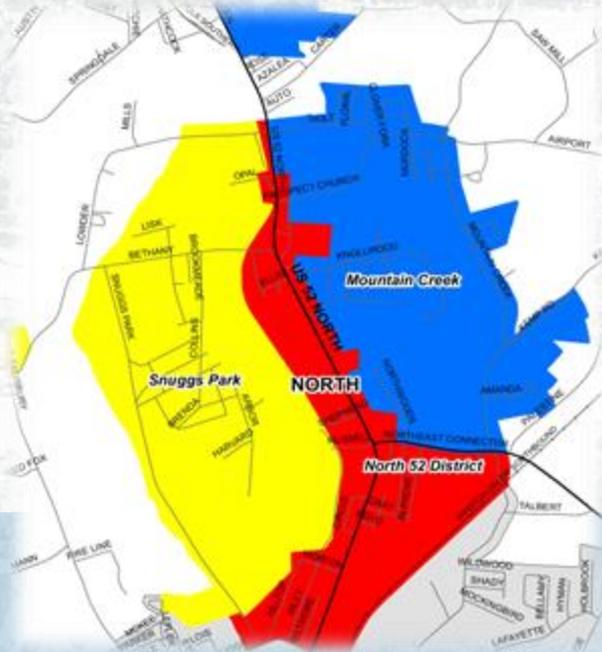


# CITY OF ALBEMARLE

Envision 2045: Comprehensive Land Use Plan

## WELCOME TO YOUR COMMUNITY MEETING!

## HELP US SHAPE THE FUTURE OF THE CITY OF ALBEMARLE!



# CITY OF ALBEMARLE

## 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

### 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.

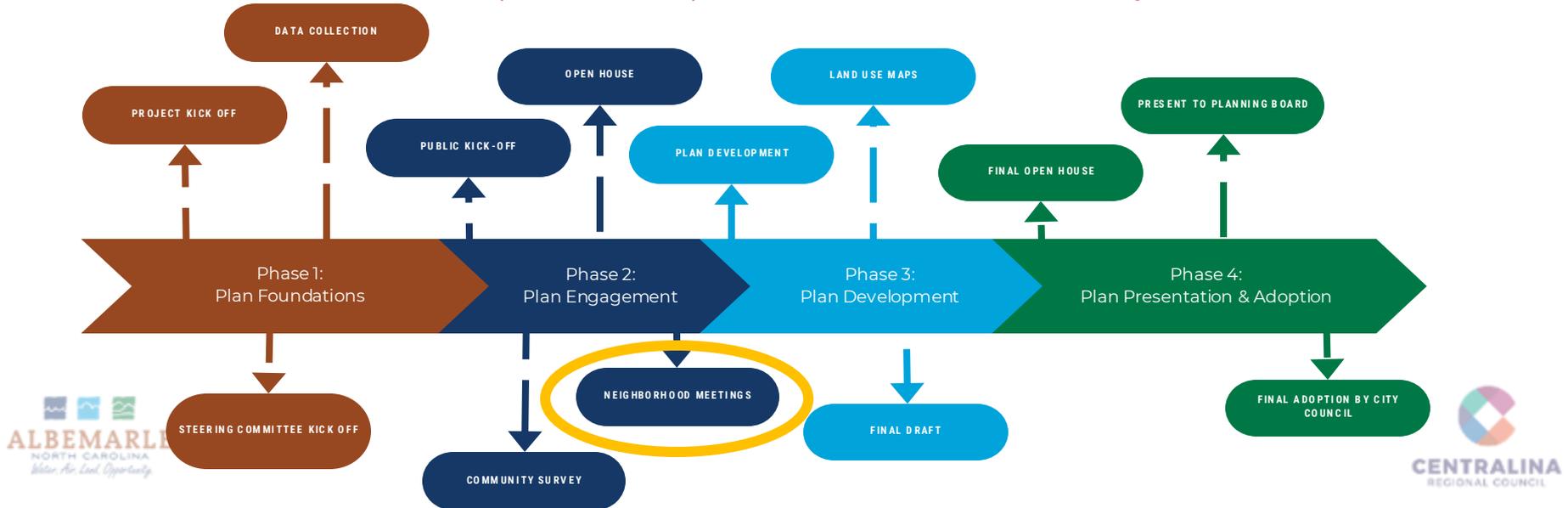
**Guide For Everyone else.....**

# CITY OF ALBEMARLE

## 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

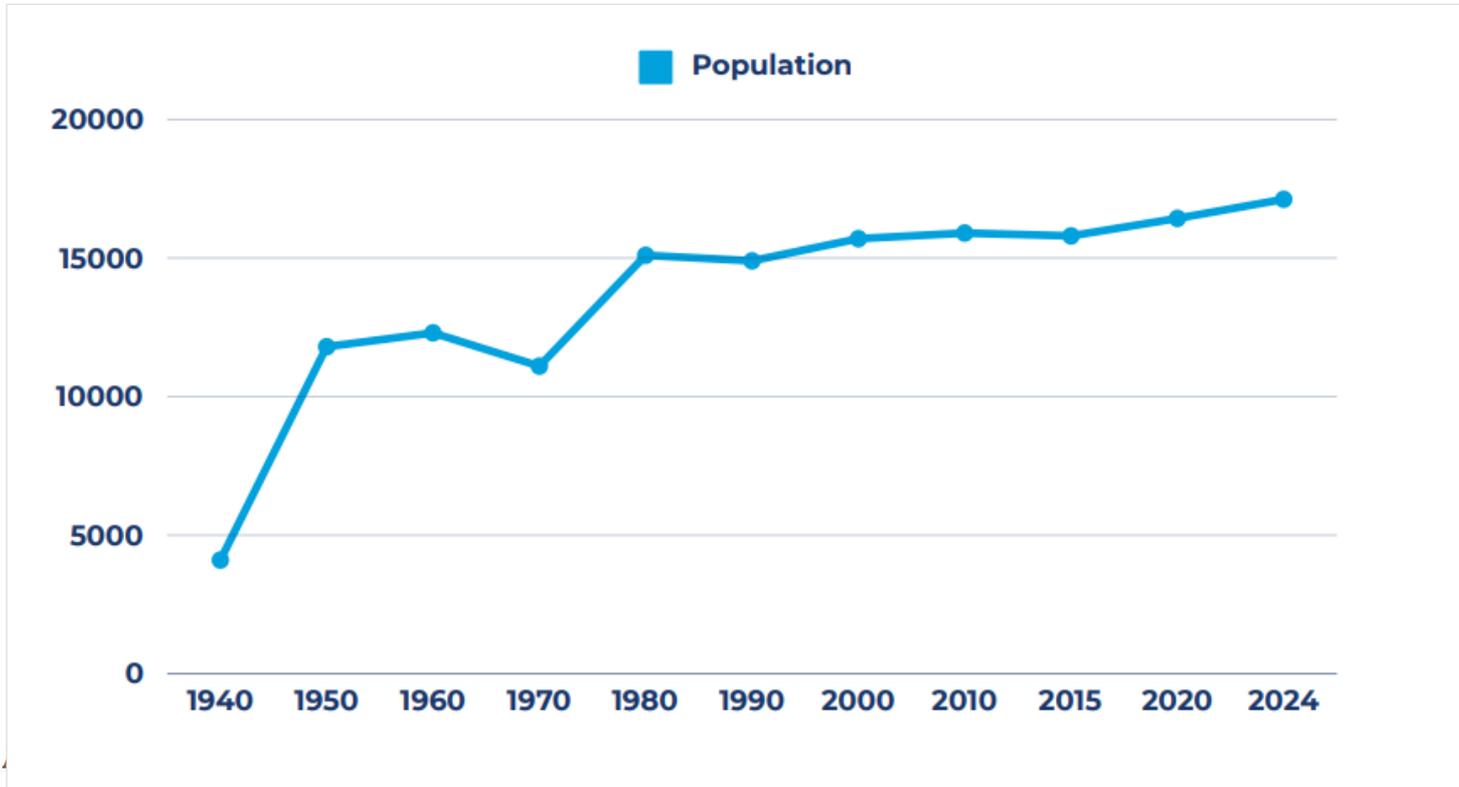
- **Population**

- 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

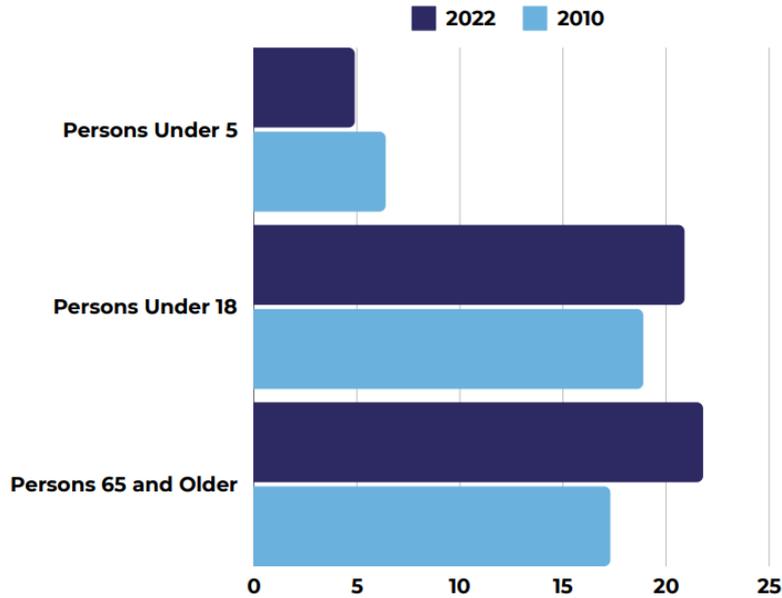
NORTH  
CAROLINA

**1.3**

Growth Rate  
2024

# Existing Conditions: Age Distribution

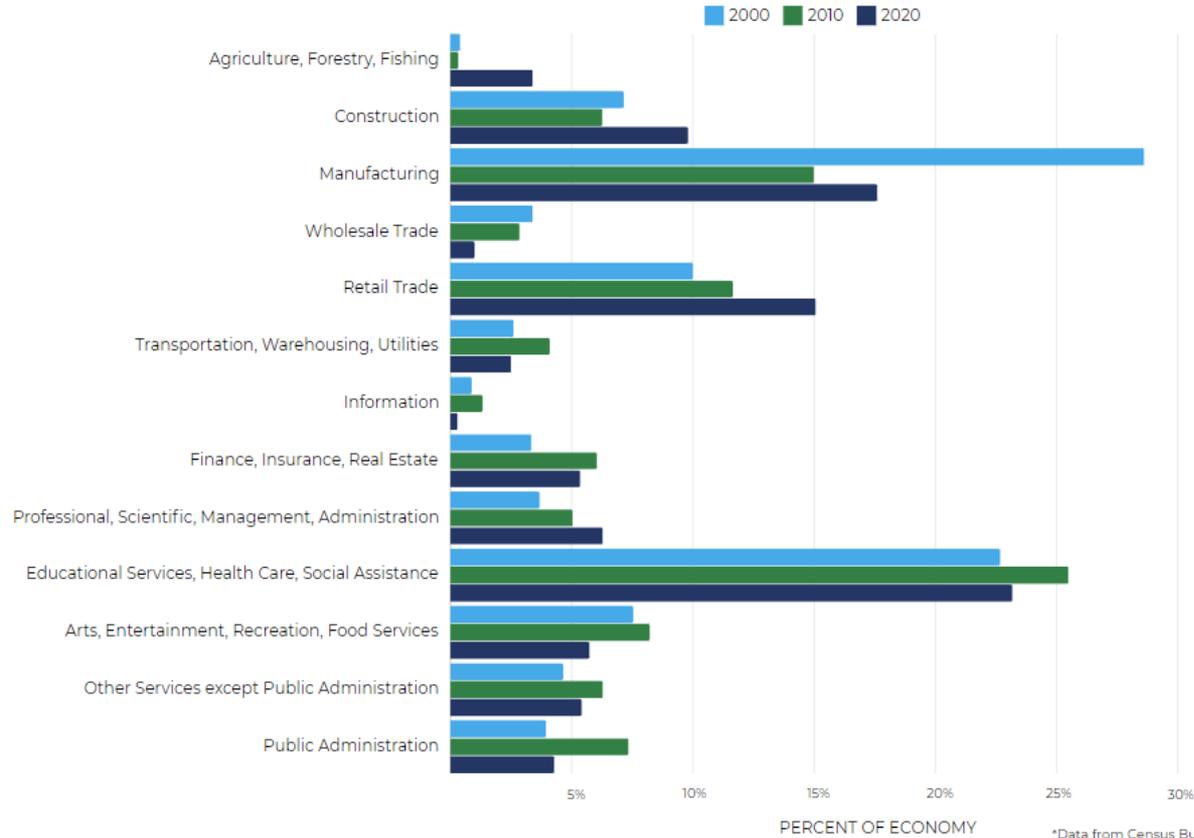
## PERCENT OF POPULATION



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

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

# Existing Conditions: Employment

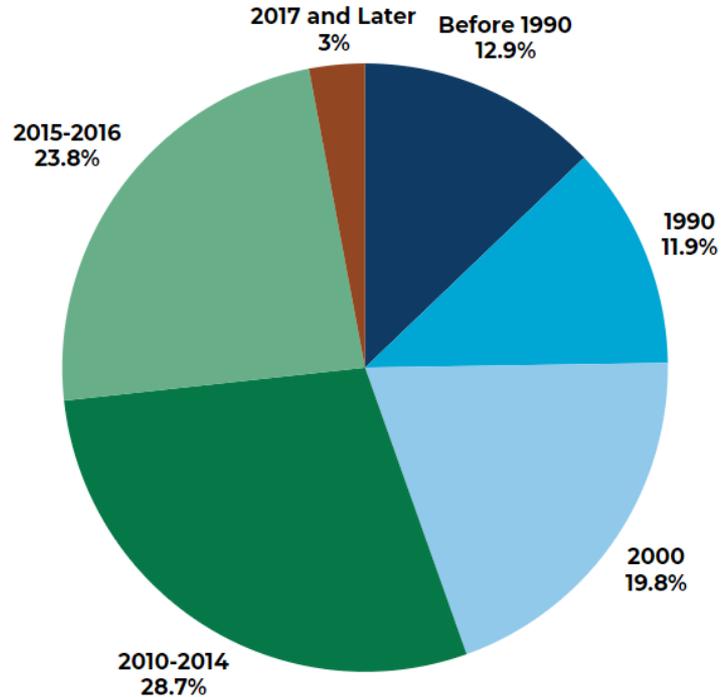


# Existing Conditions: Housing

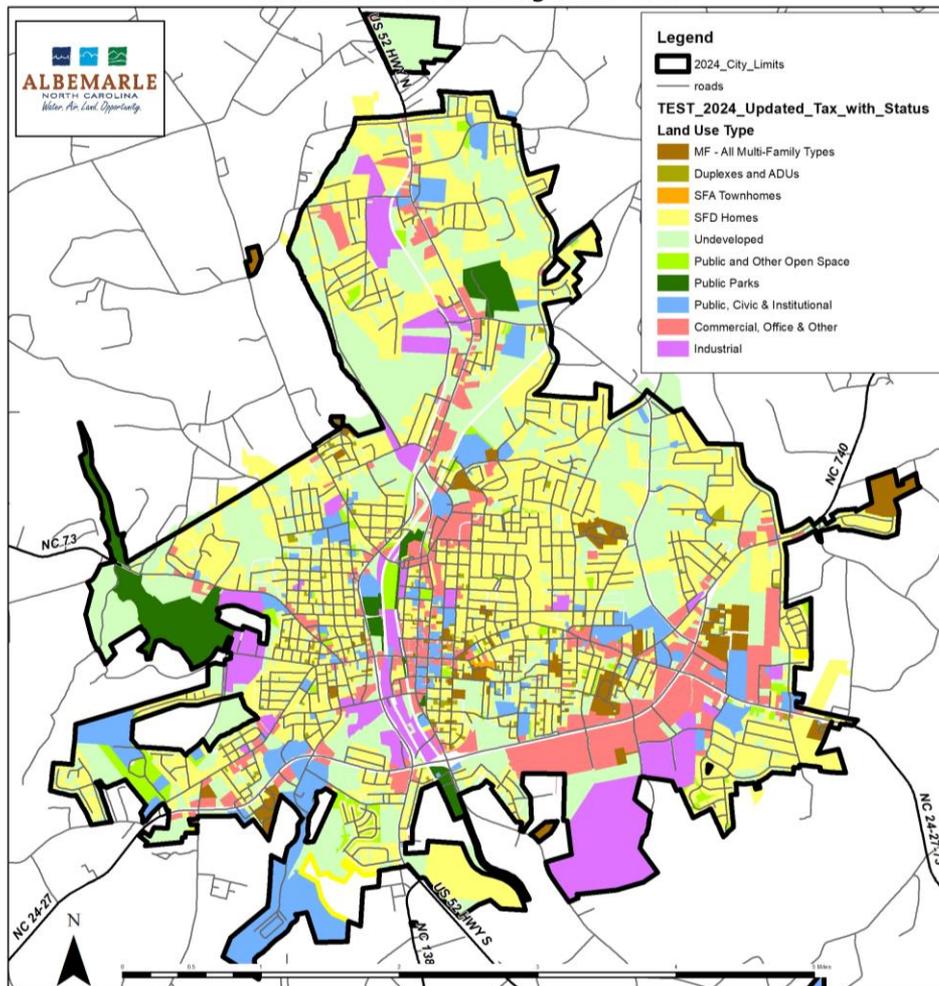
MEDIAN HOME  
VALUE  
**\$153,600**

MEDIAN RENT  
**\$863**

TOTAL  
HOUSING  
UNITS  
**7,901**

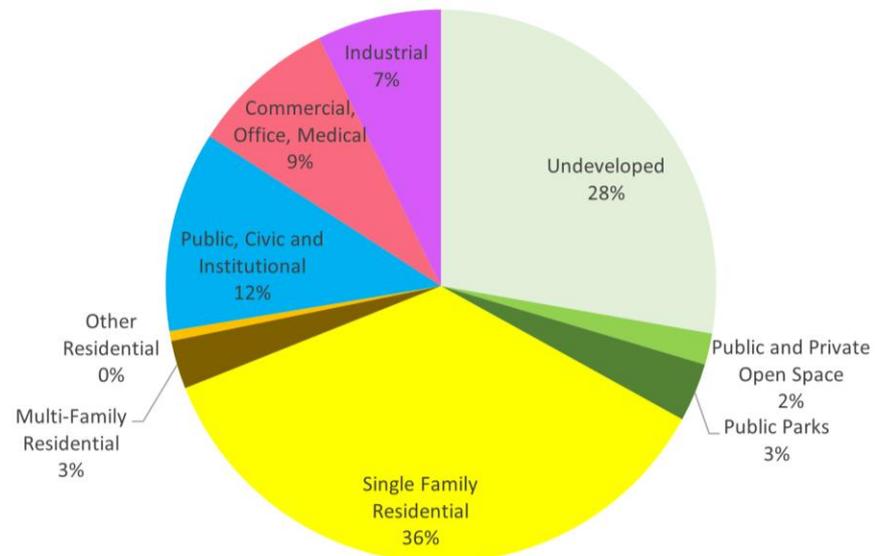


## Envision 2045: Existing Land Use



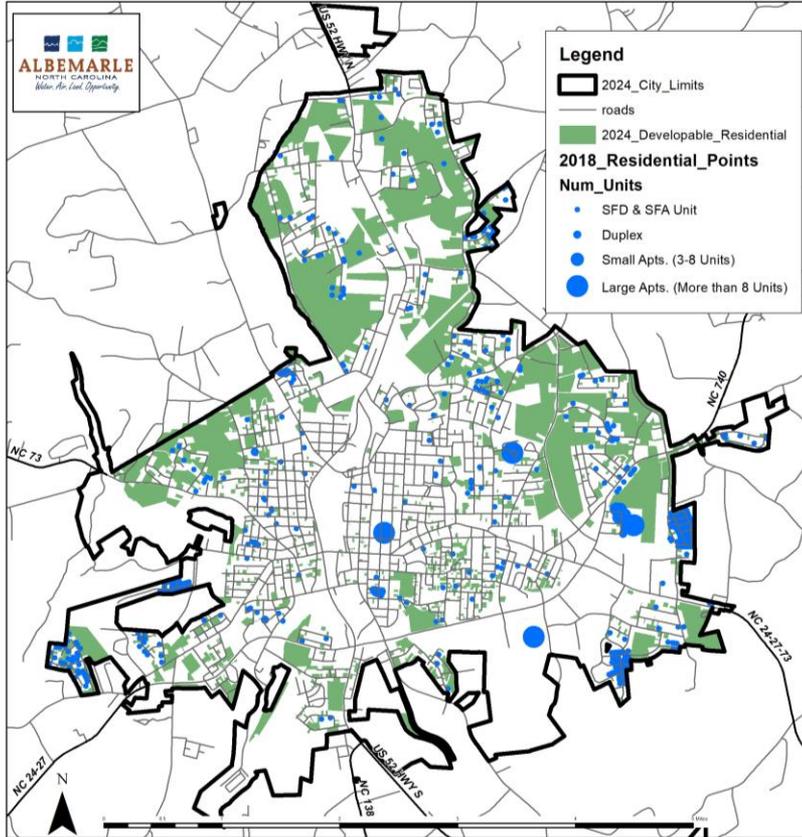
Albemarle's largest land use is single family residential housing

Albemarle Existing Land Use

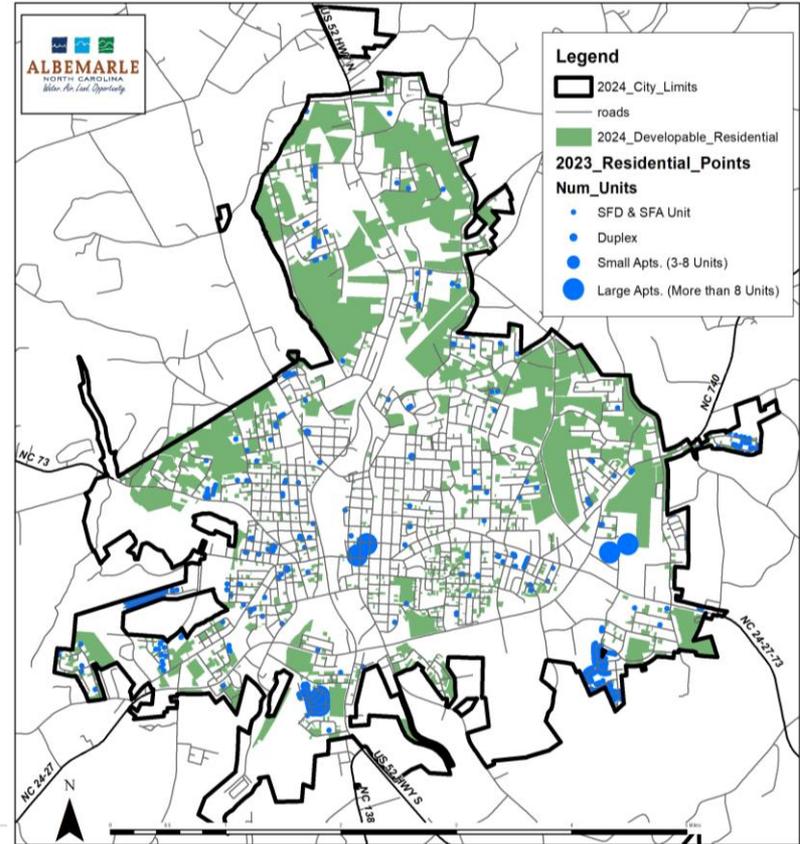


# Existing Conditions: Housing

Envision 2045: 2000-2018 Residential Growth

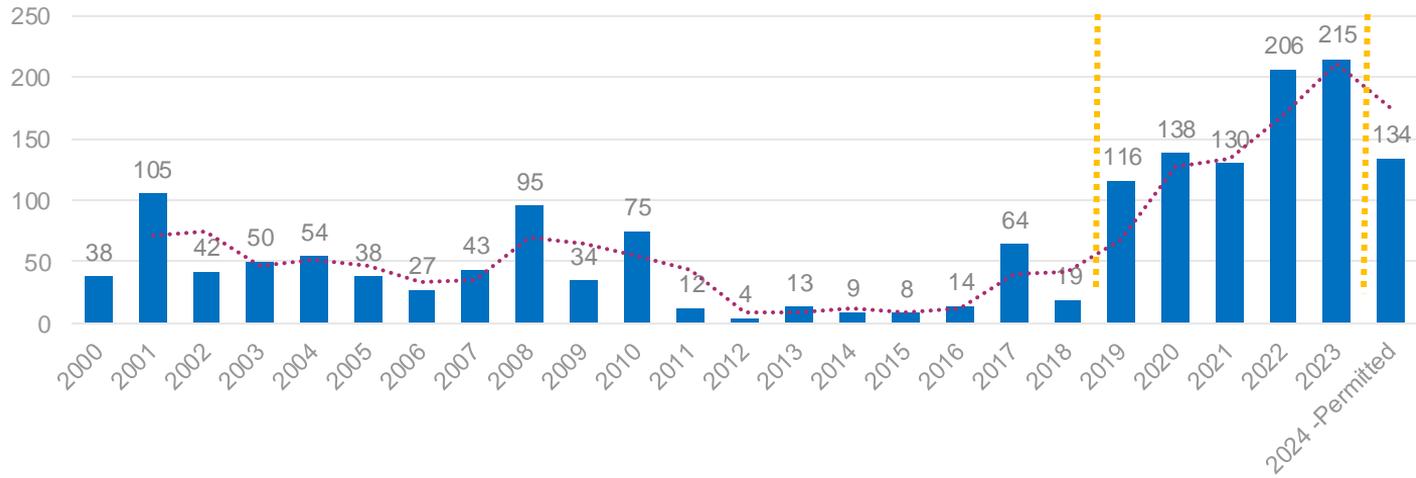


Envision 2045: 2019-2023 Residential Growth

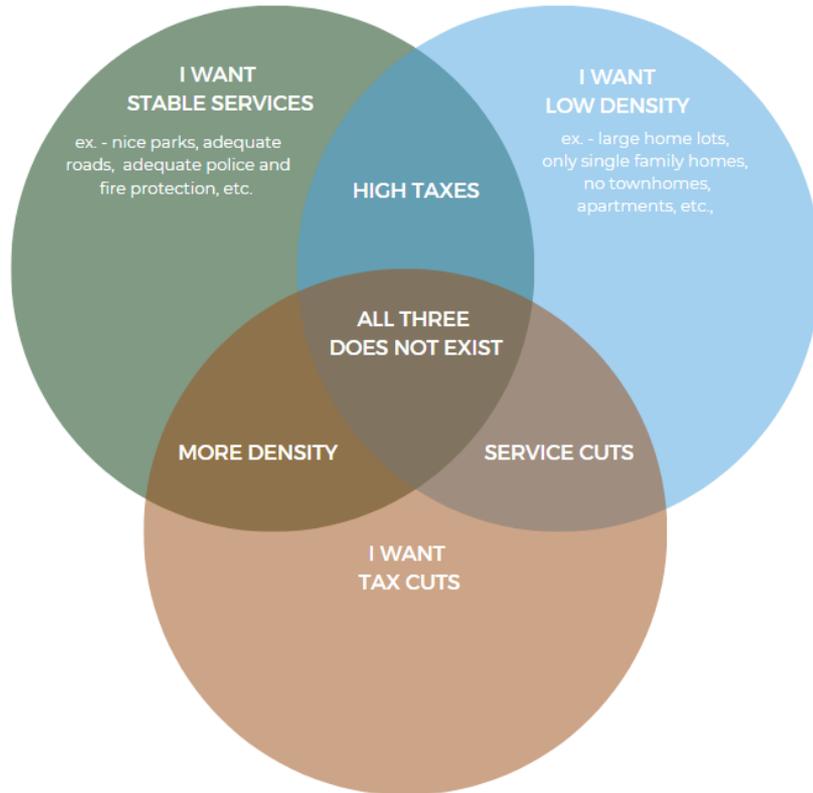


# Existing Conditions: Housing

Housing Unit Construction 2000-2023



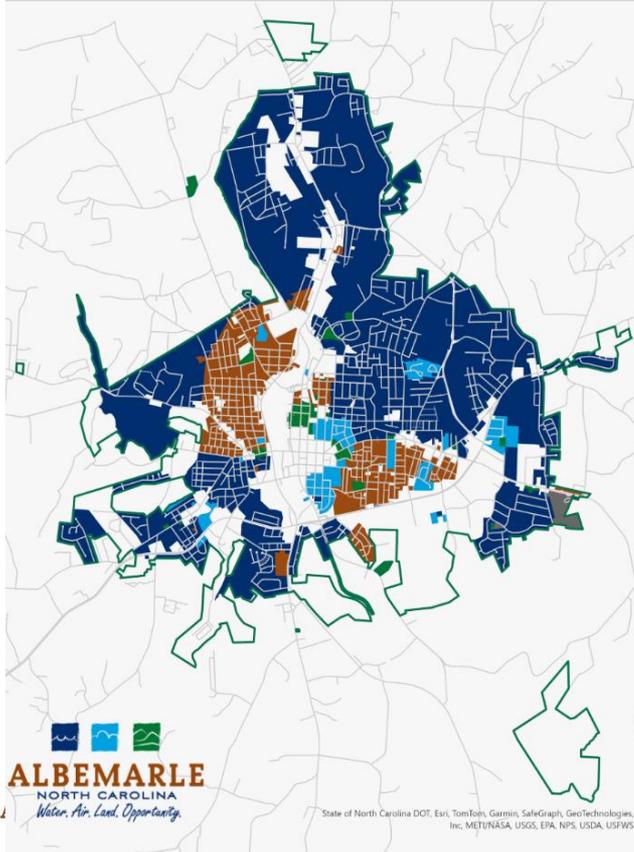
# Existing Conditions: Density, Land Value, and Services



- 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



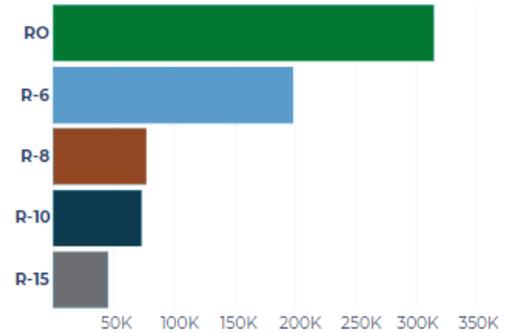
## CITY OF ALBEMARLE Comprehensive Land Use Plan

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

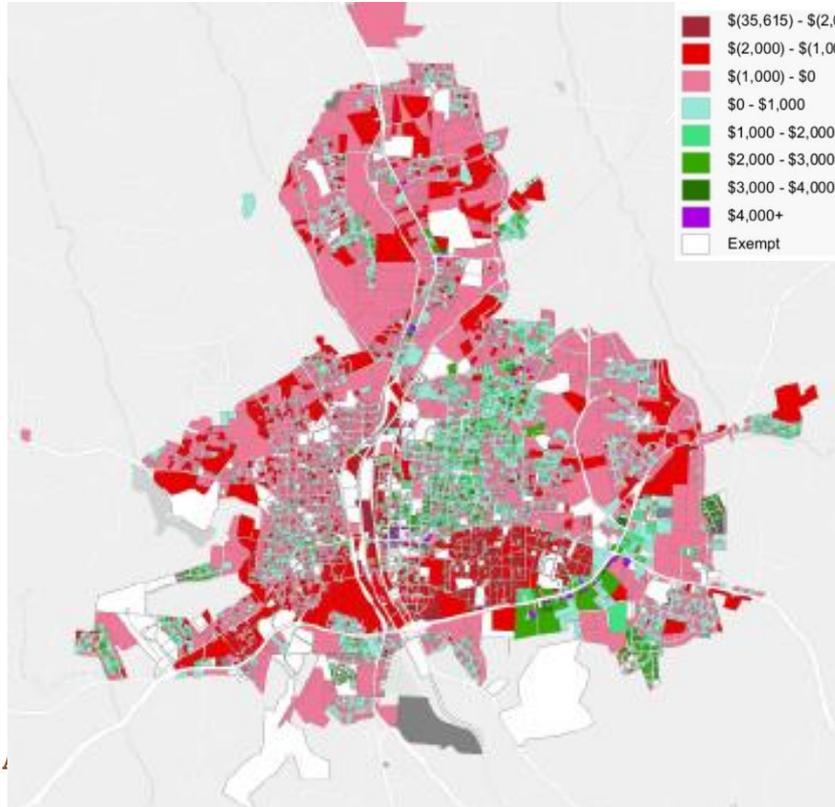
Zoning District	Single Family Detached	Duplex	Single Family Attached	Multi-family	Mixed-Use
RO	6k	4.5k	3k	1.5k	1.5k
R-6	6k	4.5k	3k	1.5k	-
R-8	8k	6k	4k	-	-
R-10	10k	7.5k	-	-	-
R-15	15k	-	-	-	-

\*Data from Albemarle City Tax Parcels

### LAND VALUE PER ACRE BY ZONING



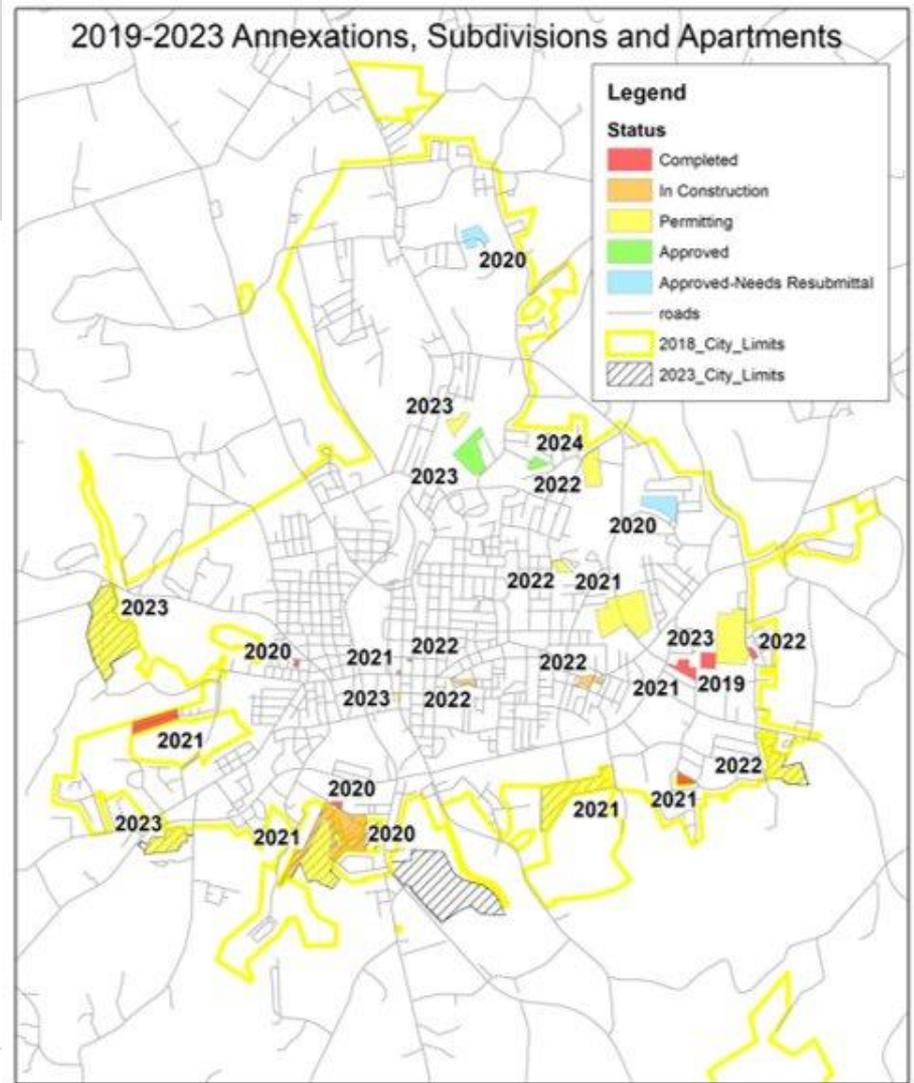
# Existing Conditions: Density, Land Value, and Service



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

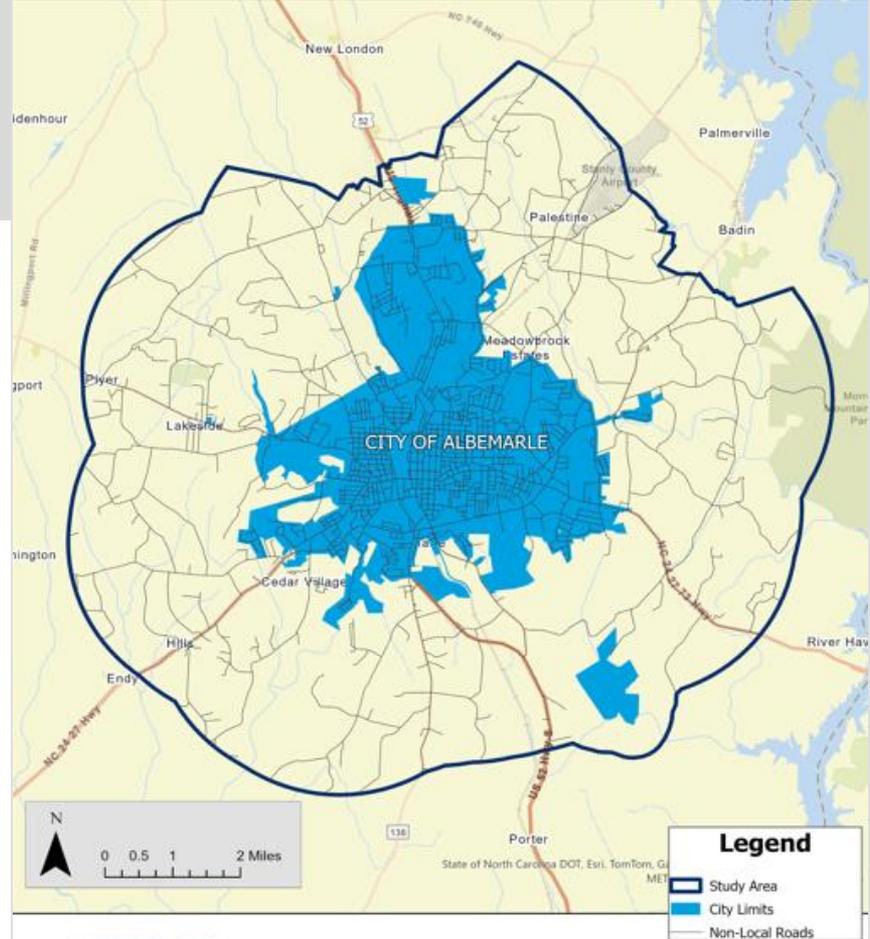
# Existing Conditions: Future Development

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

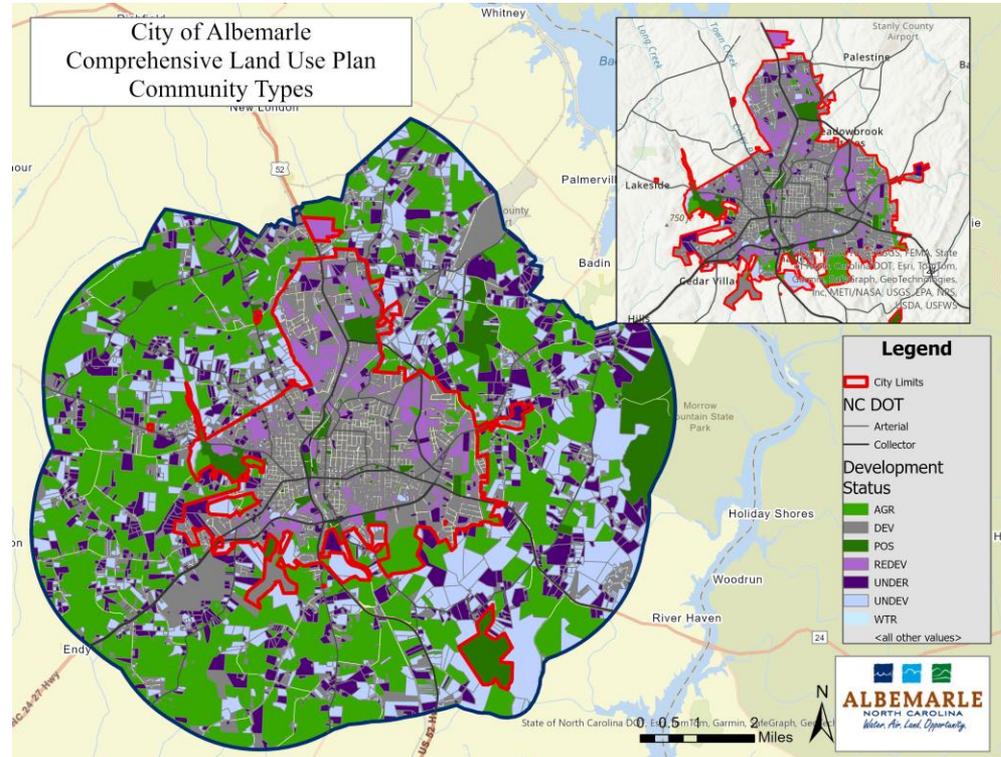
**Study Area**  
Blue = City Limits



# Existing Conditions - Maps

## Development Status

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

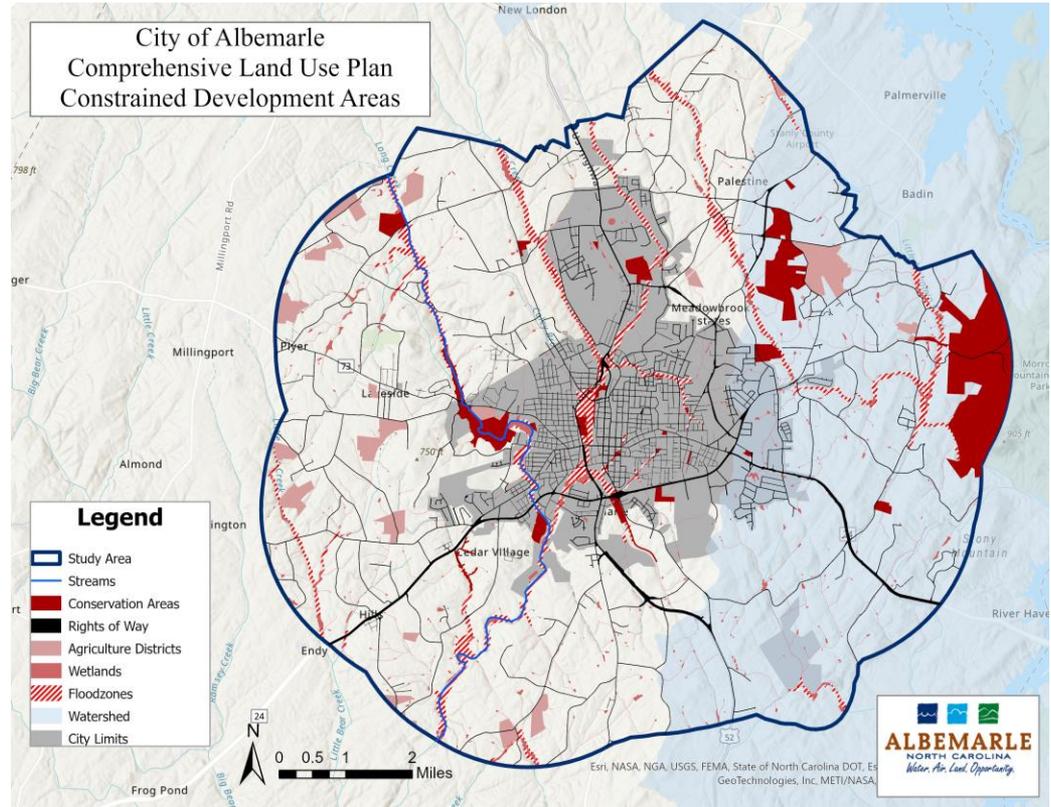


# Existing Conditions - Maps

## 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



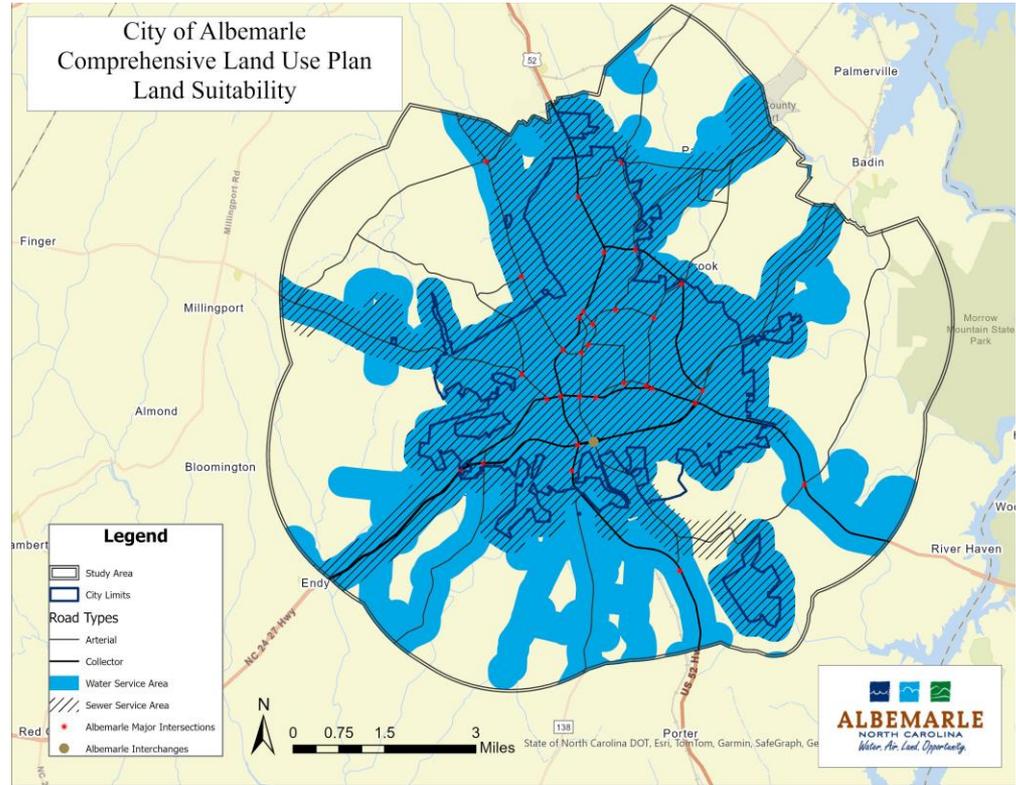
# Existing Conditions - Maps

## 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

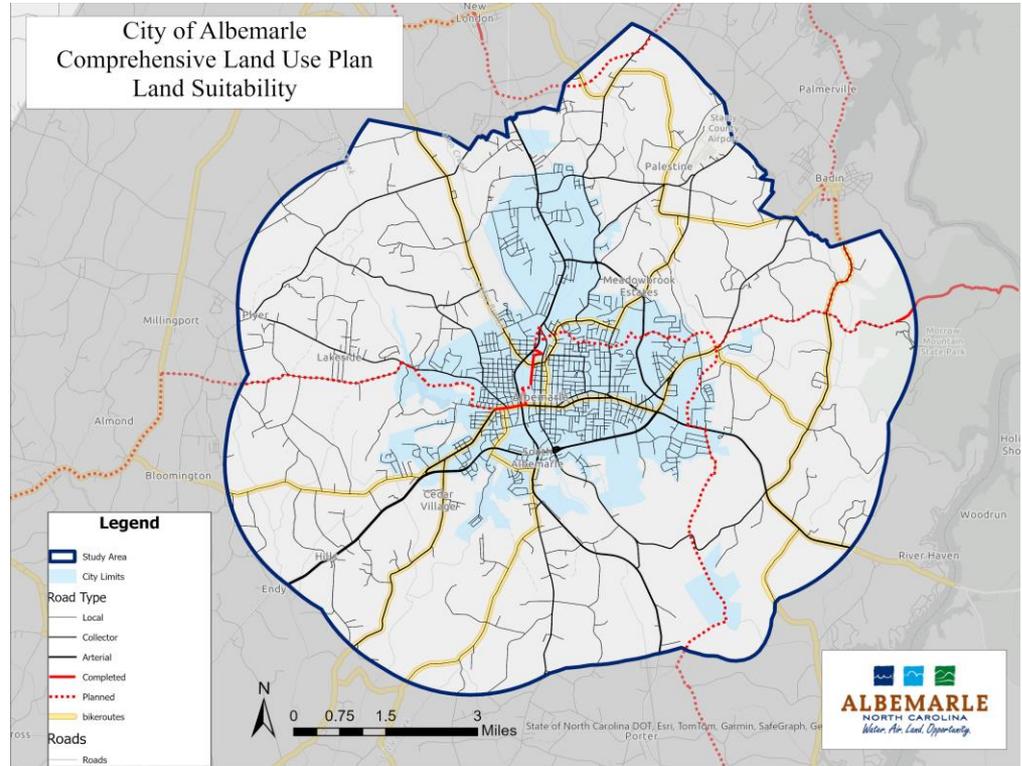


# Existing Conditions: Study Area

## 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

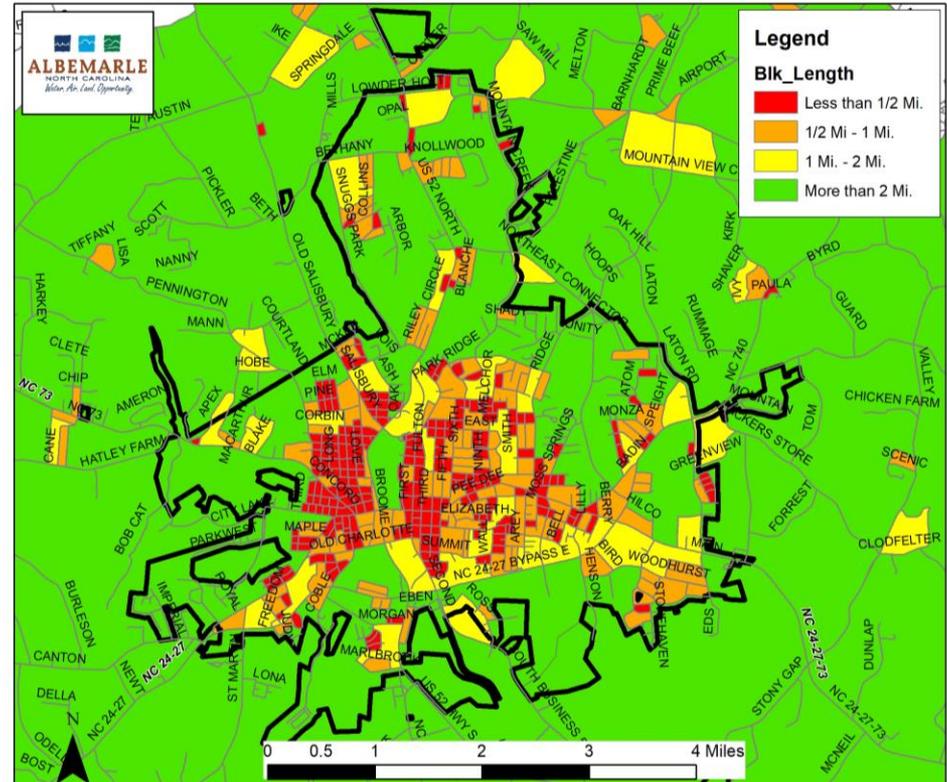


# Existing Conditions: Transportation

## 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.

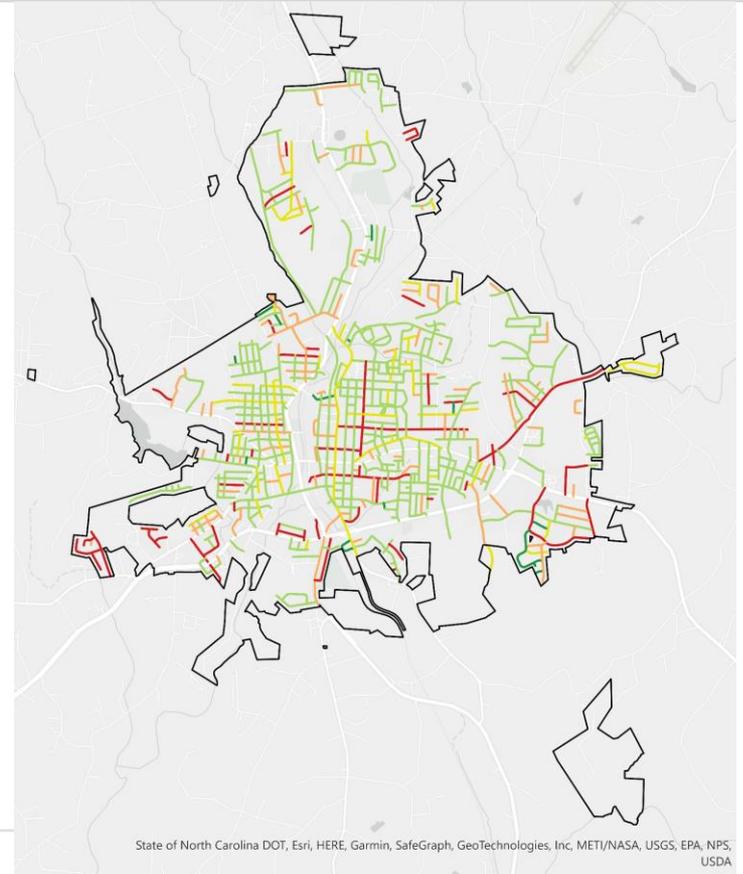
Envision 2045: Albemarle Functional Street Block Size



# 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.

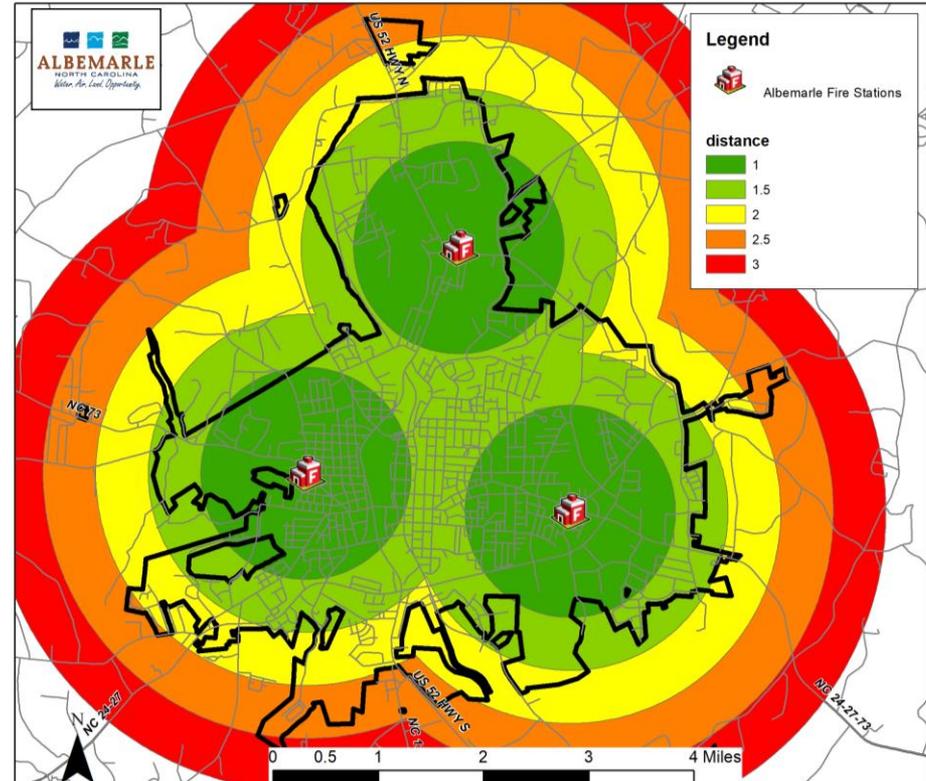


# Existing Conditions: Public Safety

## Fire Stations

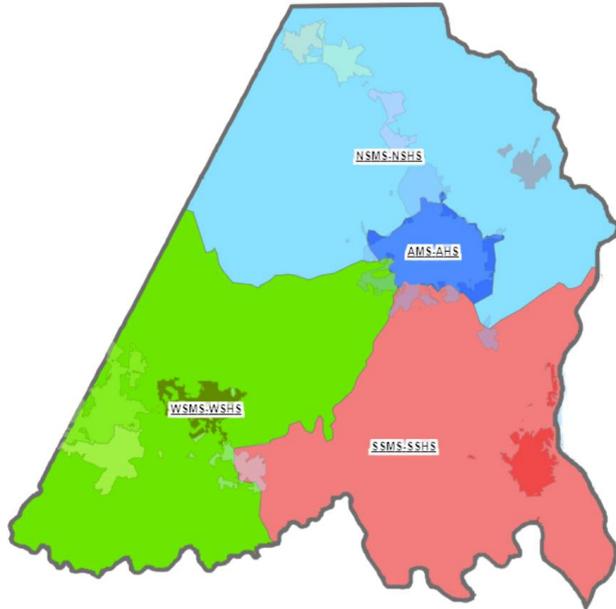
Almost all of the existing city limits, including around 95% of residential units are within a 1.5 mile radius of a fire station currently. Some more recently annexed areas are between 2 and 2.5 miles.

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

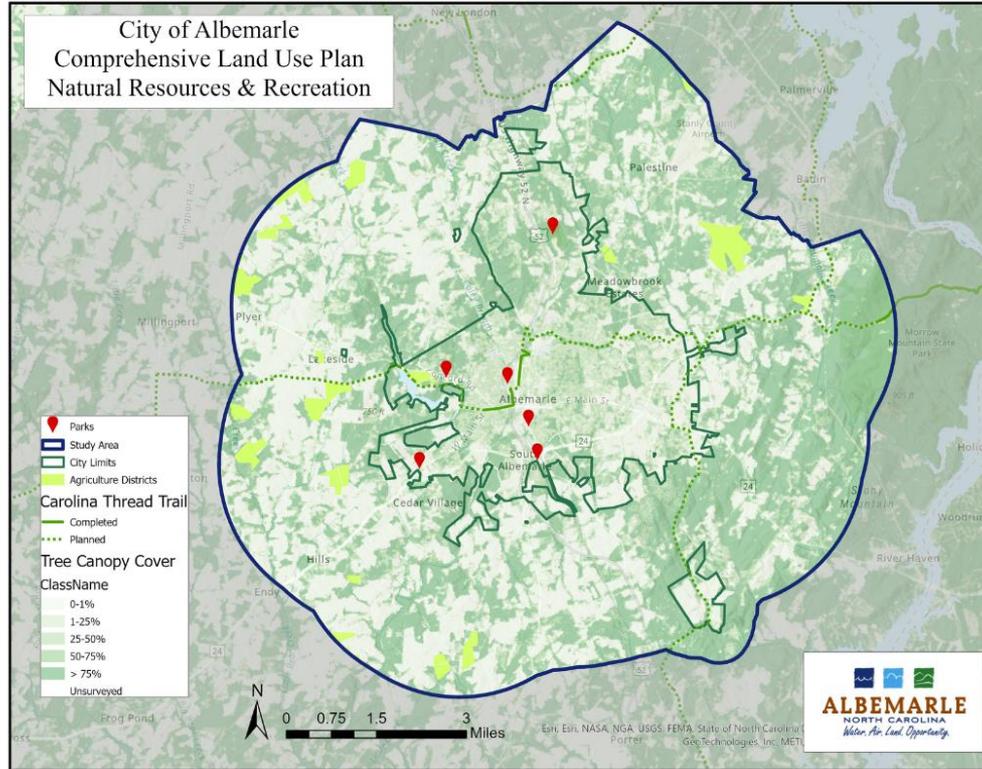
# Existing Conditions: Schools

## 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

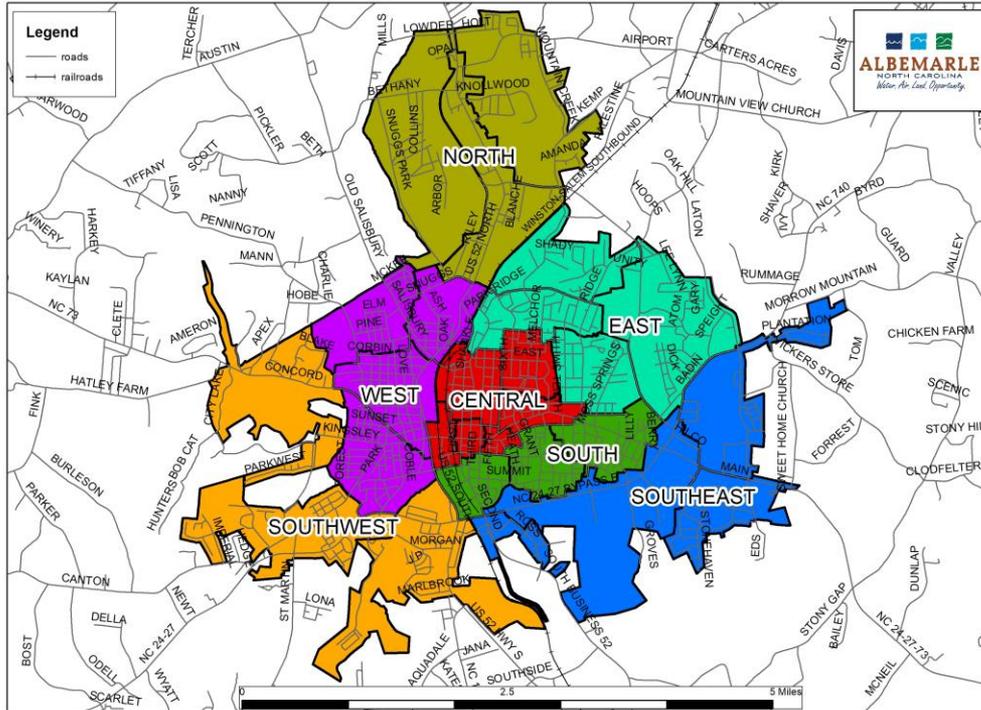
## Land Use

- 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.

# North Albemarle Existing Conditions Overview

# North Albemarle Existing Conditions: Communities Defined

*Envision Albemarle 2045: Albemarle Communities*



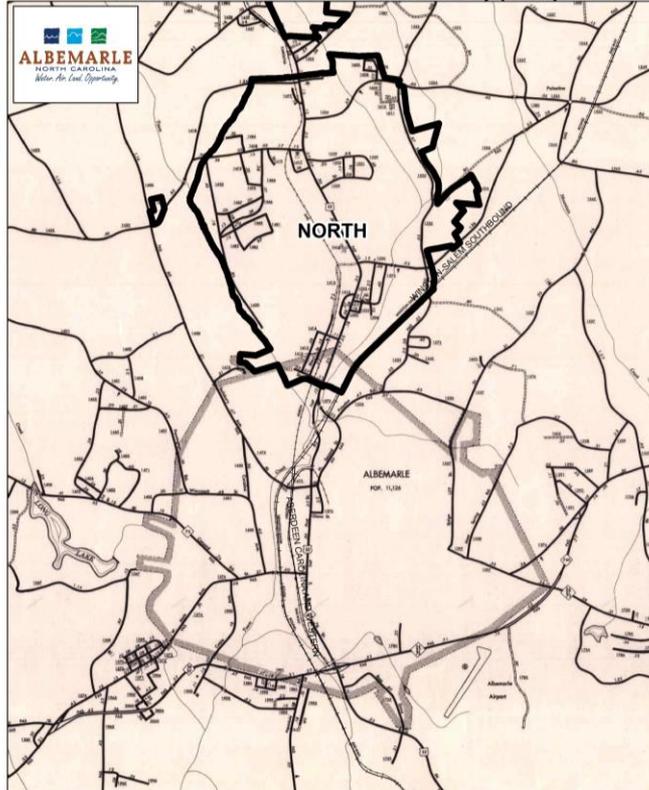
Breaking the City down into individual communities helps the City to plan for the different needs in each area of the City:

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

# North Albemarle Existing Conditions: Communities Defined

*Envision Albemarle 2045:*

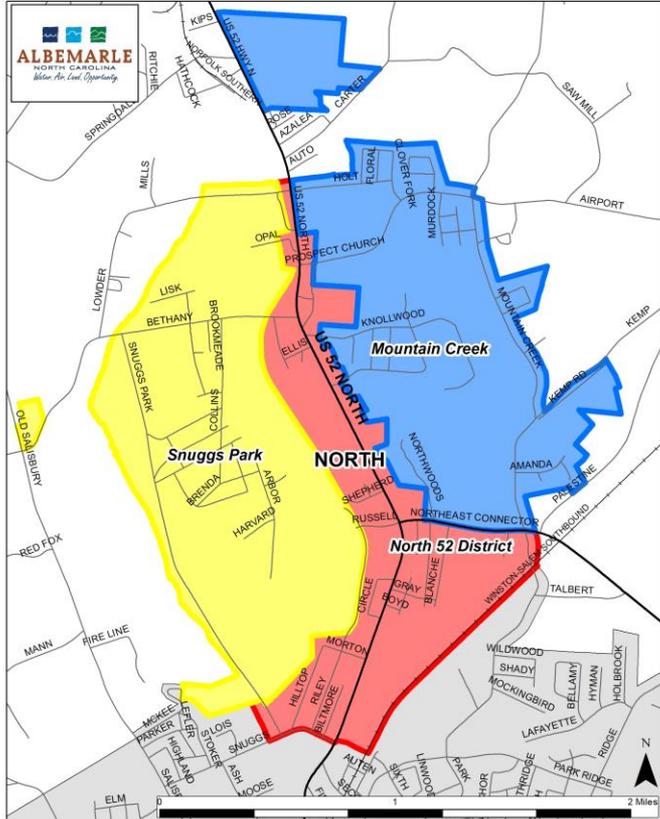
*North Albemarle in Relation to Older City (1972)*



The North Albemarle community consists of a couple early subdivisions developed inside City limits in the late 1930's and 40's, but most were developed well outside City limits, in the mid 1950's to late 1960's. The area was largely a separate suburban area of the City until annexation in the 1980's. The community is defined by the area's contiguous to Hwy 52 inside of city limits to the east, west and north and Snuggs Rd and the railroad to the south.

# North Albemarle Existing Conditions: Neighborhoods

Envision Albemarle 2045: North Albemarle with Neighborhoods



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

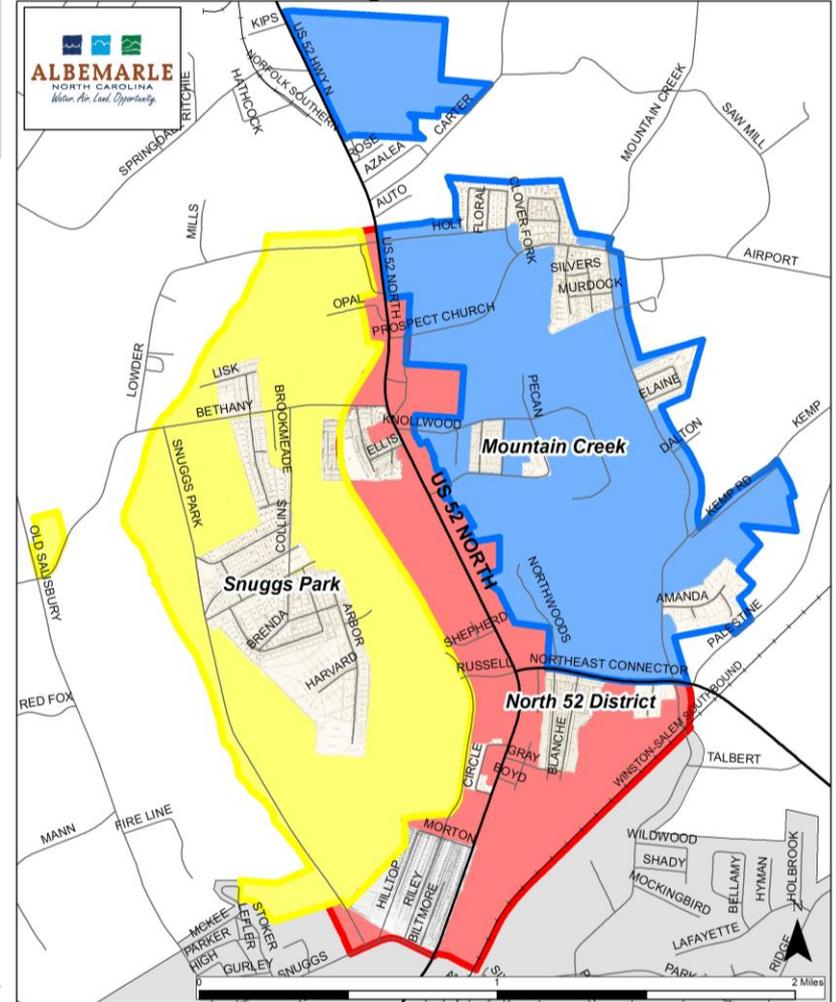
Including them helps us to be more detailed in our long range planning and help with neighborhood based planning in the future that addresses smaller scale, individual projects.

# North Albemarle Existing Conditions: Neighborhoods

Neighborhoods are not precisely defined and can include several subdivisions.

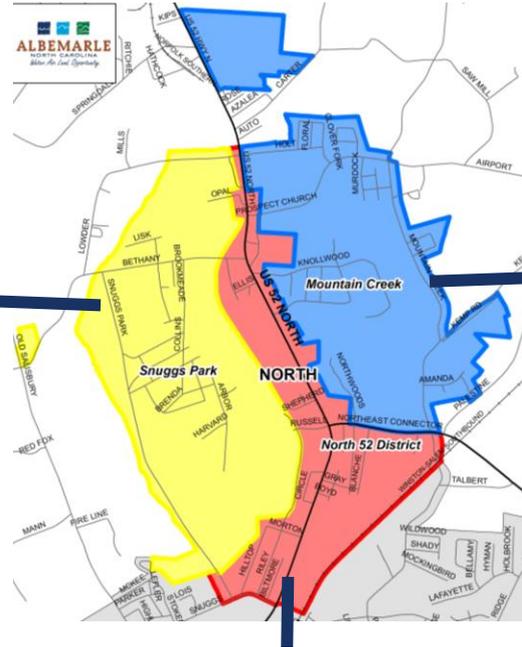
They should share common characteristics, such as age, types of structures/uses, streets and shared amenities.

Envision Albemarle 2045:  
North Albemarle Neighborhoods with Subdivisions



# North Albemarle Existing Conditions: Neighborhoods

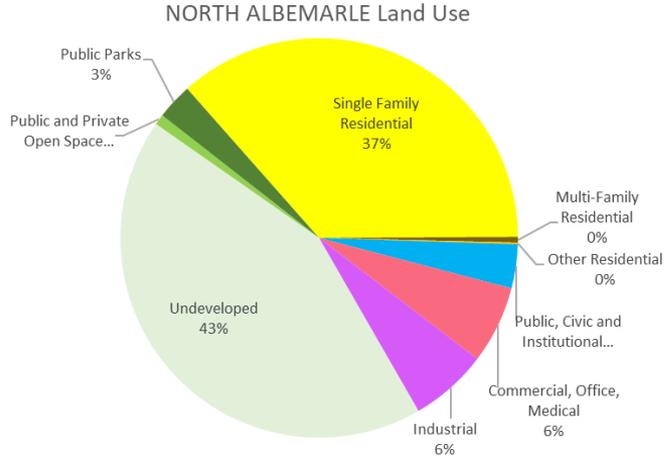
Snuggs Park consists of a handful of larger subdivisions from the 1950's through 1970's along Snuggs Park and Bethany Rd as well as some industrial and senior living units. The majority of the neighborhood is still undeveloped and lacks good connectivity to the greater community largely due to topography and the railroad. This could be improved with new development.



Mountain Creek contains several smaller subdivisions from the 1950's through 1990's. Mountain Creek runs through the neighborhood and serves as a major impediment to connecting these subdivisions and the larger community to Hwy 52. One of the City's largest parks is located in this neighborhood as well as ample undeveloped land.

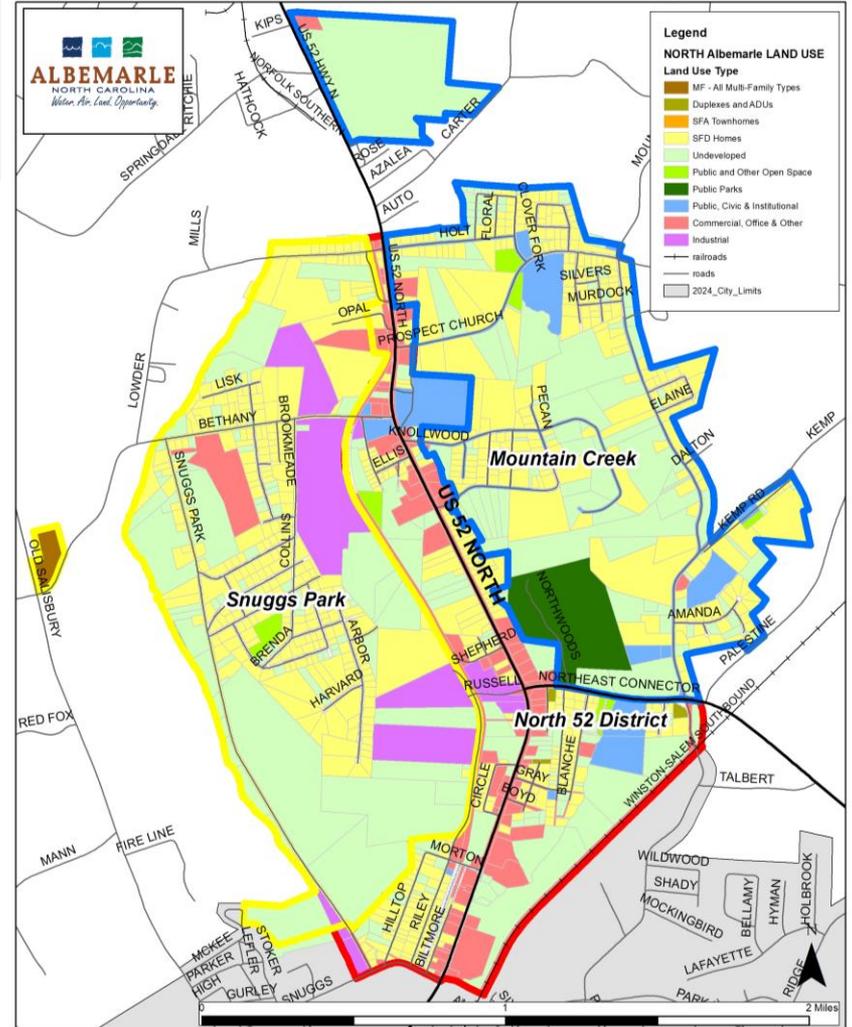
North 52 District is centered around the Hwy 52 and Northeast Connector corridors. It is primarily non-residential or undeveloped, but does contain a handful of the oldest subdivisions in North Albemarle. Major concerns in the district are reinvestment and redevelopment of prominent, older commercial properties which will help to revitalize the district. Some of this is already occurring.

# North Albemarle Existing Conditions: Land Use



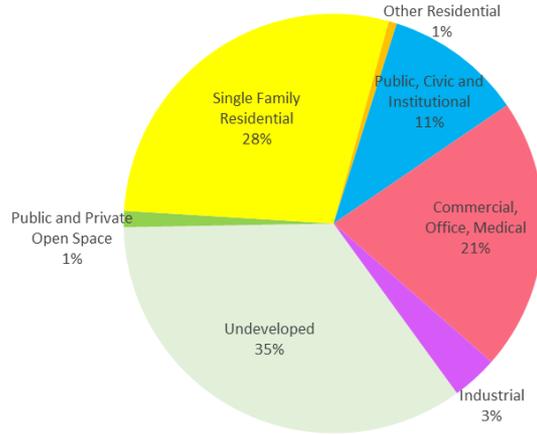
Almost half of North Albemarle is undeveloped or public park space, with the rest primarily single family residential, commercial and industrial. There is very little multi-family or "middle" housing.

## Envision Albemarle 2045: North Albemarle Existing Land Use

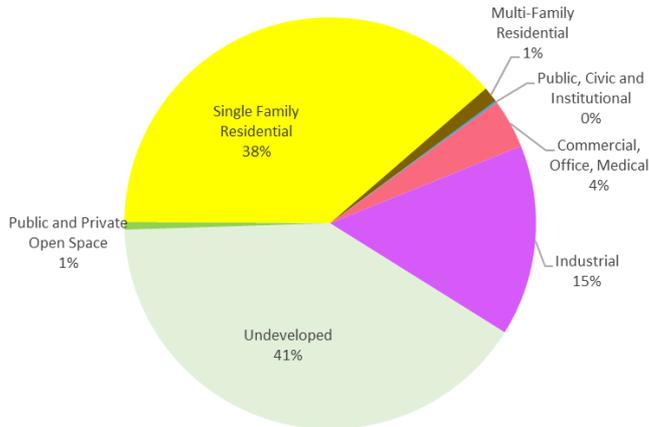


# North Albemarle Existing Conditions: Land Use

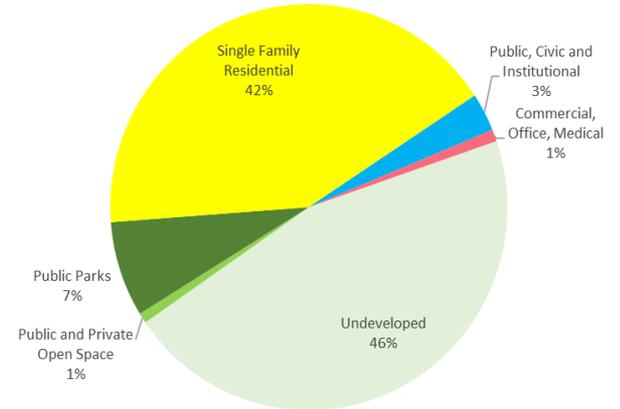
North 52 District Existing Land Use



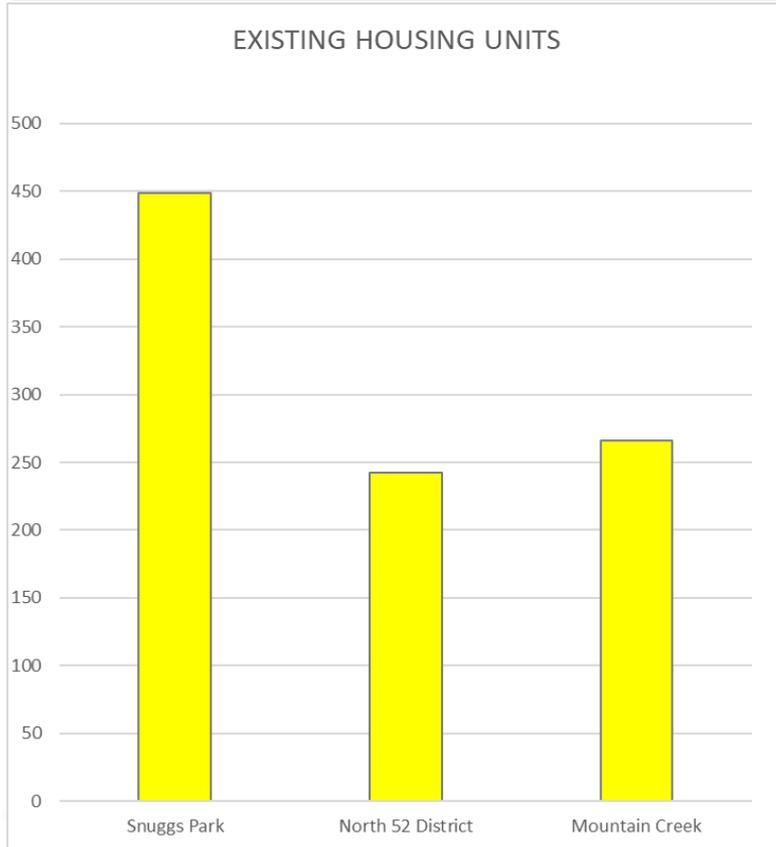
Snuggs Park Existing Land Use



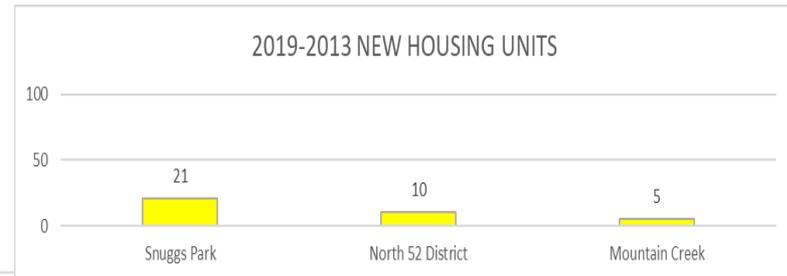
Mountain Creek Existing Land Use



# North Albemarle Existing Conditions: Housing

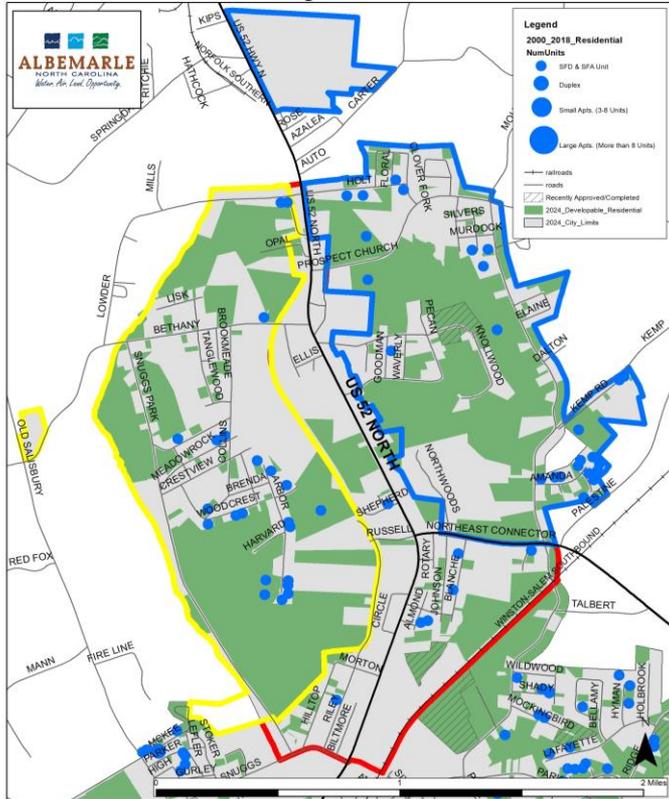


There are approximately 960 housing units in the North Albemarle making up approximately 12% of all housing units in the City and about 2,000 residents. Housing in the last 5 years has been limited to infill on older lots. There have been no major subdivisions completed in that time.



# North Albemarle Existing Conditions: Housing

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



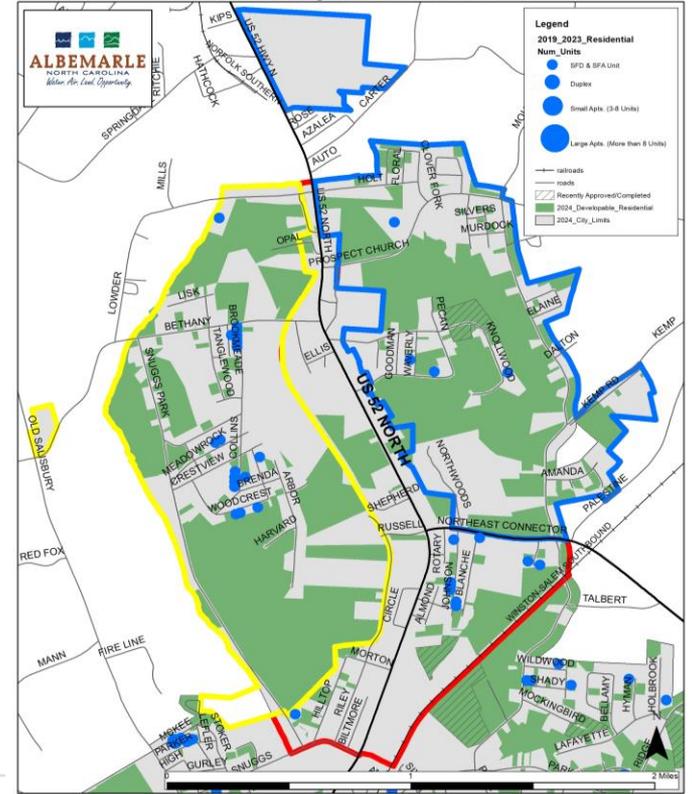
Average Age of Housing:

Snuggs Park -1978

North 52 District – 1954

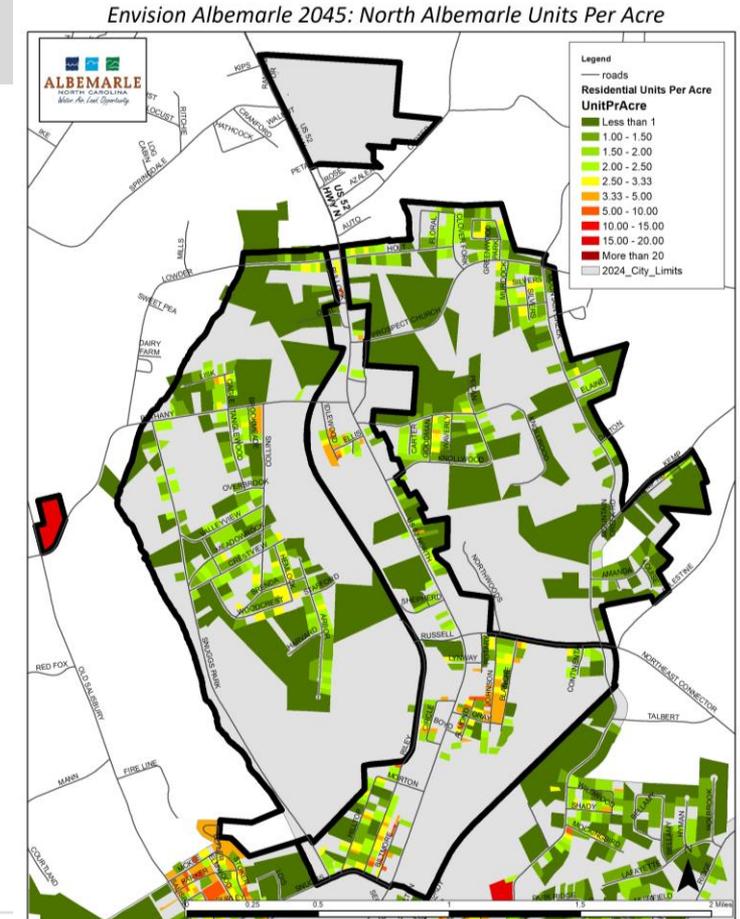
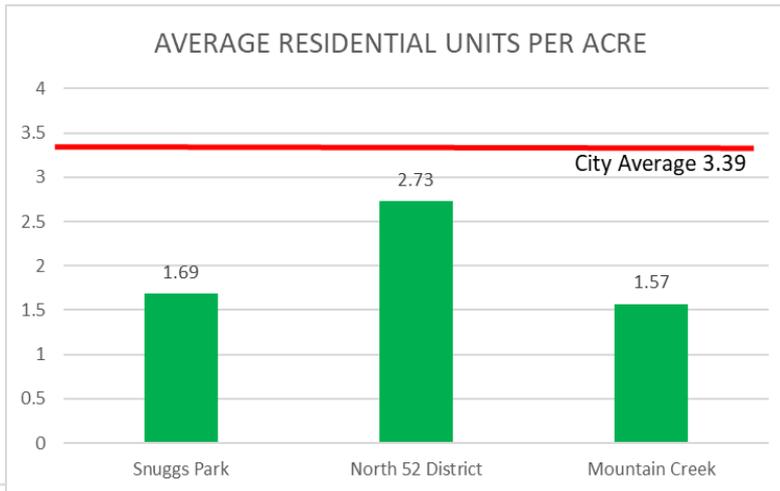
Mountain Creek –  
1974

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



# North Albemarle Existing Conditions: Lot Size & Residential Density

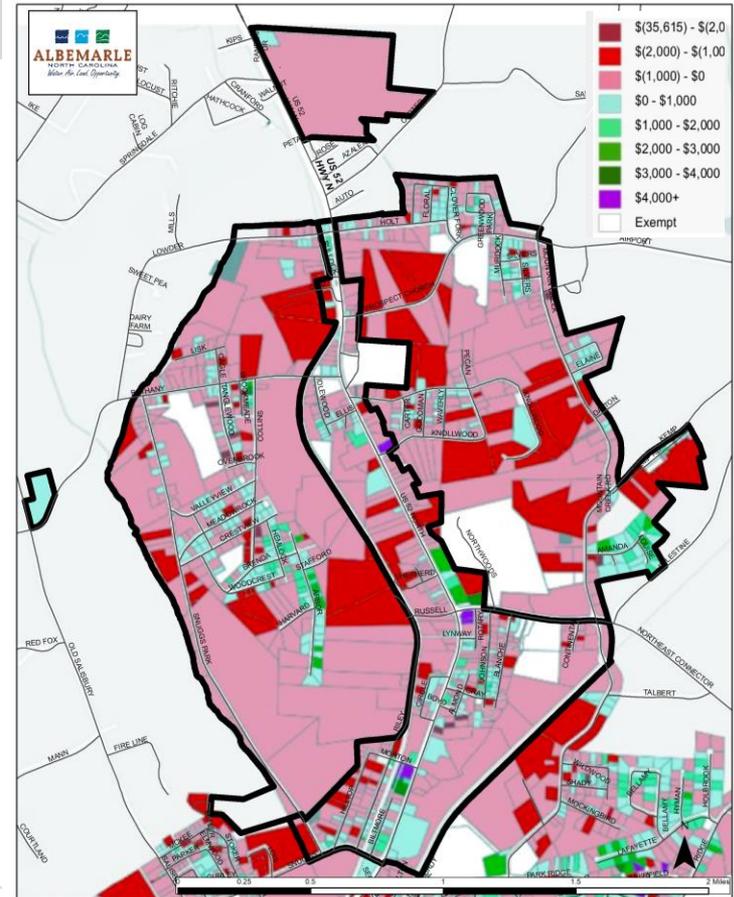
North Albemarle has some of the largest residential lot sizes in the City with the average being over a half acre per unit to less than one third acre per unit Citywide.



# North Albemarle Existing Conditions: Revenue Per Acre

In North Albemarle the highest tax revenues per acre are commercial properties on Hwy 52, high priced residential properties in a handful of subdivisions and residential properties on smaller lots. Overall the area has very low tax revenues per acre due to larger lots and underdeveloped parcels of land. This makes long term maintenance and improvements to infrastructure harder.

Envision Albemarle 2045: North Albemarle Revenue Per Acre

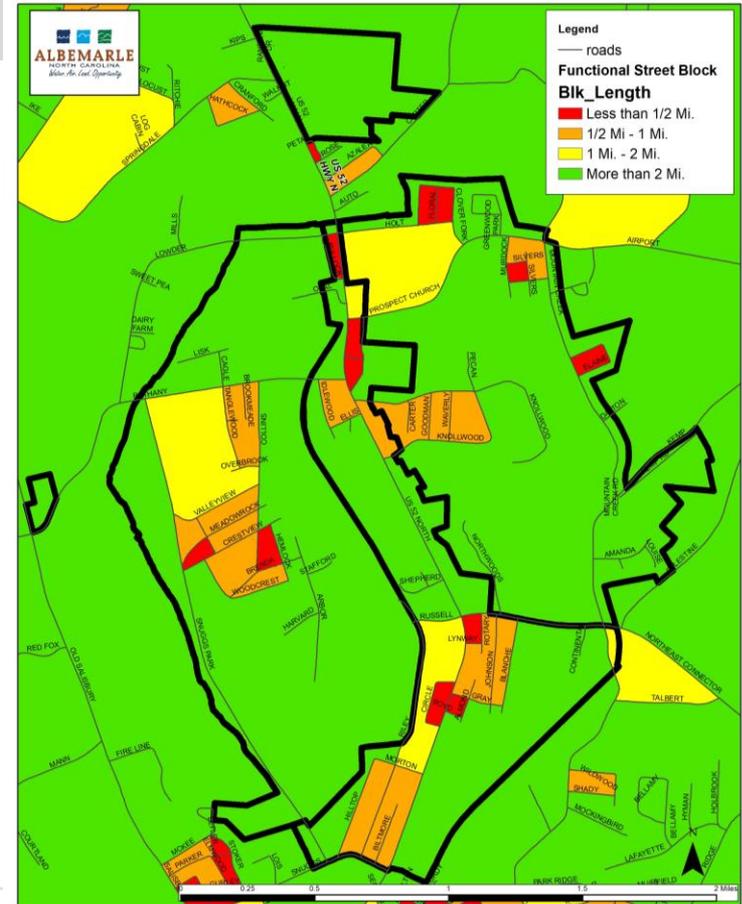


# North Albemarle Existing Conditions: Transportation

## Connectivity

Most older residential subdivisions in North Albemarle have semi-urban to suburban block sizes, but overall poor connectivity with the rest of the city due to the large undeveloped areas around them which have more rural street networks. In addition to longer trips for residents this also means lower walkability and is a concern for longer service response times in emergencies.

Envision Albemarle 2045: North Albemarle Functional Block Sizes



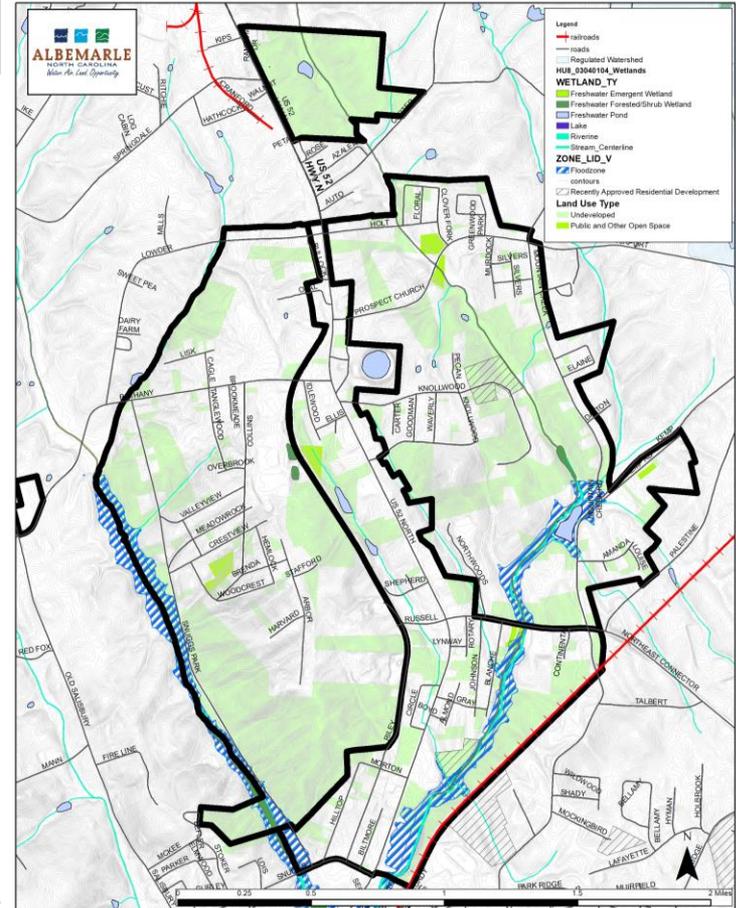


# North Albemarle Existing Conditions: Environment

## Development Constraints

North Albemarle has some of the largest amounts of undeveloped land still available inside of the City. Much of this has steeper slopes and proximity to the railroad, but very little is constrained by other natural or manmade features.

Envision Albemarle 2045: North Albemarle Development Constraints



# What is the Data Telling Us about this community?

## Population

- North Albemarle is overall a suburban community with low density.
- Population has grown slowly here in recent decades compared to other areas of the City.

## Housing

- Housing is slightly below average age and above average in condition.
- Housing is moderately higher priced here.

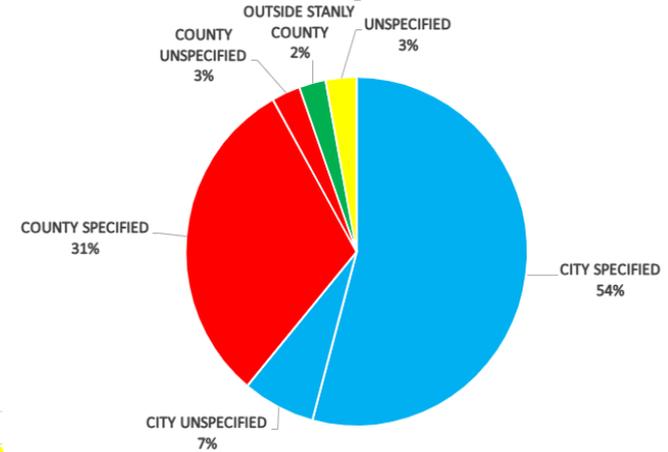
## Land Use

- North Albemarle is largely single family residential and undeveloped with a large portion of the City's commercial and industrial along Hwy 52 corridor.
- There is ample undeveloped or underdeveloped land and this community includes a large public park.
- Demand for new development and housing has been slower here than along 24-27 to the south

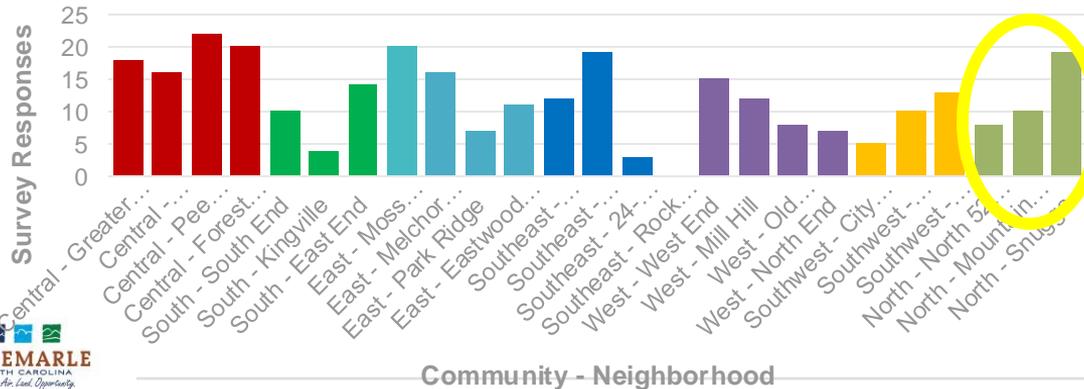
# What We Are Hearing in This Community?

## Survey Responses:

Almost 2/3 of responses Citywide are from residents. We have had an overall below average response rate from North Albemarle so far, except for Snuggs Park.



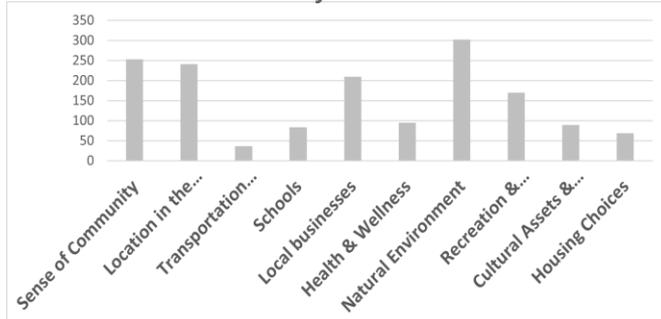
### Survey Responses By Neighborhood



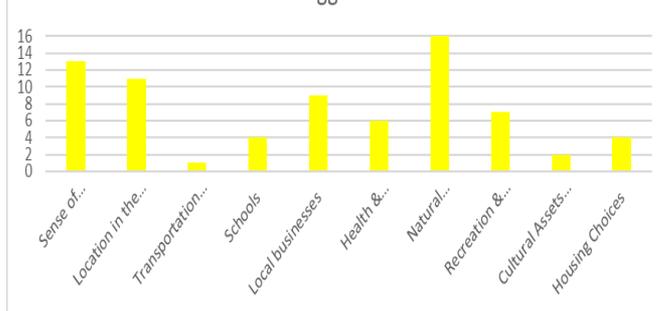
# What We Are Hearing in This Community?

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

Citywide

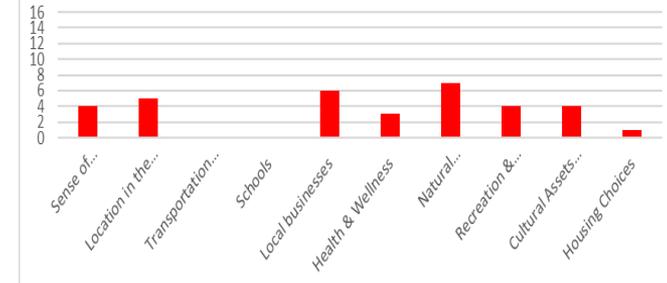


Snuggs Park

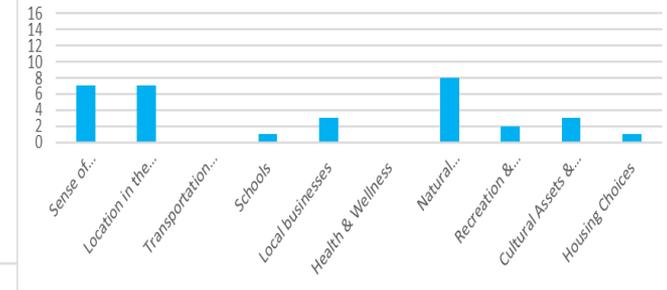


Natural Environment and Location in Region and Sense of Place were top responses for all, including Citywide. Local Business was a strong response in North 52 District.

North 52 District



Mountain Creek



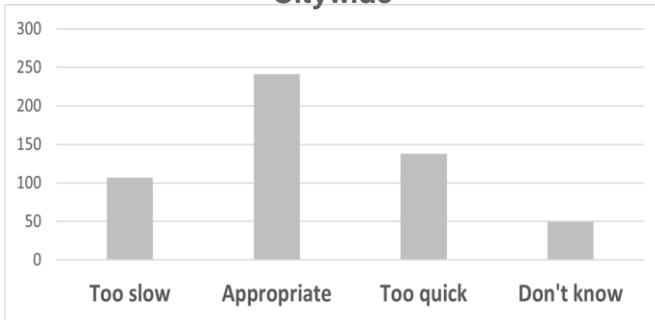




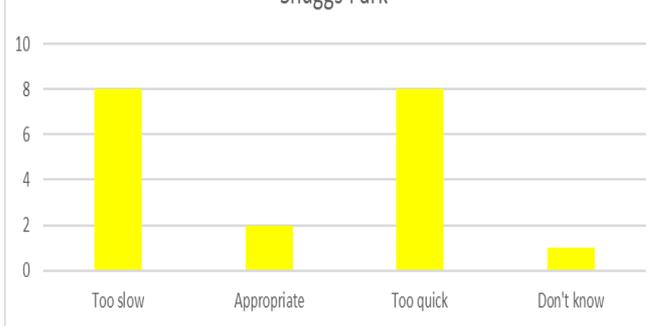
# What We Are Hearing in This Community?

## The pace of growth in Albemarle has been?

Citywide

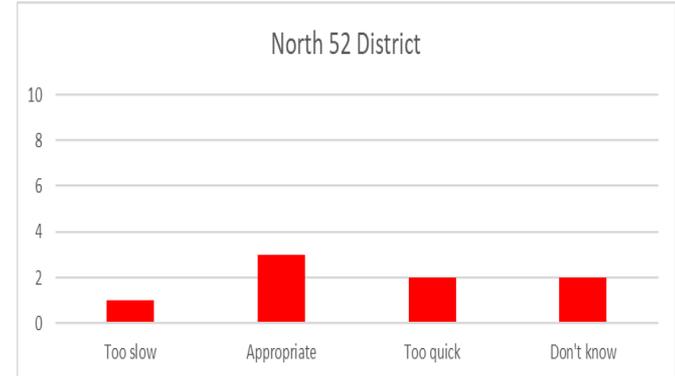


Snuggs Park

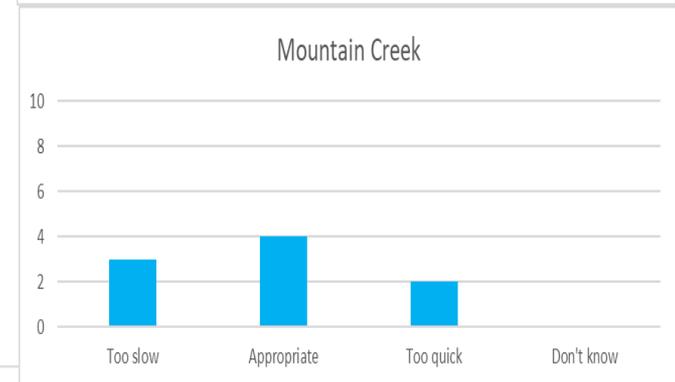


Overall the average response Citywide is that pace of growth has been Slow to Appropriate. Snuggs Park is evenly split between Too Slow and Too Quick. A lot of this may have to do with different perceptions of "growth", Commercial vs. Residential and where it is occurring.

North 52 District



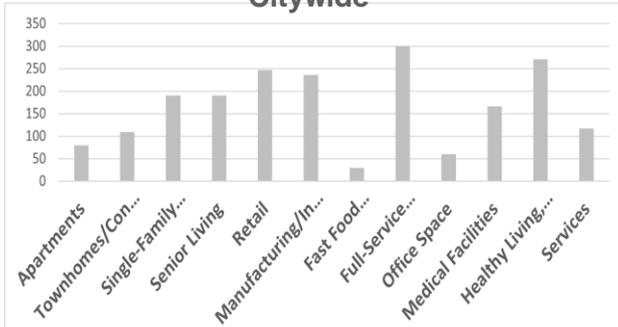
Mountain Creek



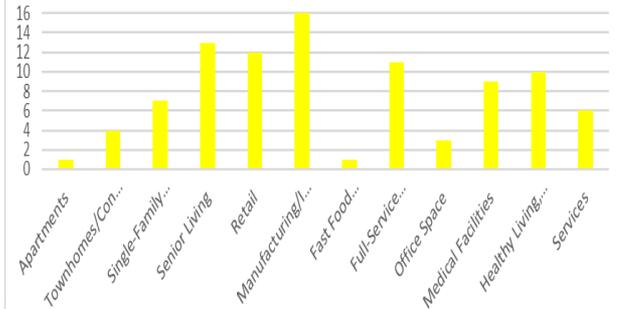
# What We Are Hearing in This Community?

## What do we need more of?

Citywide

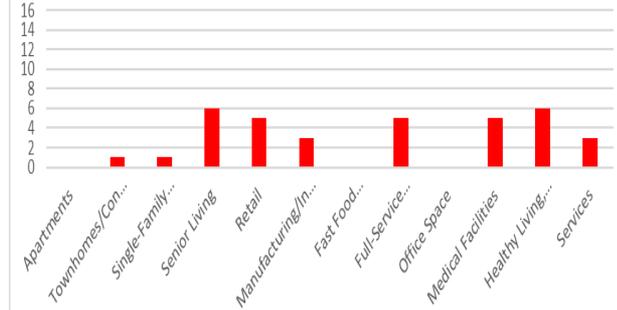


Snuggs Park

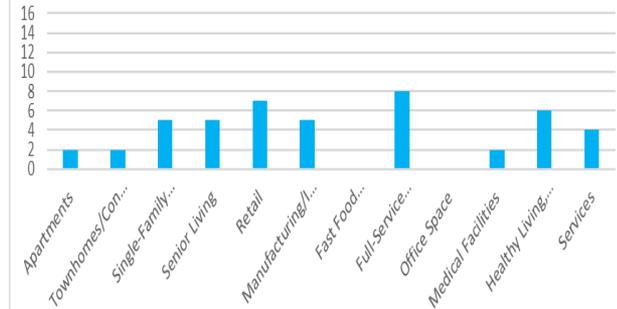


North Albemarle mostly followed Citywide responses, with some small difference by neighborhood. Across the board Full Service Restaurants were a top response. In Mountain Creek this was followed by Retail and Healthy Living; In North 52 District Senior Living and Healthy Living; in Snuggs Park Senior Living and Retail. In all three neighborhoods Fast Food, Offices and Apartments all scored very low.

North 52 District



Mountain Creek



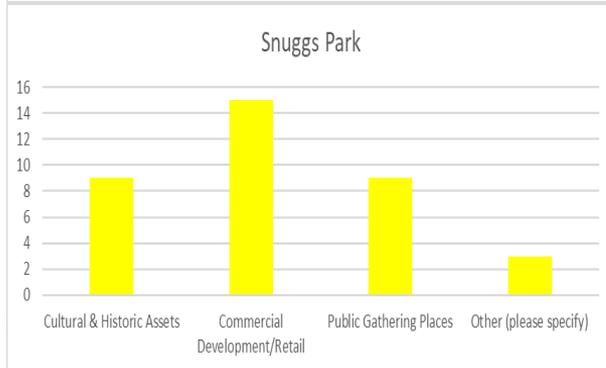
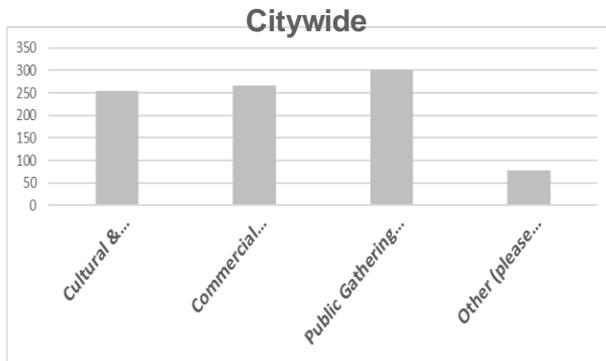
# What We Are Hearing in This Community?

What 3 things are most important to you?

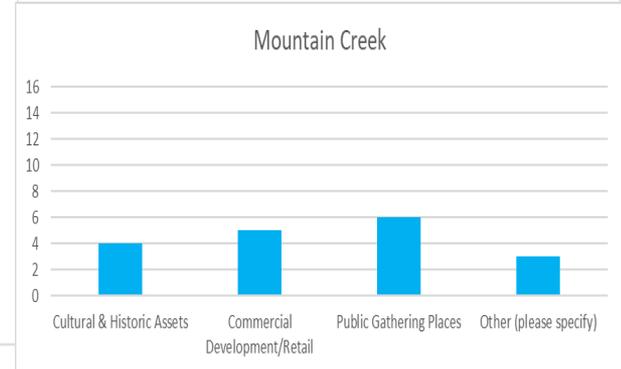
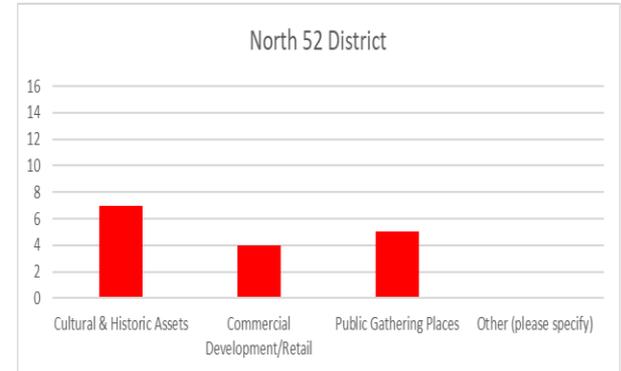


# What We Are Hearing in This Community?

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



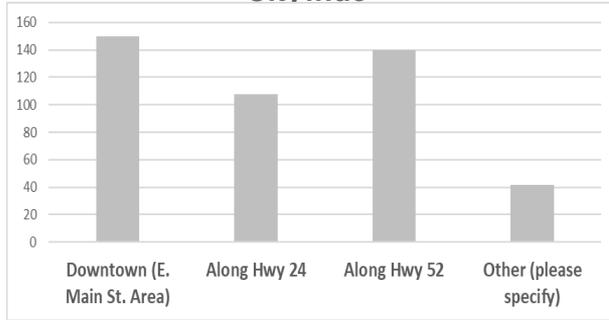
All neighborhoods were in line with Citywide responses that downtown should have a mix of roles, which each leaning slightly more in different directions. Snuggs Park values downtown for Commercial, North 52 District for Cultural Assets and Mountain Creek for Public Gathering Places.



# What We Are Hearing in This Community?

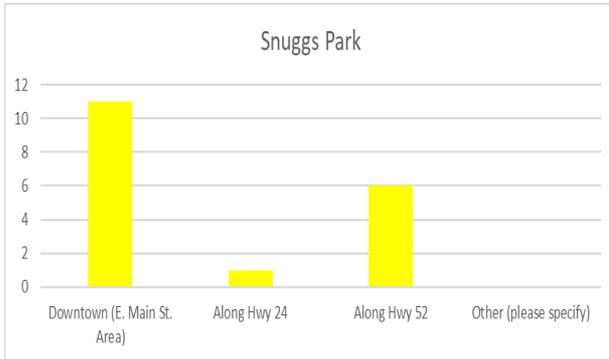
## Where should most future commercial and retail occur in Albemarle?

### Citywide

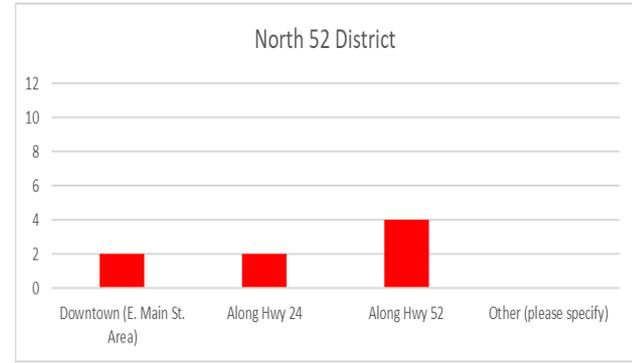


Citywide responses have been for commercial to be located in a mix of locations with downtown being slightly higher. Snuggs Park has a strong preference for more commercial and retail Downtown, while North 52 would prefer to keep it on Hwy 52 and Mountain Creek has a slight preference to see more along Hwy 24-27.

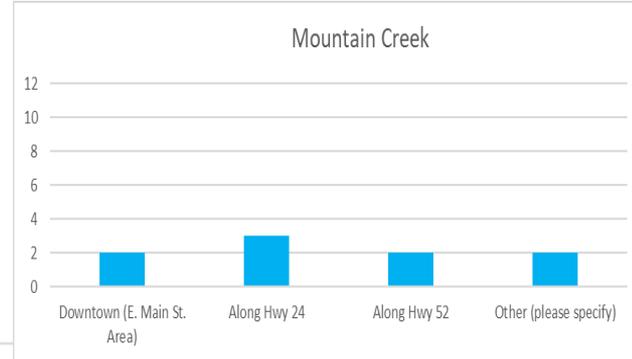
### Snuggs Park



### North 52 District

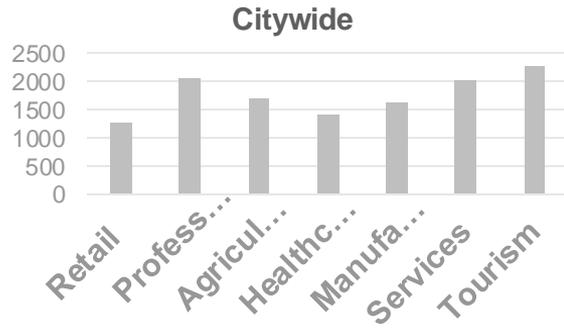


### Mountain Creek

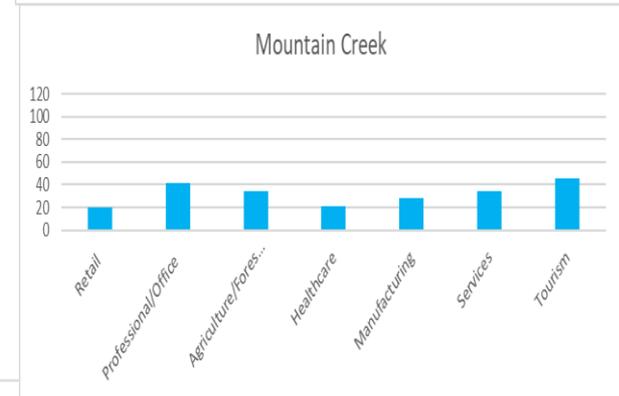
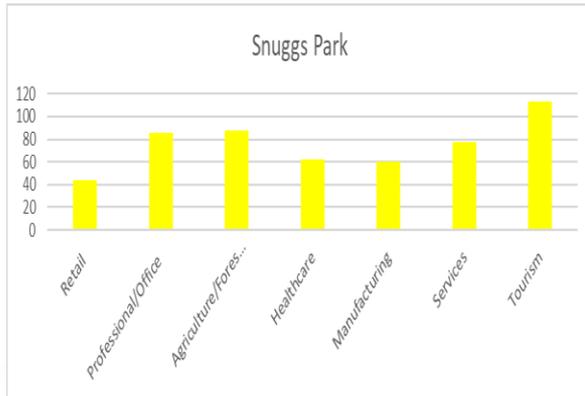
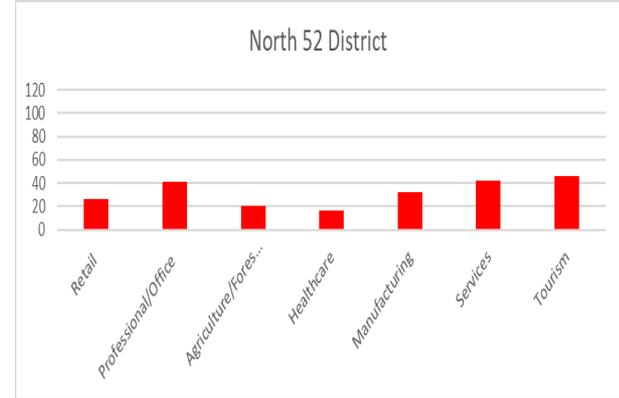


# What We Are Hearing in This Community?

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



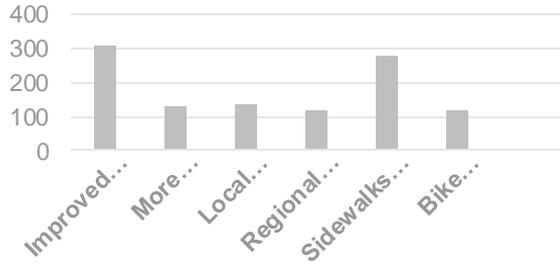
Similar to Citywide results, Healthcare and Retail and Manufacturing were all very important across North Albemarle neighborhoods. North 52 District also responded that Agriculture and Forestry was also highly important.



# What We Are Hearing in This Community?

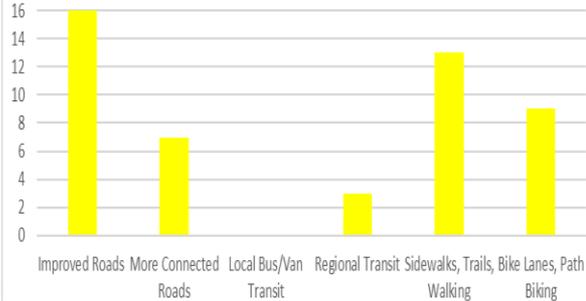
How aspects of transportation are most important to you?

Citywide

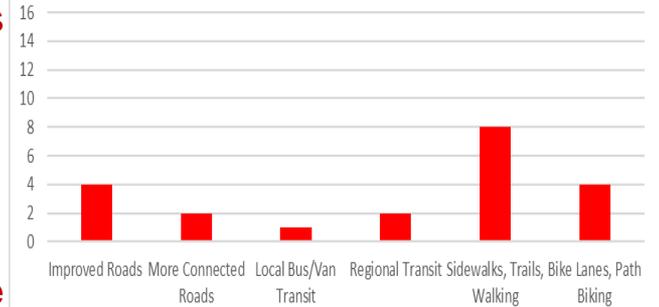


Improved streets and sidewalks have universally been the most important aspects of transportation, both Citywide and in specific neighborhoods. In North Albemarle access to bike lanes is a close third. More Connected Roads has not been a top priority for North Albemarle residents.

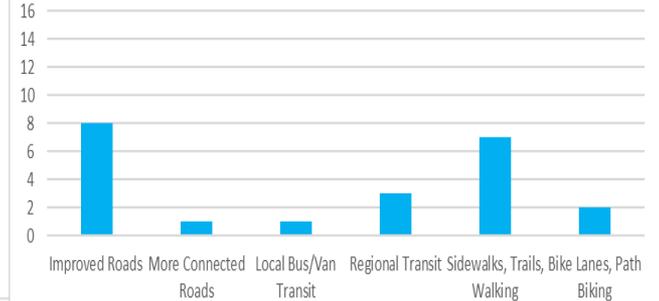
Snuggs Park



North 52 District



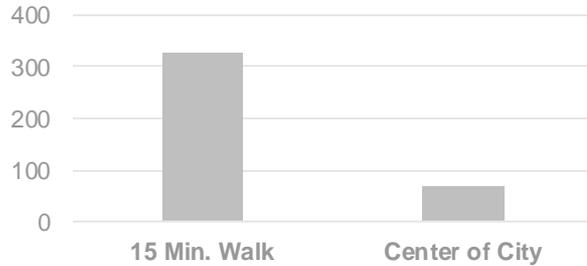
Mountain Creek



# What We Are Hearing in This Community?

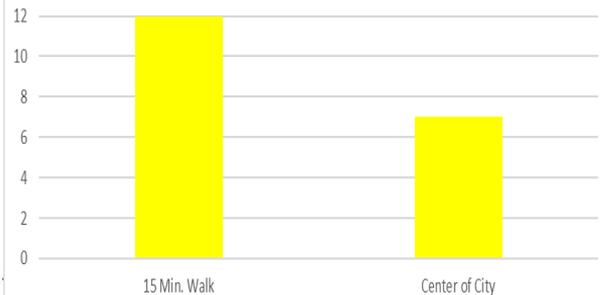
## Where should park facilities go?

Citywide

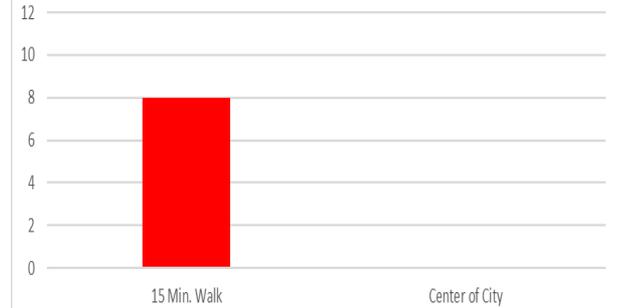


The majority of all residents want parks within a 15 minute (½ mile) walk of their home.

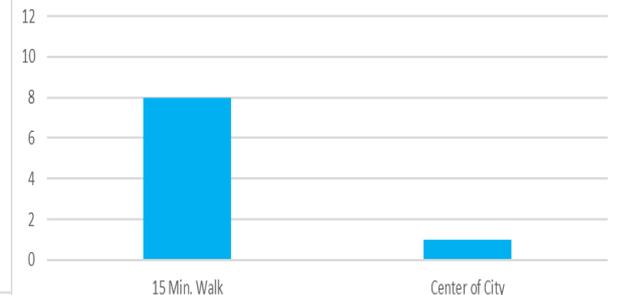
Snuggs Park



North 52 District

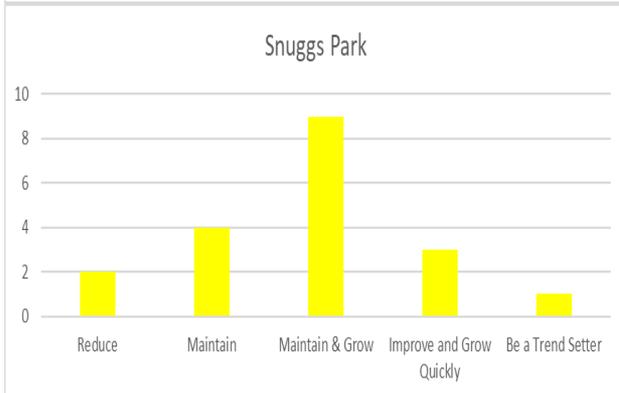
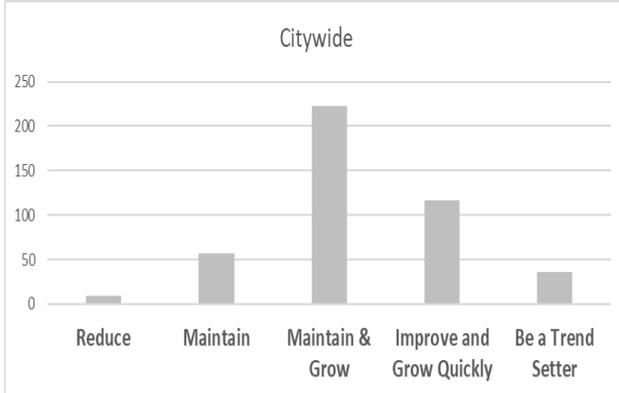


Mountain Creek

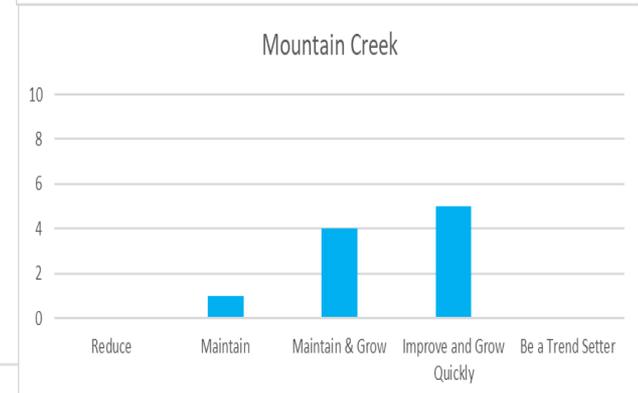
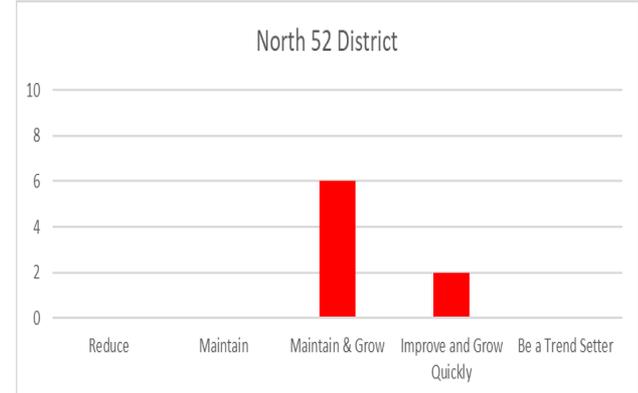


# What We Are Hearing in This Community?

## Investment in Albemarle Parks and Recreation should?



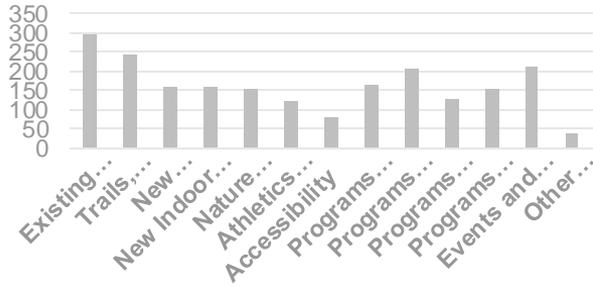
North Albemarle follows the Citywide response with a majority of residents wanting investment in Parks and Recreation services to Maintain and Grow (slow to moderate growth). North 52 and Mountain Creek leaned slightly towards higher investment levels for Improving and Growing Quickly.



# What We Are Hearing in This Community?

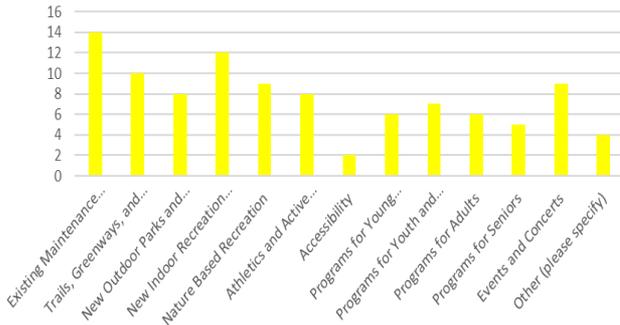
## What do we need more of in parks and recreation?

Citywide

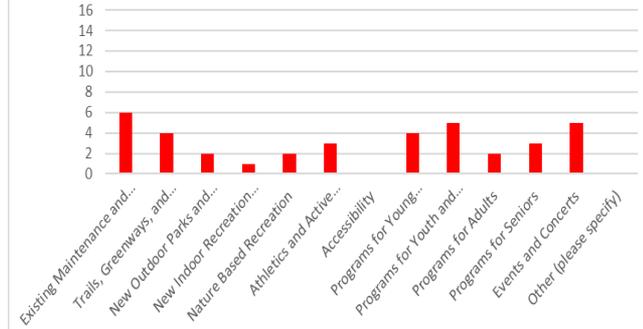


Maintenance, events, athletics youth programs, trails and new facilities were all popular Citywide. In Snuggs Park Maintenance and Indoor Rec facilities were the top priority; In Mountain Creek Trails and Maintenance and in North 52 District Maintenance, Youth Programs and Events and Concerts were the top choices.

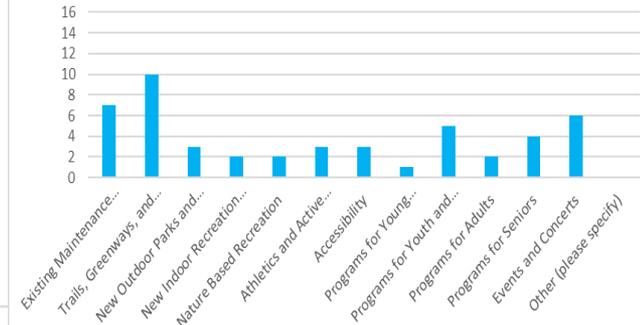
Snuggs Park



North 52 District



Mountain Creek



# ***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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