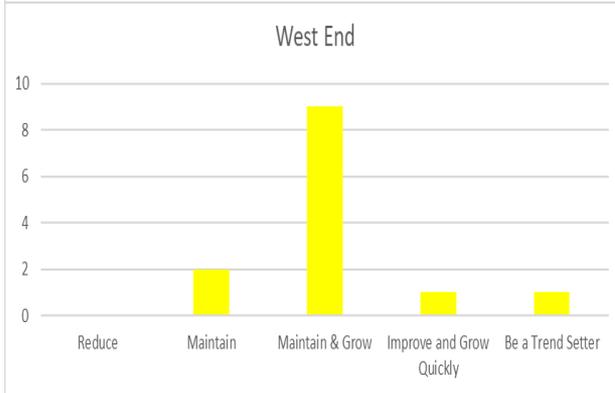
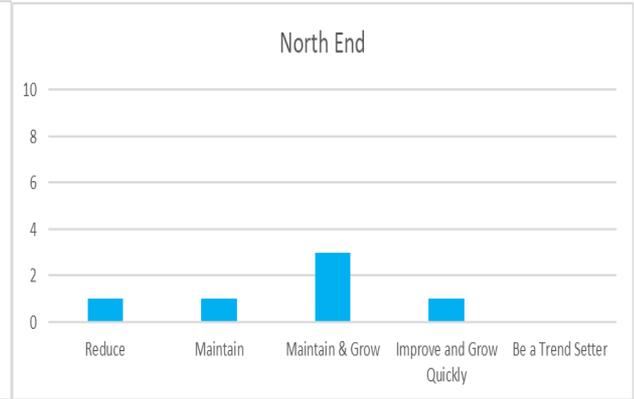
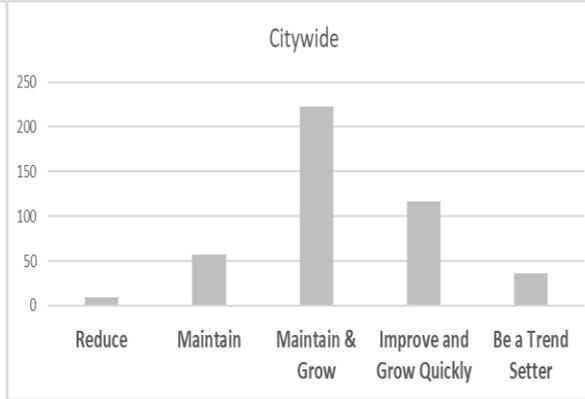
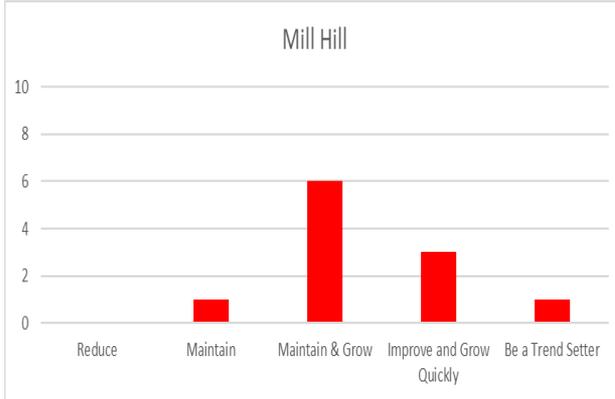


As a whole want parks within a short walk. It was an even mix between than and located centrally in North End.

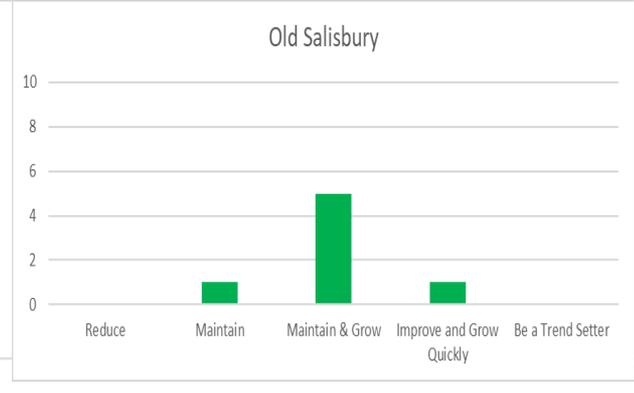


# What We Are Hearing in This Community?

## Investment in Albemarle Parks and Recreation should?



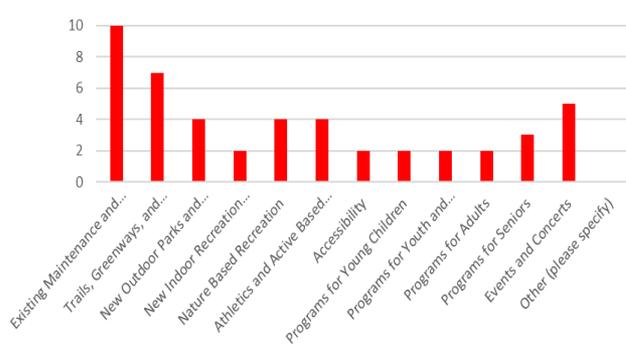
All neighborhoods in West Albemarle as well as Citywide want parks and recreation to grow at a slow to moderate rate.



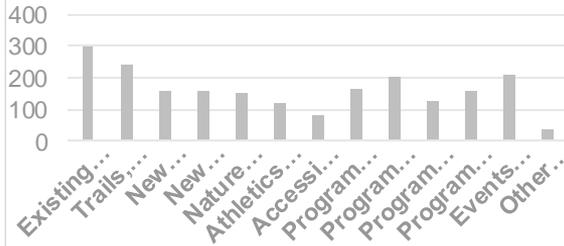
# What We Are Hearing in This Community?

## What do we need more of in parks and recreation?

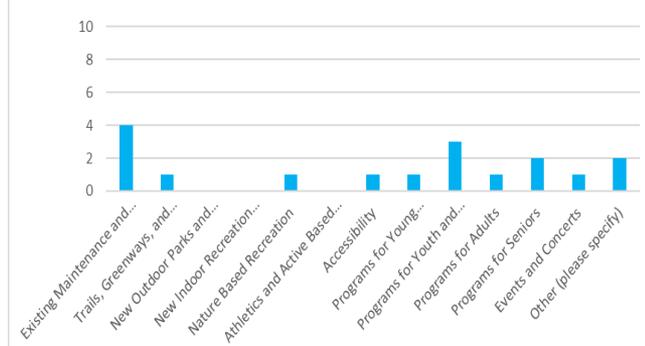
Mill Hill



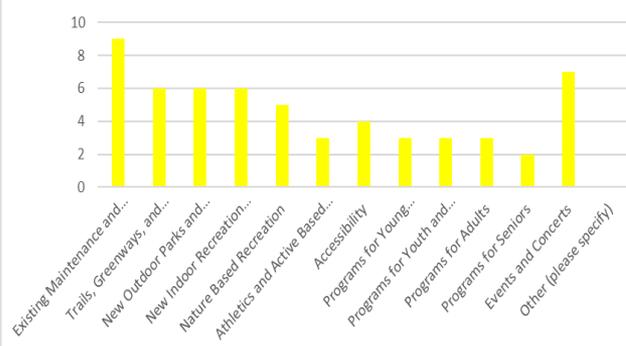
Citywide



North End

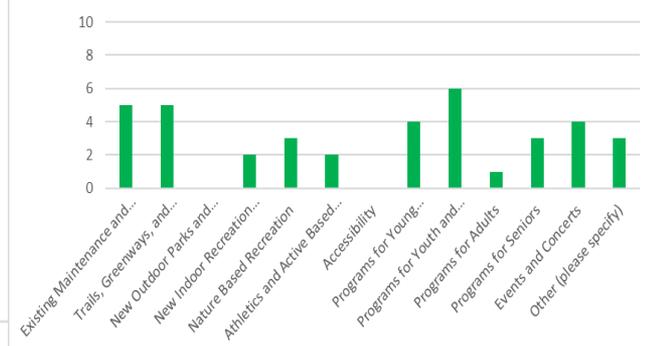


West End



Maintenance is constantly one of the most important to Albemarle and West Albemarle residents. Old Salisbury and North End places a high preference on youth programs, while West End would like more events and Mill Hill more trails and greenways.

Old Salisbury



# ***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!

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Kevin Robinson, City of Albemarle | [krobinson@ci.albemarle.nc.us](mailto:krobinson@ci.albemarle.nc.us)

Brittani McClendon, City of Albemarle | [bmccclendon@ci.albemarle.nc.us](mailto:bmccclendon@ci.albemarle.nc.us)

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