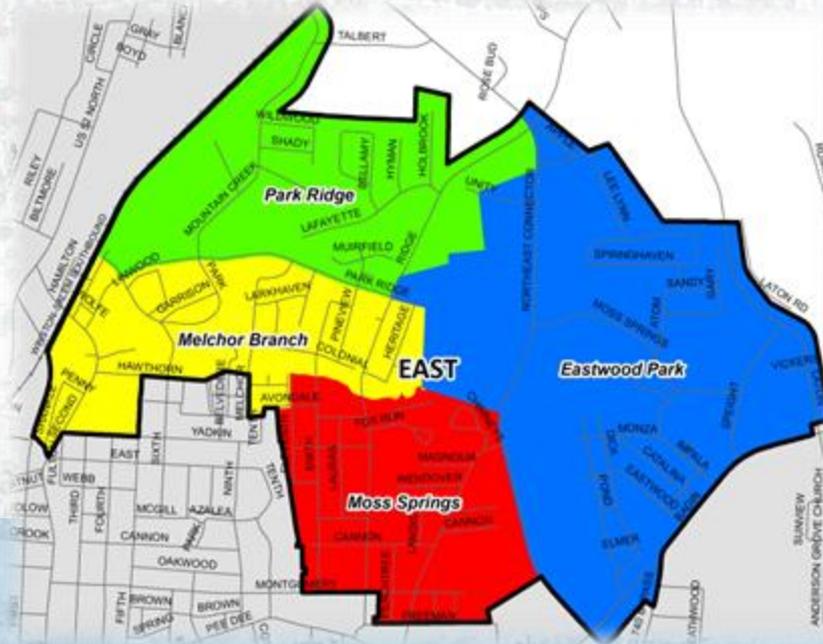


CITY OF ALBEMARLE

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.

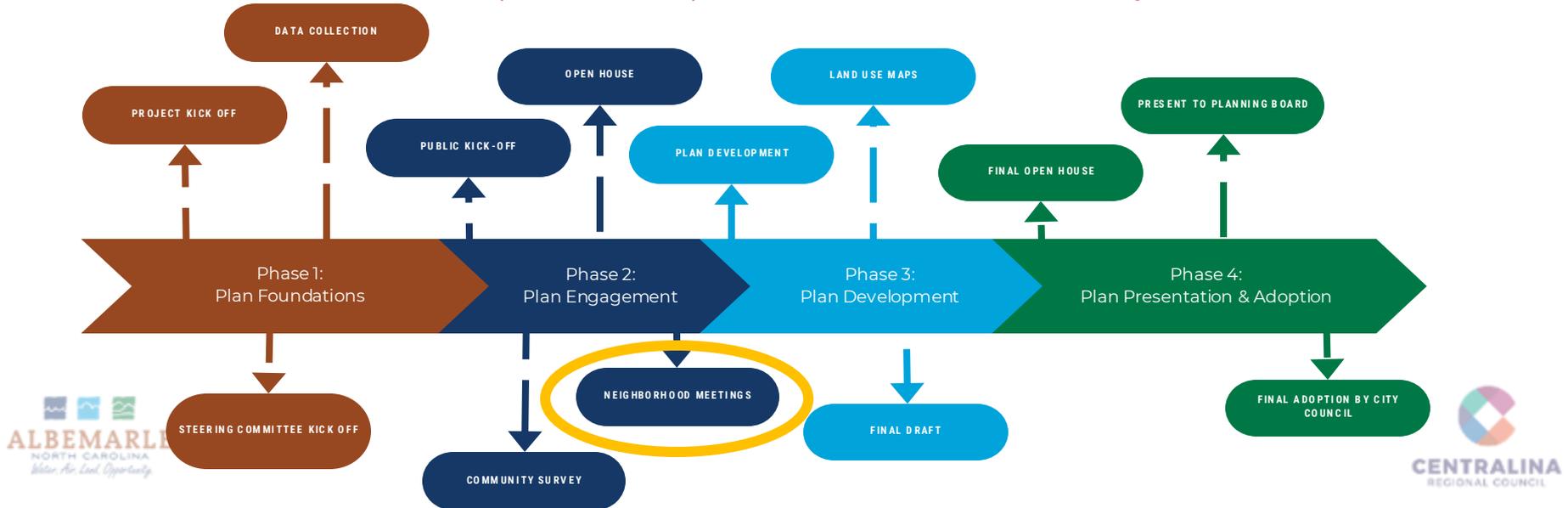
Guide For Everyone else.....

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

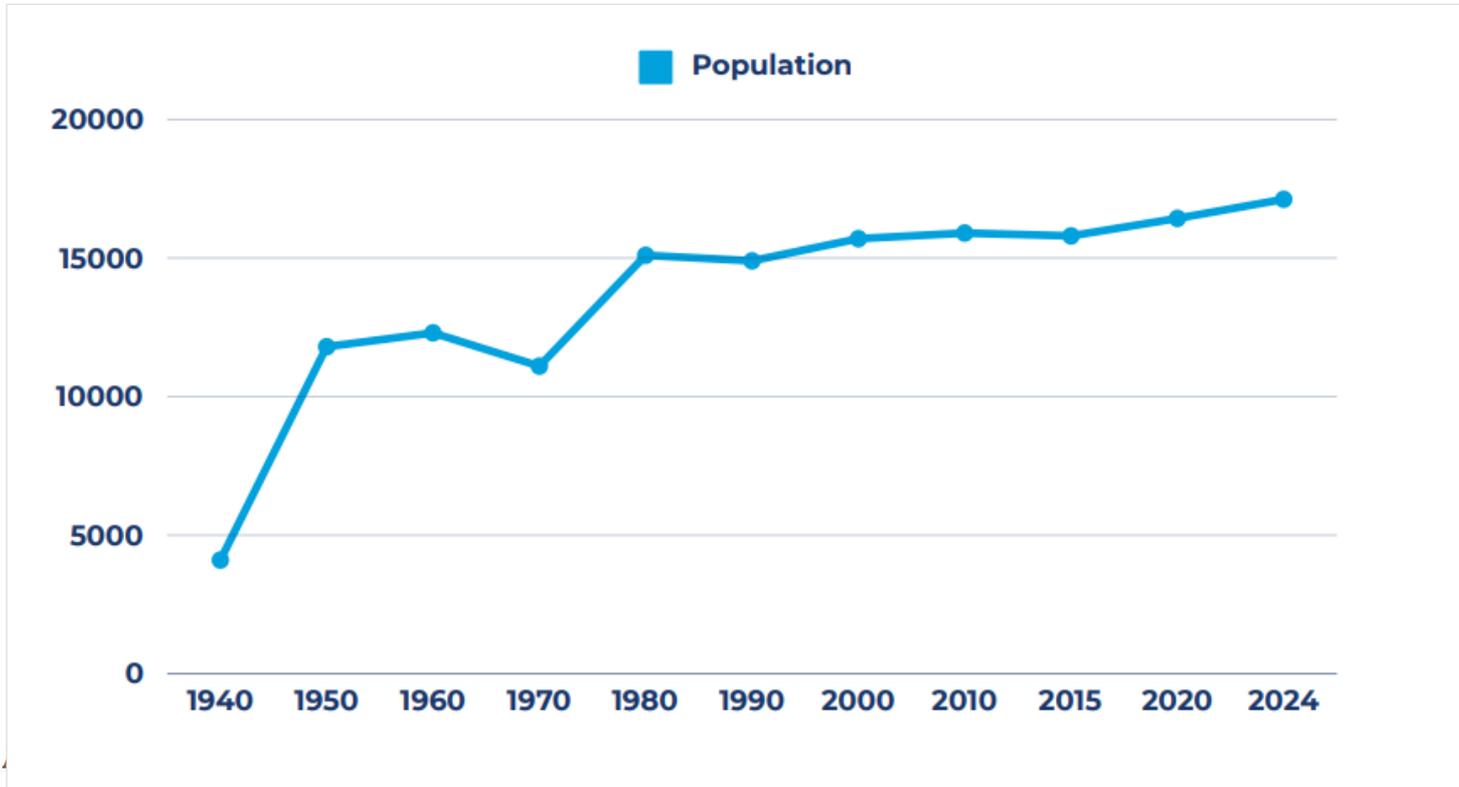
- **Population**

- 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

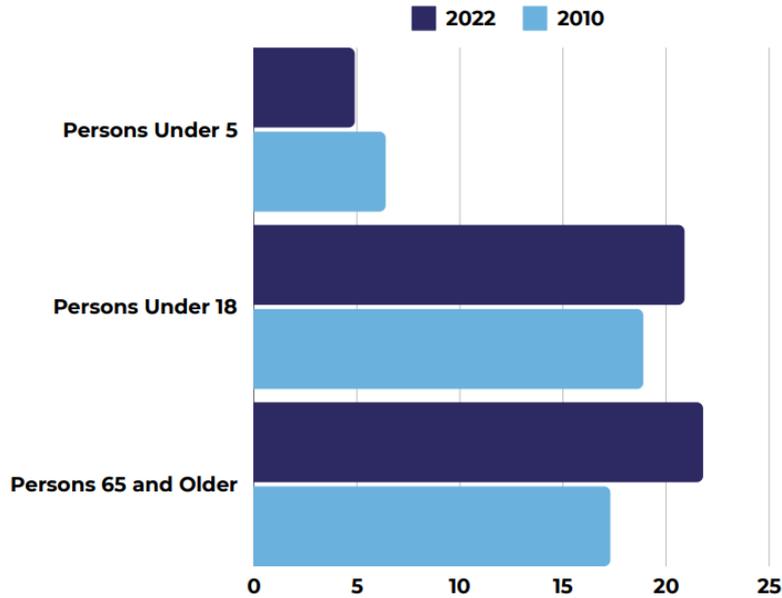
NORTH
CAROLINA

1.3

Growth Rate
2024

Existing Conditions: Age Distribution

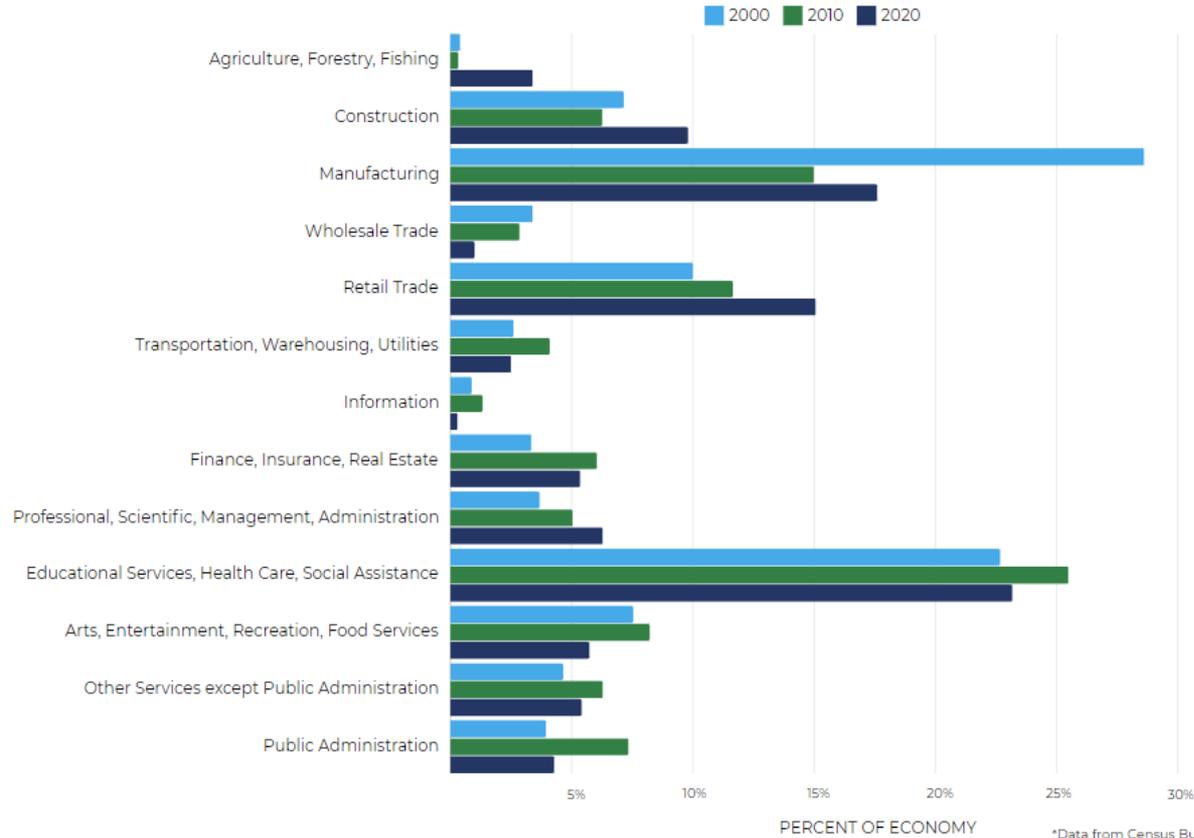
PERCENT OF POPULATION



MEDIAN AGE
2022
39.7

MEDIAN AGE
2010
37.6

Existing Conditions: Employment

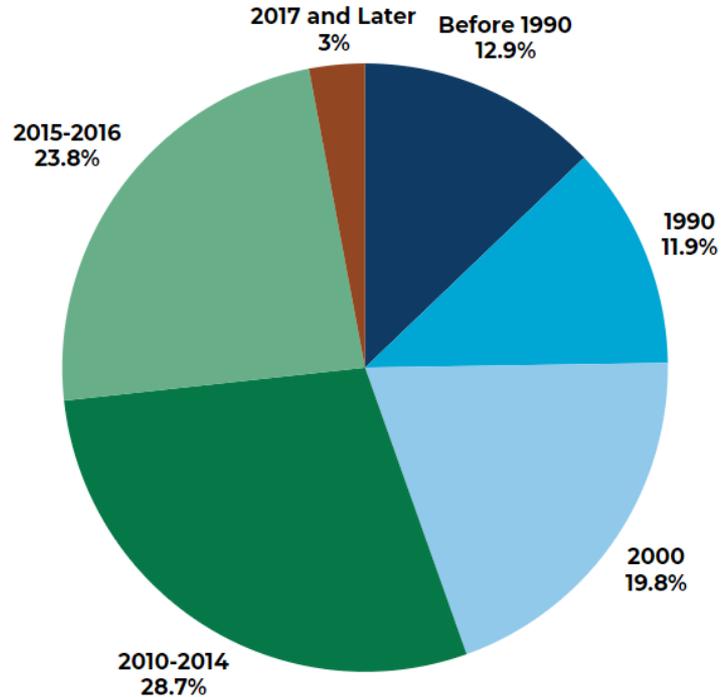


Existing Conditions: Housing

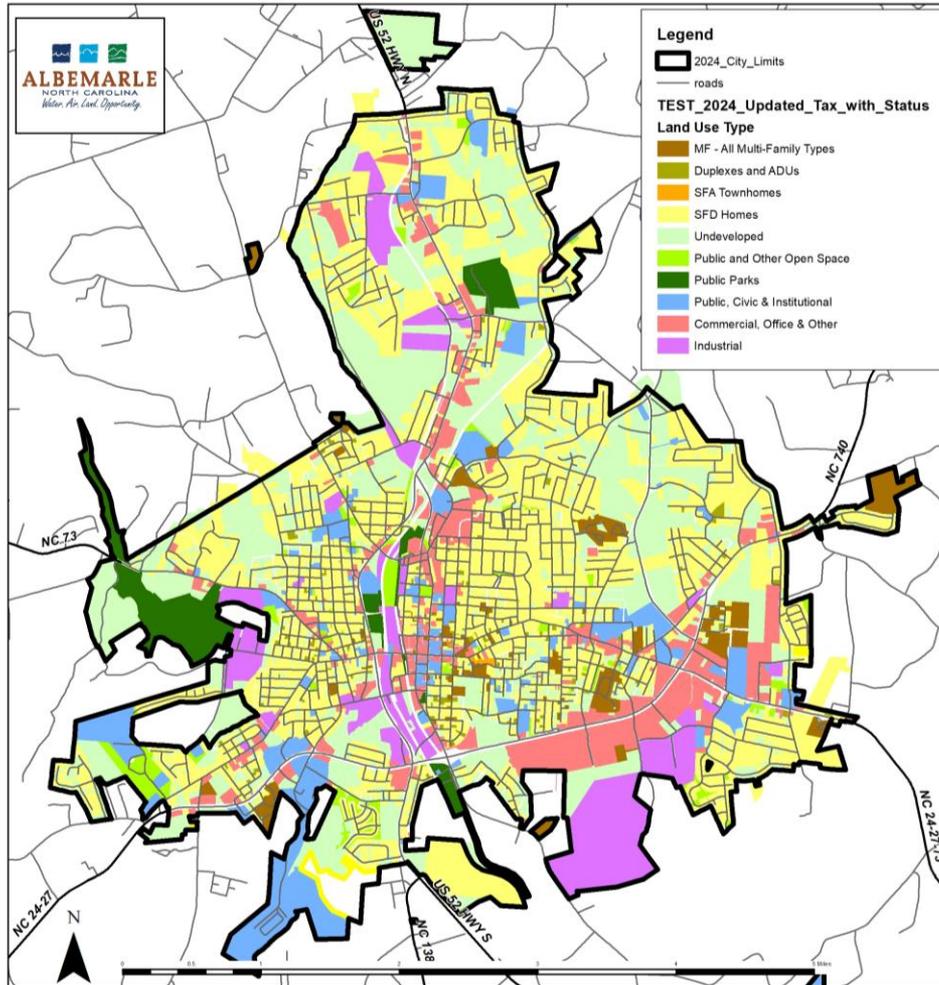
MEDIAN HOME
VALUE
\$153,600

MEDIAN RENT
\$863

TOTAL
HOUSING
UNITS
7,901

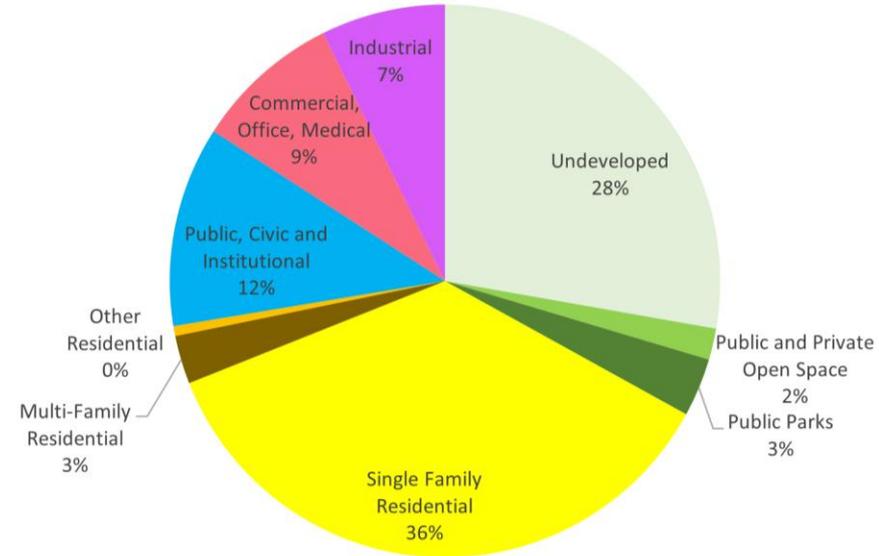


Envision 2045: Existing Land Use



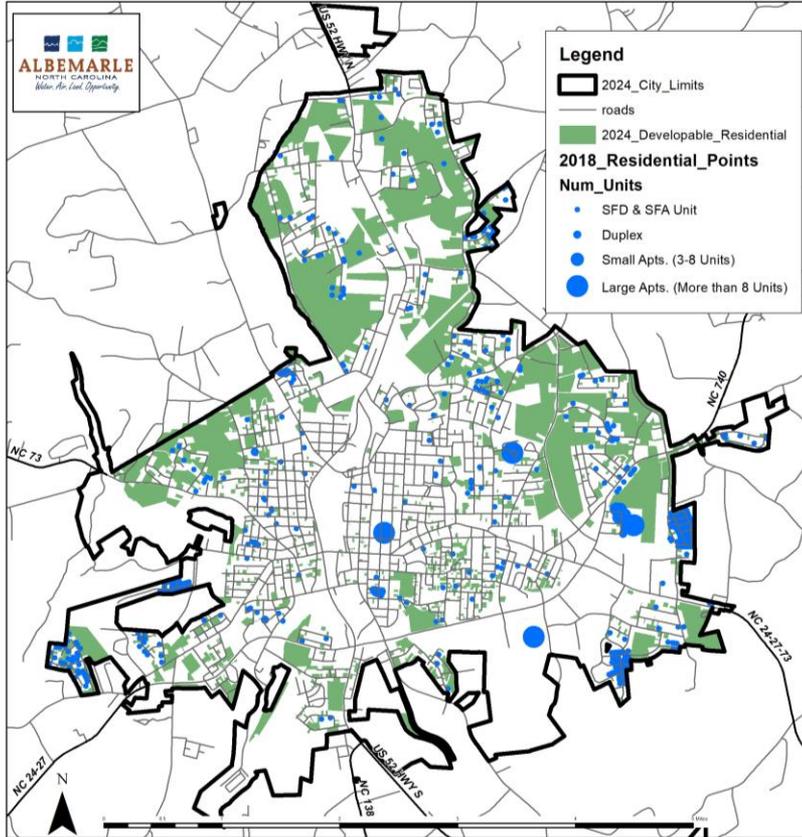
Albemarle's largest land use is single family residential housing

Albemarle Existing Land Use

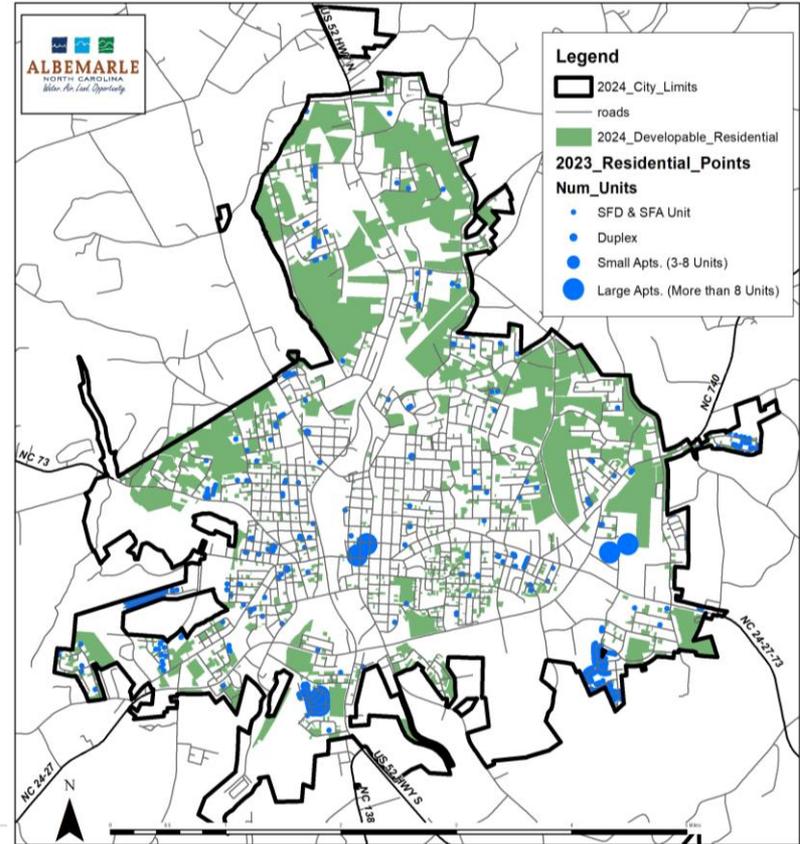


Existing Conditions: Housing

Envision 2045: 2000-2018 Residential Growth

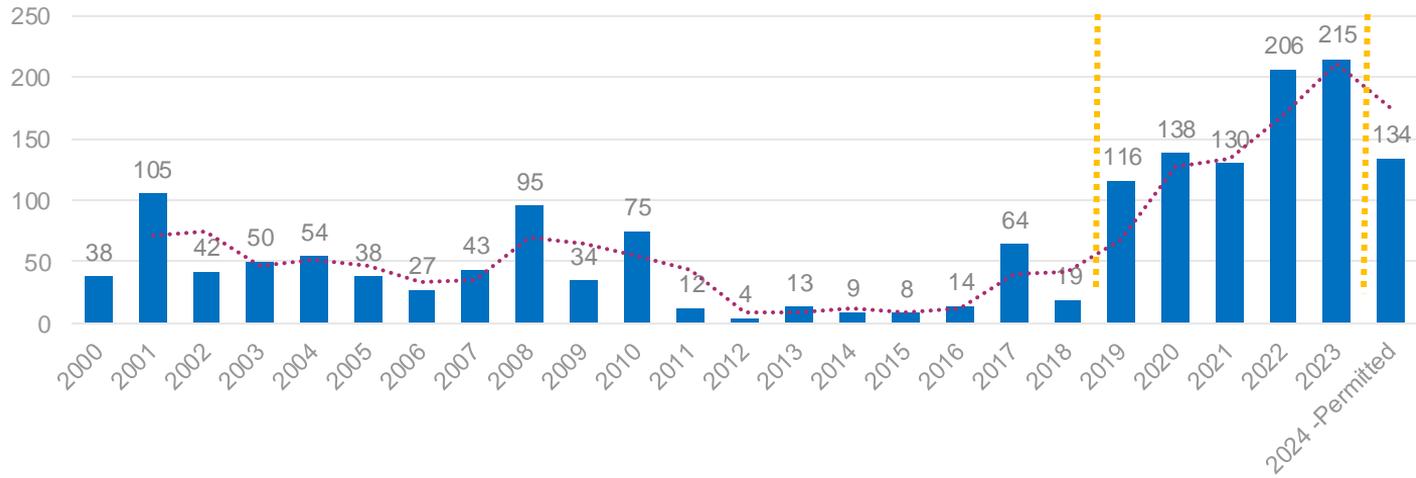


Envision 2045: 2019-2023 Residential Growth

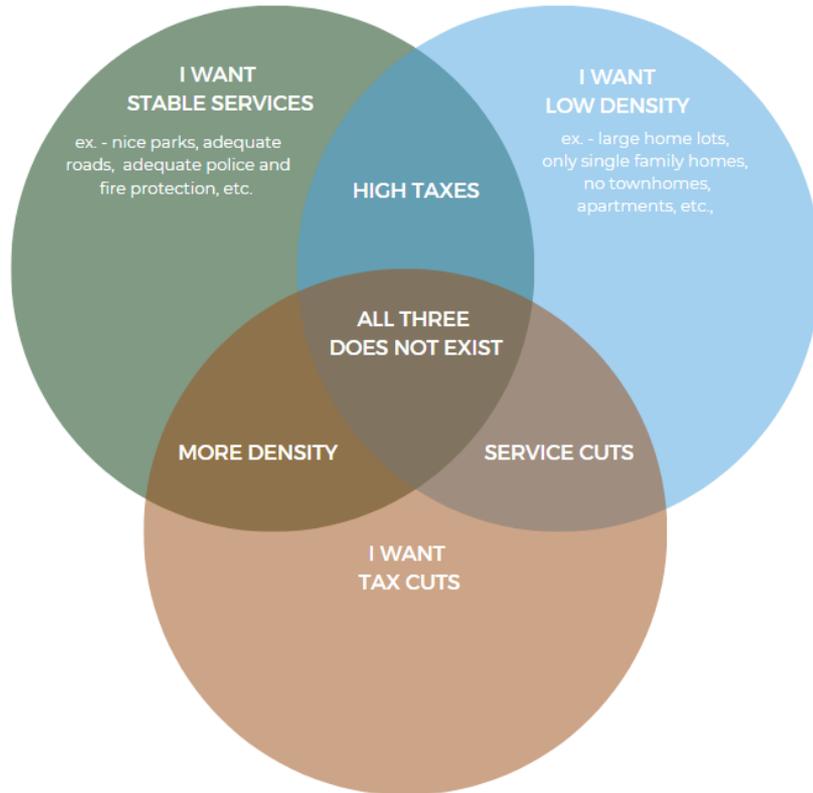


Existing Conditions: Housing

Housing Unit Construction 2000-2023



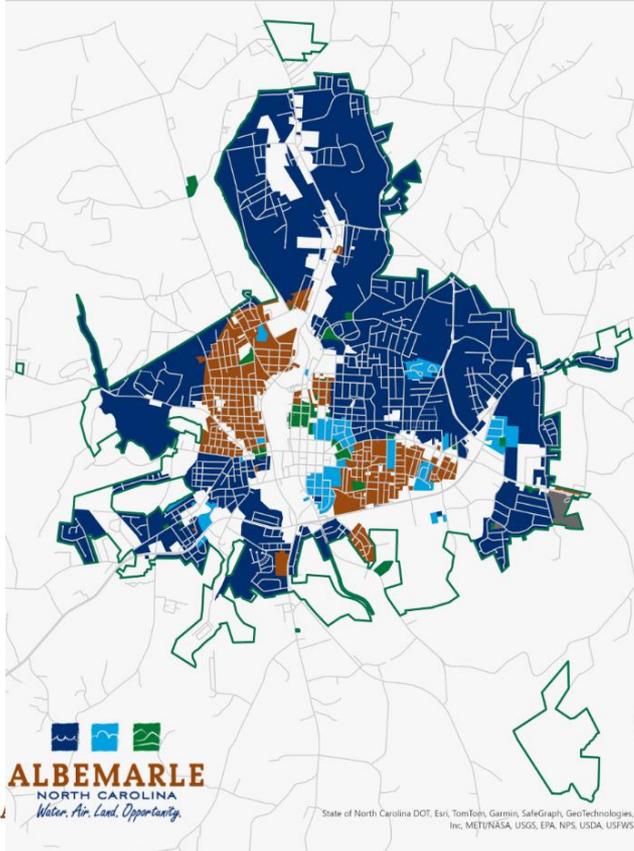
Existing Conditions: Density, Land Value, and Services



- 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



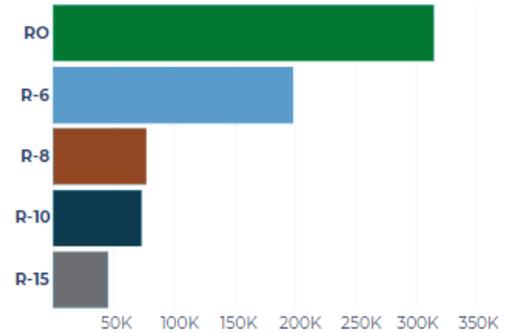
CITY OF ALBEMARLE Comprehensive Land Use Plan

MINIMUM LOT SIZE PER UNIT (SQ FT)

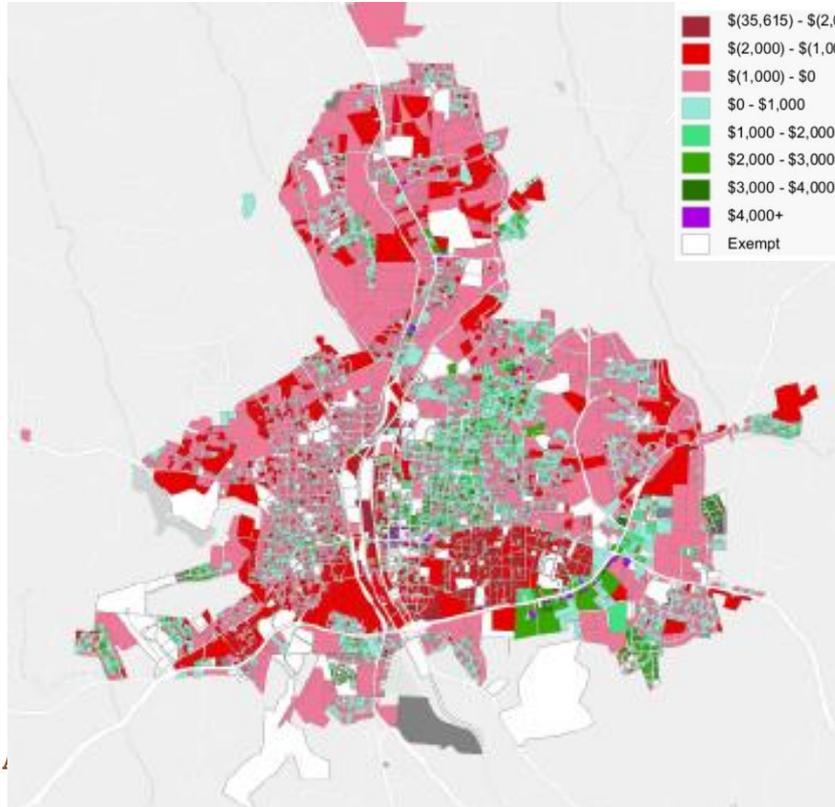
Zoning District	Single Family Detached	Duplex	Single Family Attached	Multi-family	Mixed-Use
RO	6k	4.5k	3k	1.5k	1.5k
R-6	6k	4.5k	3k	1.5k	-
R-8	8k	6k	4k	-	-
R-10	10k	7.5k	-	-	-
R-15	15k	-	-	-	-

*Data from Albemarle City Tax Parcels

LAND VALUE PER ACRE BY ZONING



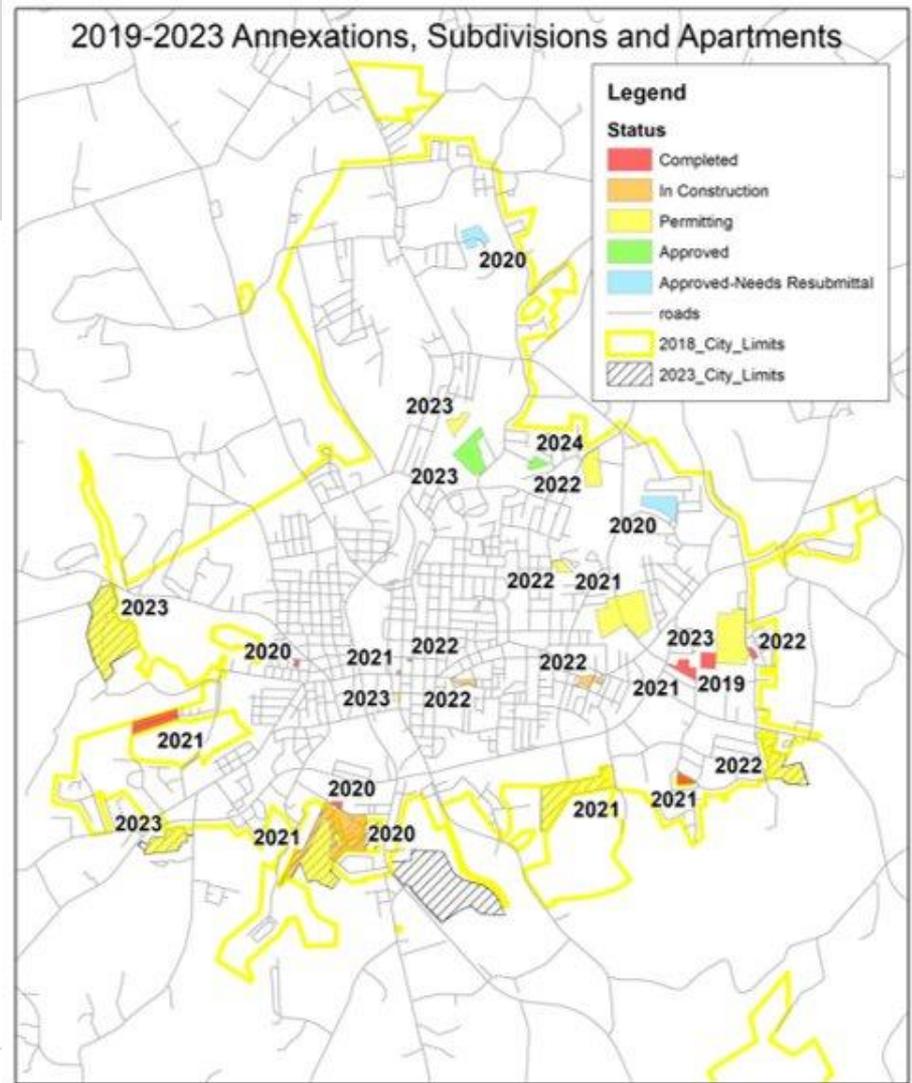
Existing Conditions: Density, Land Value, and Service



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

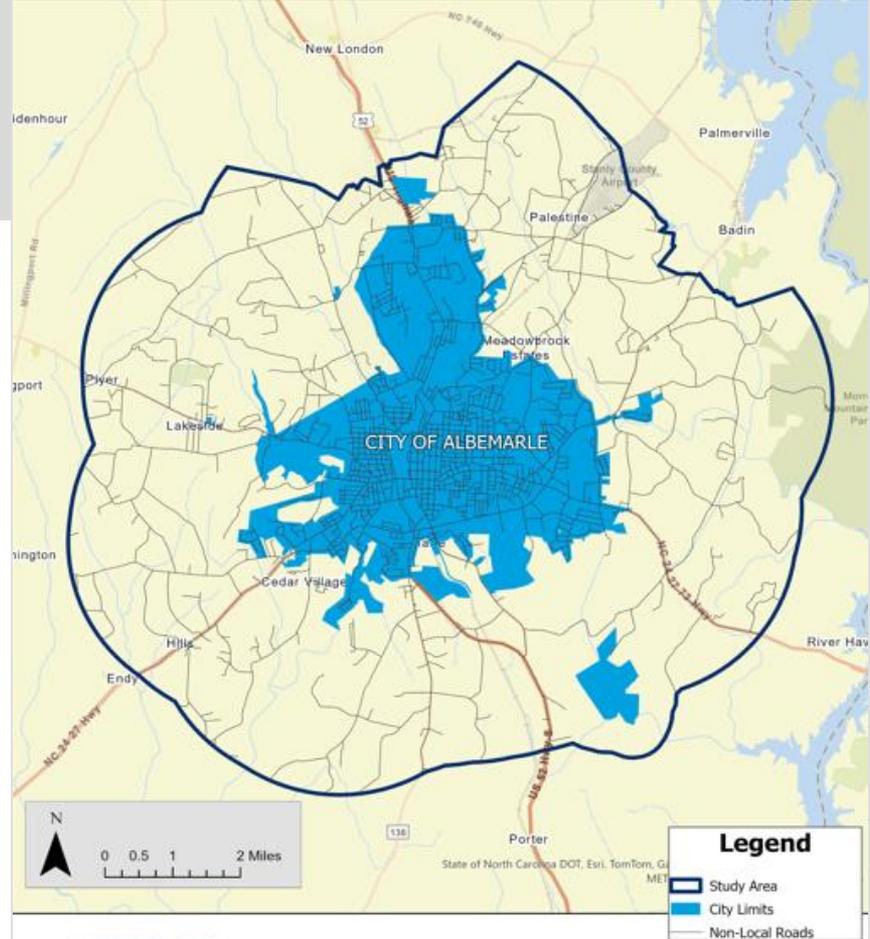
Existing Conditions: Future Development

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

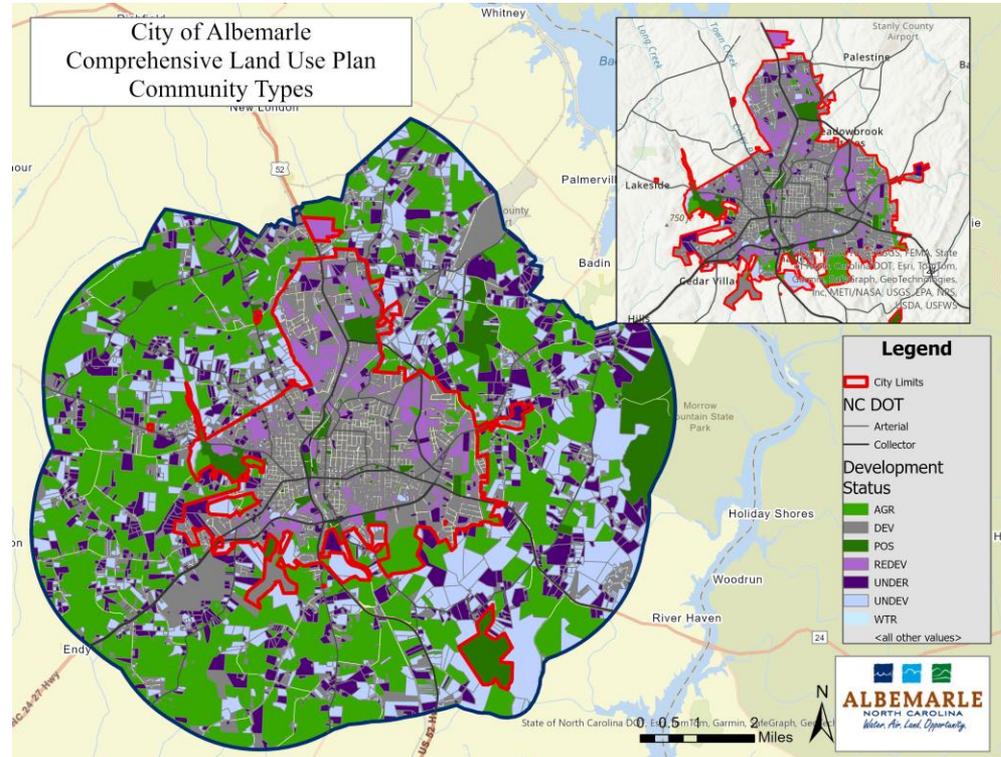
Study Area
Blue = City Limits



Existing Conditions - Maps

Development Status

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



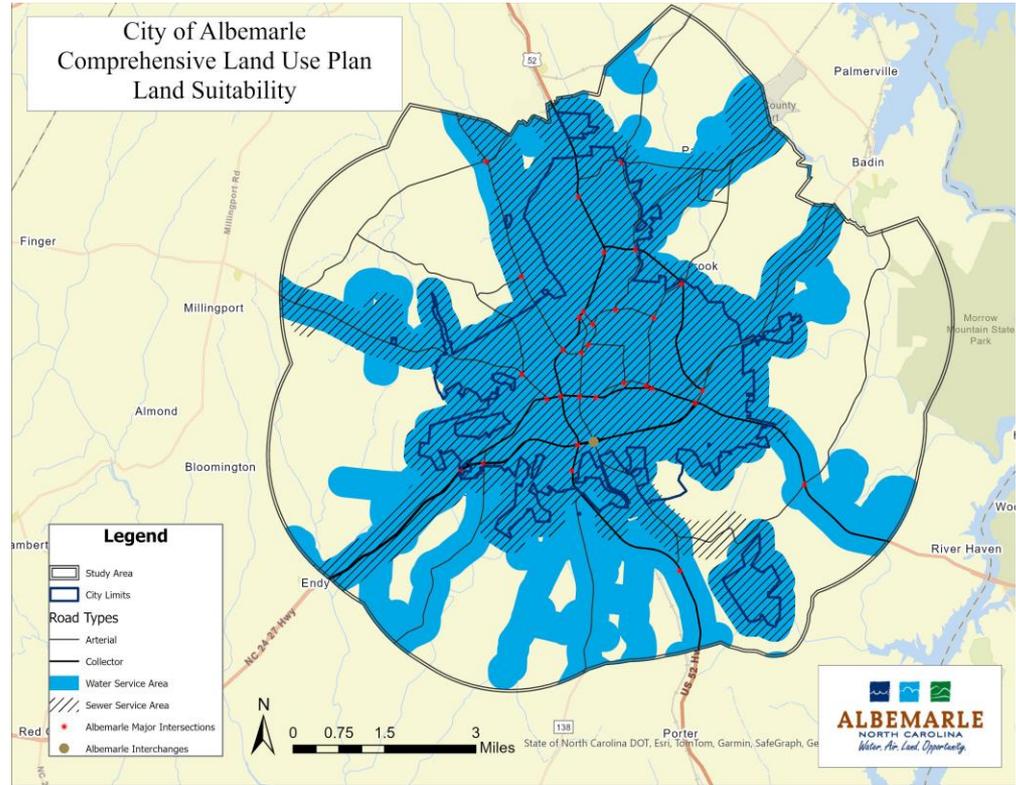
Existing Conditions - Maps

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

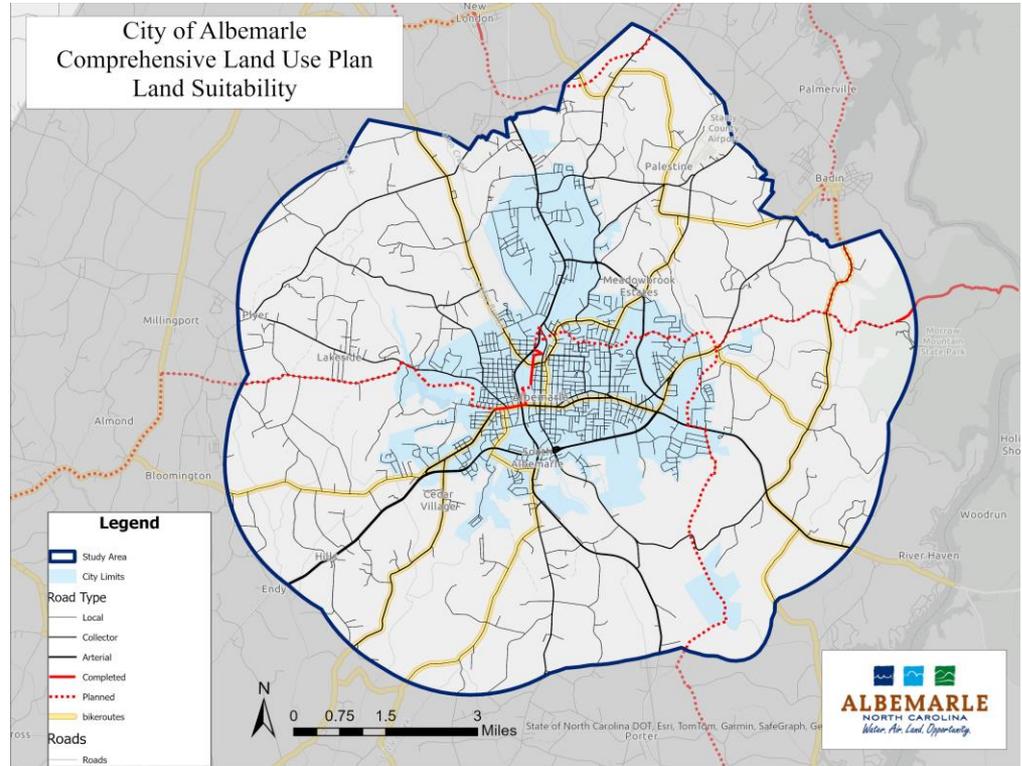


Existing Conditions: Study Area

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

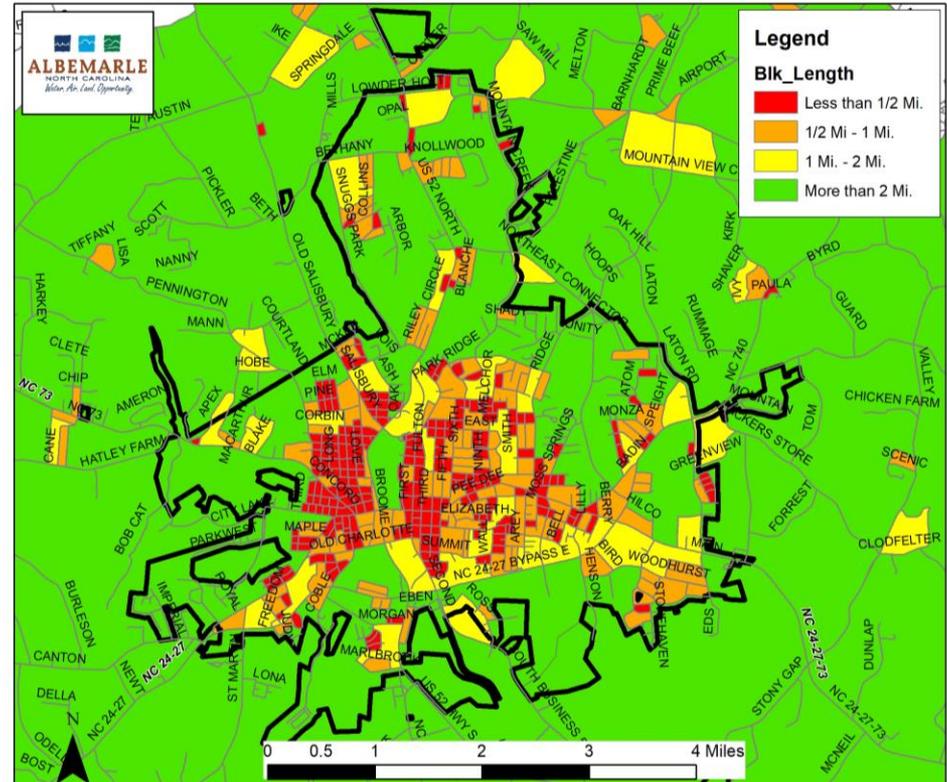


Existing Conditions: Transportation

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.

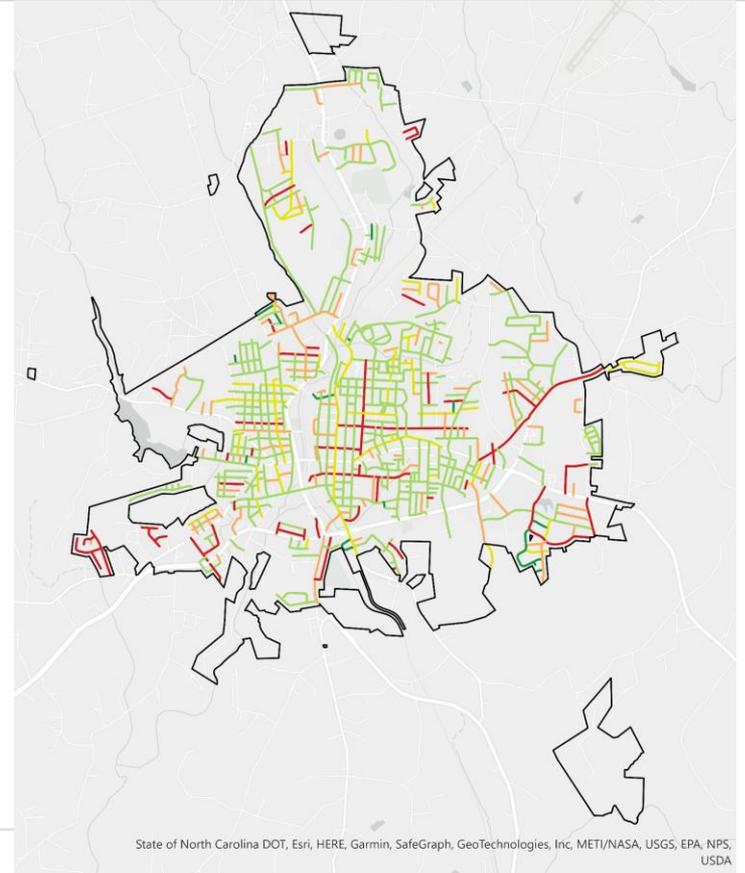
Envision 2045: Albemarle Functional Street Block Size



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.

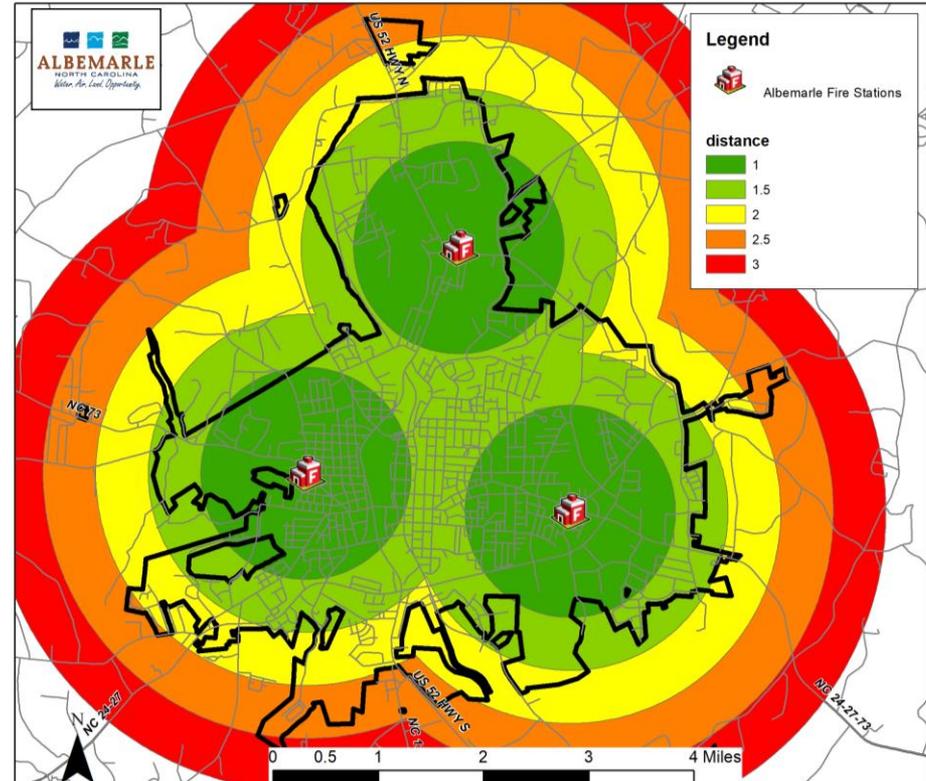


Existing Conditions: Public Safety

Fire Stations

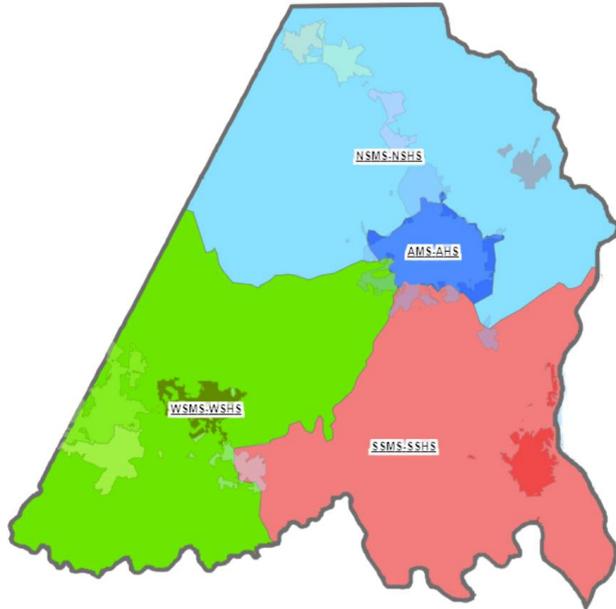
Almost all of the existing city limits, including around 95% of residential units are within a 1.5 mile radius of a fire station currently. Some more recently annexed areas are between 2 and 2.5 miles.

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

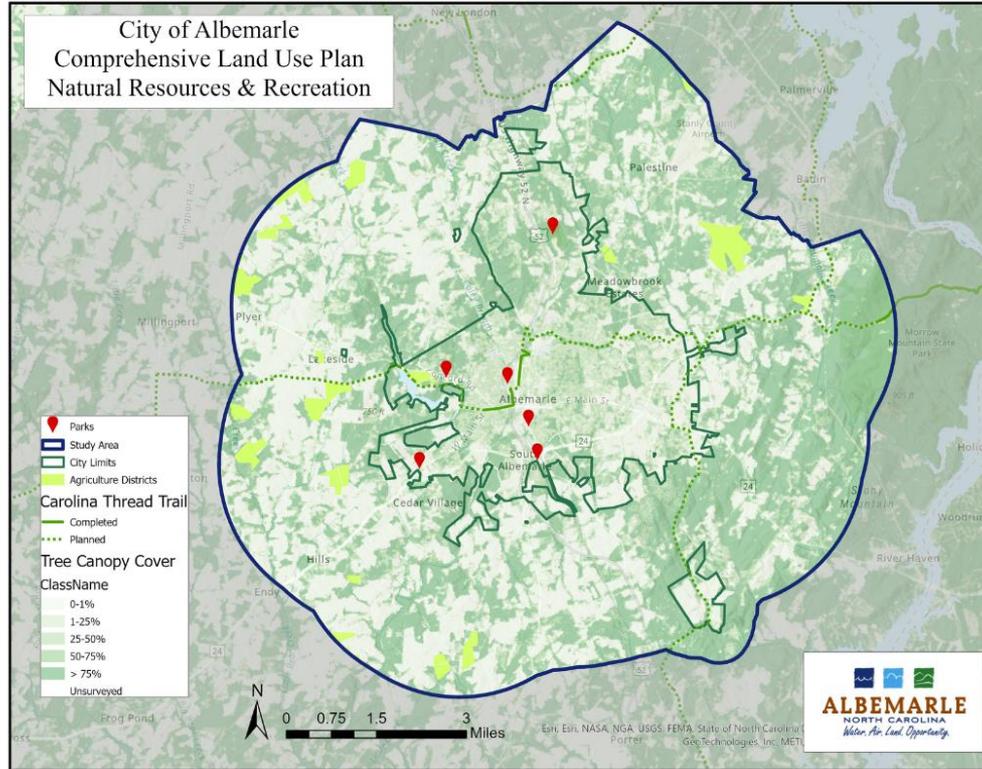
Existing Conditions: Schools

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
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

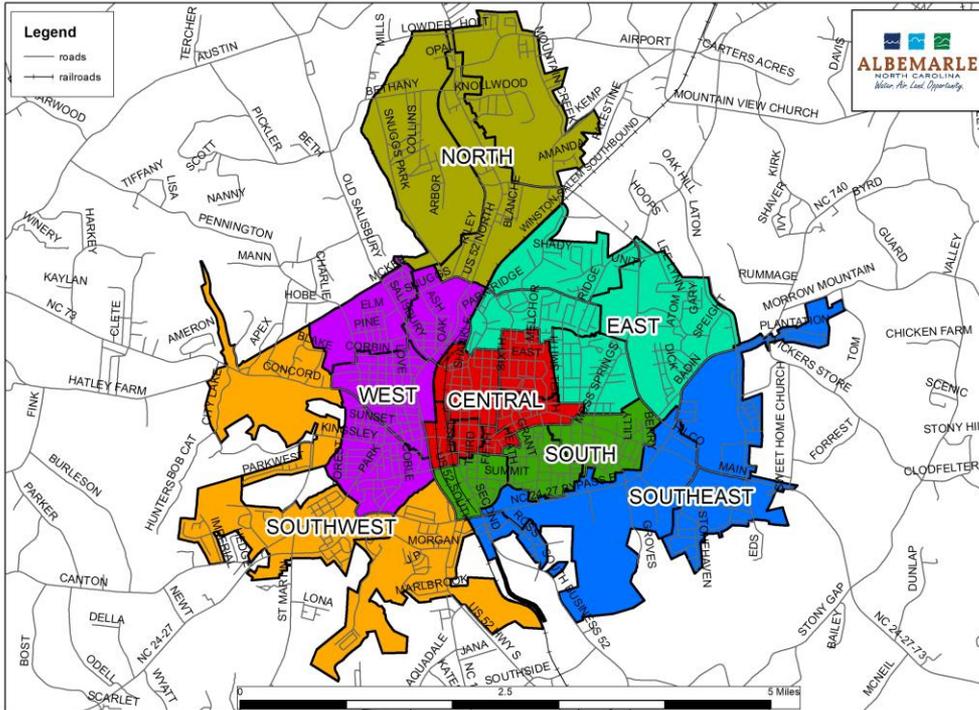
- Development could be expected near city limits and right outside of city limits.
- There is still developable land and infill opportunities within the city.
- Albemarle is prime for infill development.
- Commercial development is decreasing while residential development is increasing.
- Residential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

East Albemarle

Existing Conditions Overview

East Albemarle Existing Conditions: Communities Defined

Envision Albemarle 2045: Albemarle Communities

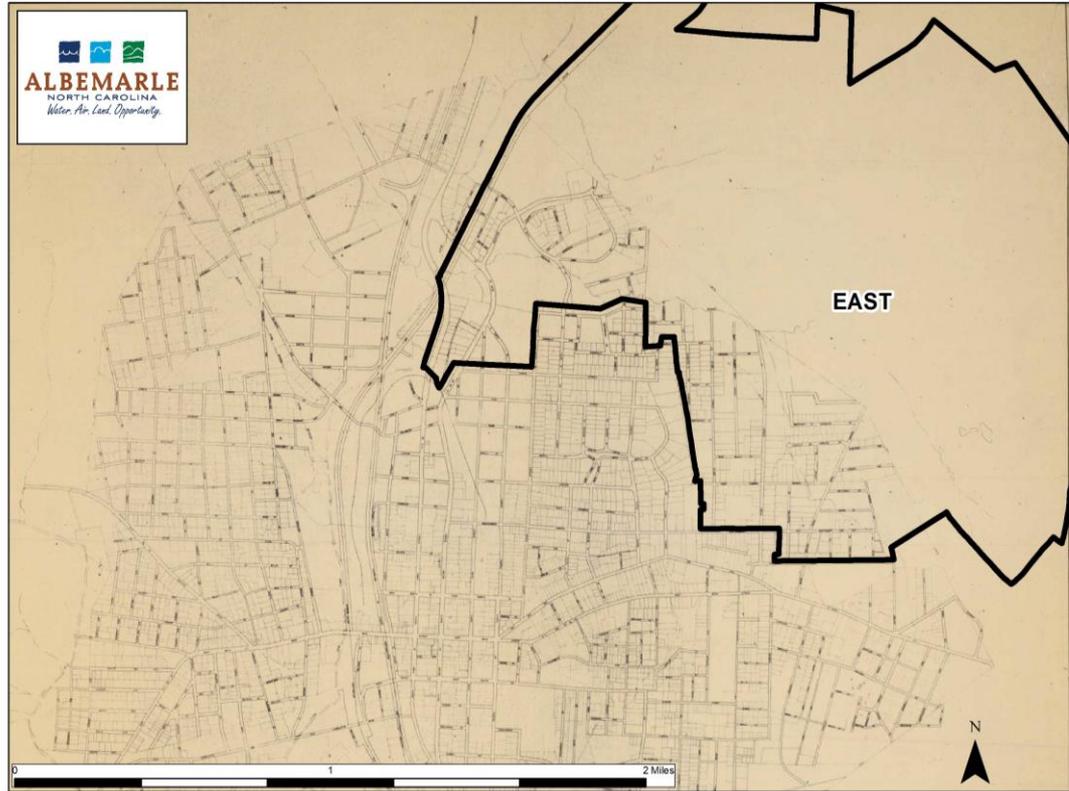


Breaking the City down into individual communities helps the City to plan for the different needs in each area of the City:

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

East Albemarle Existing Conditions: Communities Defined

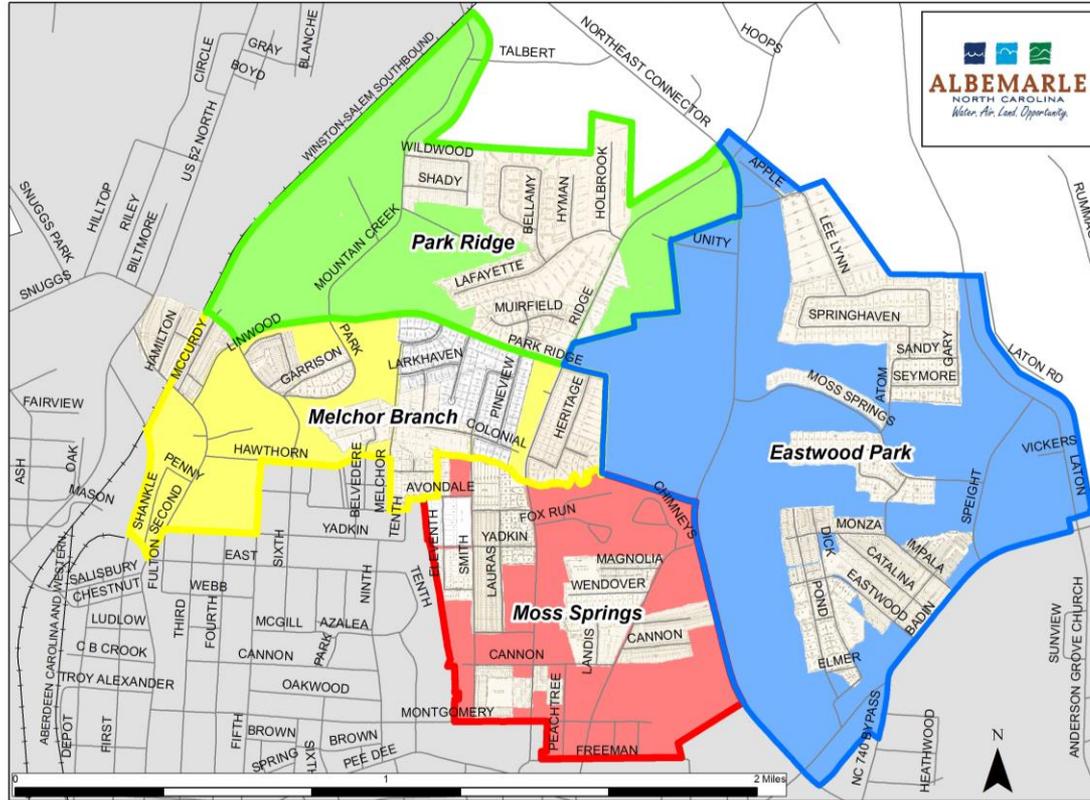
Envision Albemarle 2045: East Albemarle in Relation to older City (1963)



The East Albemarle community consists of some early subdivisions developed immediately adjacent to the northeast of the City, but primarily of post war suburbs constructed between the mid 40's to late 90's and stretching to the edge of current city limits and bounded by the railroad and Hwy 740.

East Albemarle Existing Conditions: Neighborhoods

Envision Albemarle 2045: East Albemarle Neighborhoods w. Subdivisions



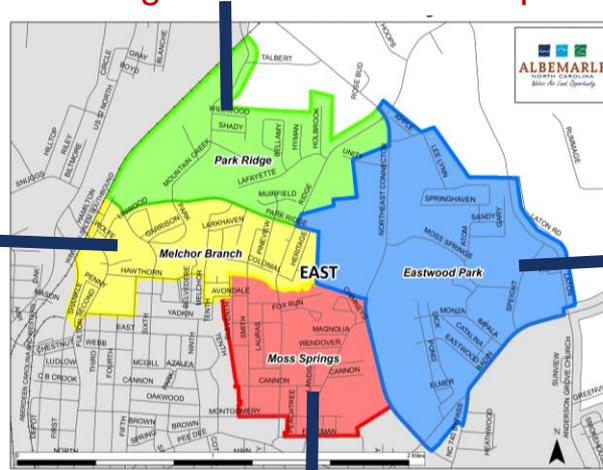
Neighborhoods are not precisely defined and can include several subdivisions.

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

East Albemarle Existing Conditions: Neighborhoods

Park Ridge is a predominantly residential neighborhood bounded by Ridge, Park Ridge and Mountain Creek Rd. It consists primarily of 3 larger, disconnected suburban subdivisions developed from the 1950's through late 1990's and has a large amount of undeveloped land.

Melchor Branch consists of a handful of larger subdivisions from the 1940's to 1970's extending out from Central Albemarle in a semi-suburban street network. It is largely built out and contains a mix of commercial and civic uses in older sections as well.

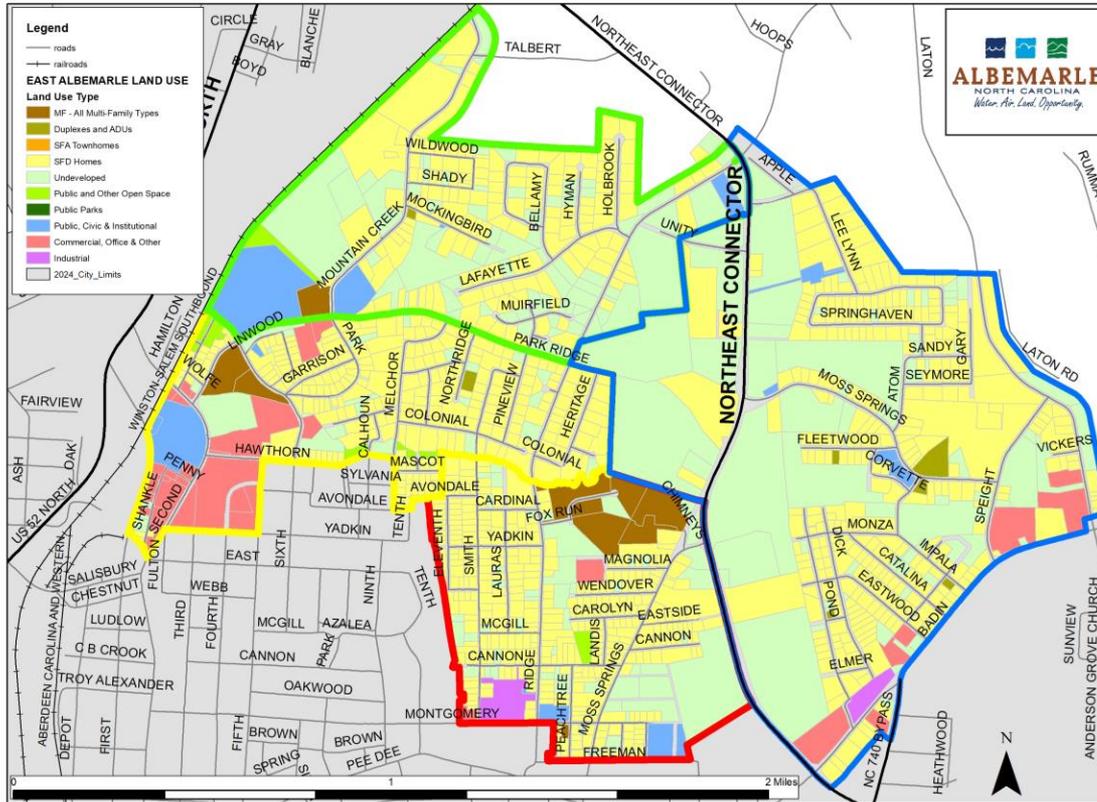


Eastwood Park residential subdivisions date from the mid 1950's. The neighborhood is still largely undeveloped and has an incomplete and disconnected street network centered around the Northeast Connector with Badin Road to the south.

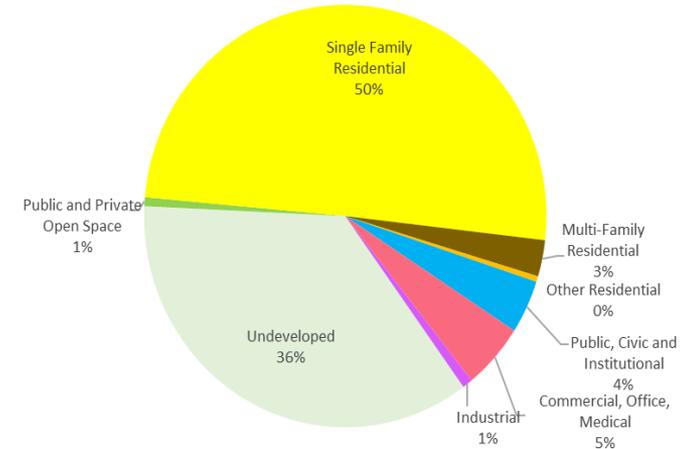
Moss Springs is the oldest of the neighborhoods in East Albemarle. It has some sections of older housing centered around early 19th century industry that was just outside of the City. The rest developed mostly in a modified grid pattern through small subdivisions from the late 30's and 40's becoming more suburban into the 50's and 60's. The neighborhood retains a small amount of industry and a large cluster of multi-family.

East Albemarle Existing Conditions: Land Use

Envision Albemarle 2045: East Albemarle Existing Land Use



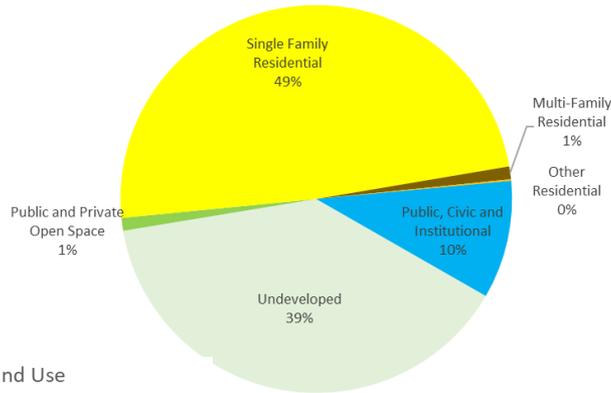
EAST ALBEMARLE Land Use



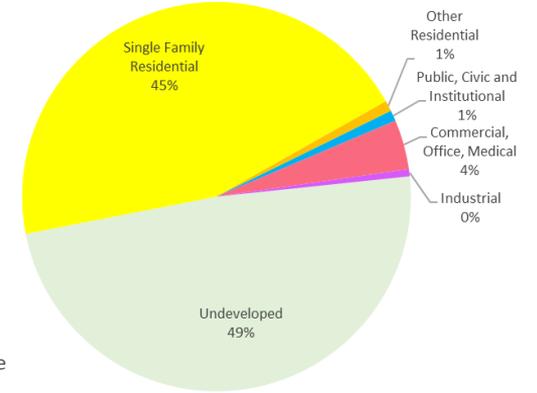
East Albemarle is predominantly single family residential and undeveloped, Only 10% is non-residential development.

East Albemarle Existing Conditions: Land Use

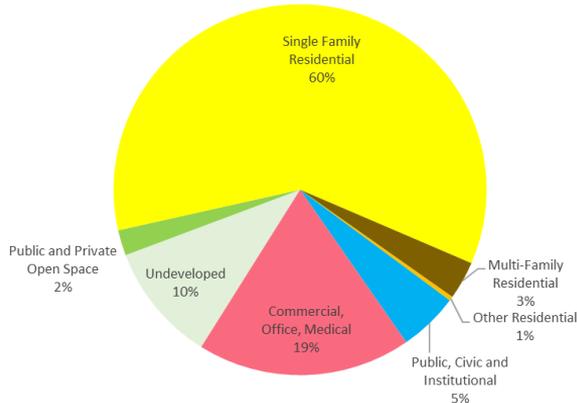
Park Ridge Existing Land Use



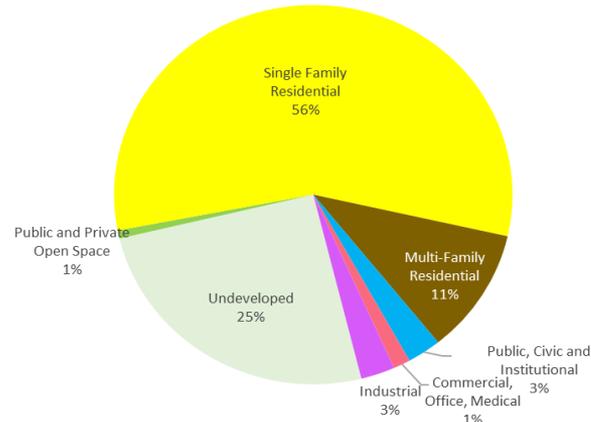
Eastwood Park Existing Land Use



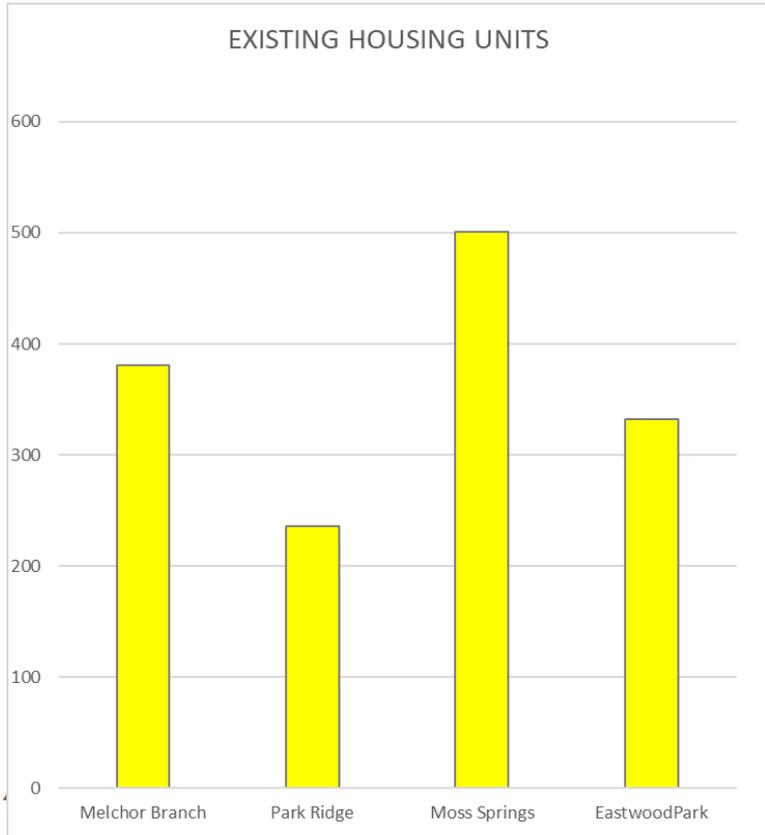
Melchor Branch Existing Land Use



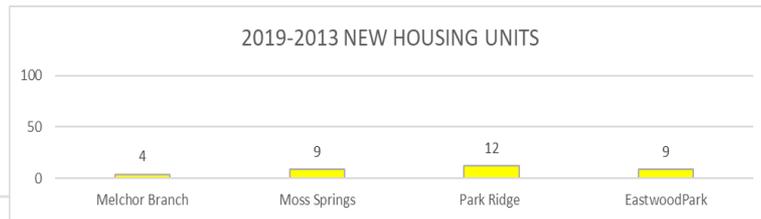
Moss Springs Existing Land Use



East Albemarle Existing Conditions: Housing

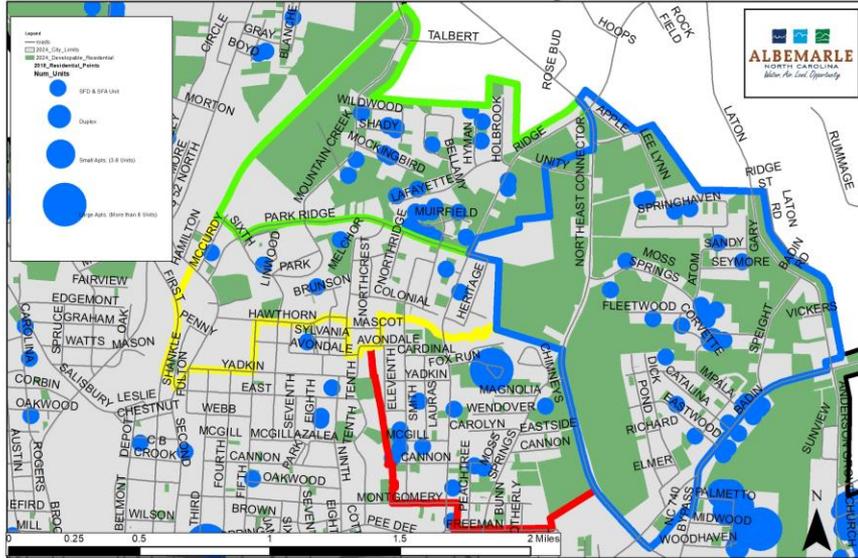


There are approximately 1,450 housing units in the East Albemarle community making up approximately 18% of all housing units in the City and about 3,300 residents. New housing in recent years has been mixed between infill single family and some duplexes in East Albemarle.

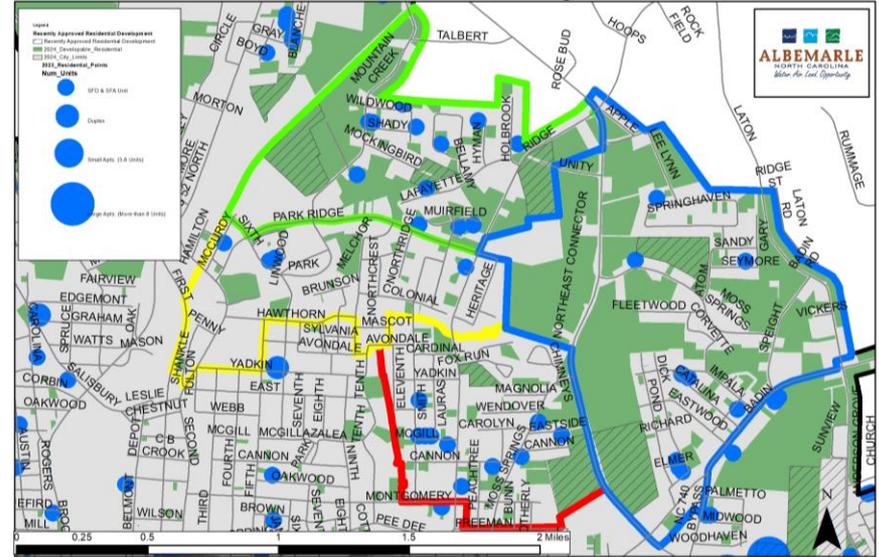


East Albemarle Existing Conditions: Housing

Envision Albemarle 2045: New Housing Units 2000-2018



Envision Albemarle 2045: New Housing Units 2019-2023



Average Age of Housing:

Melchor Branch – 1956

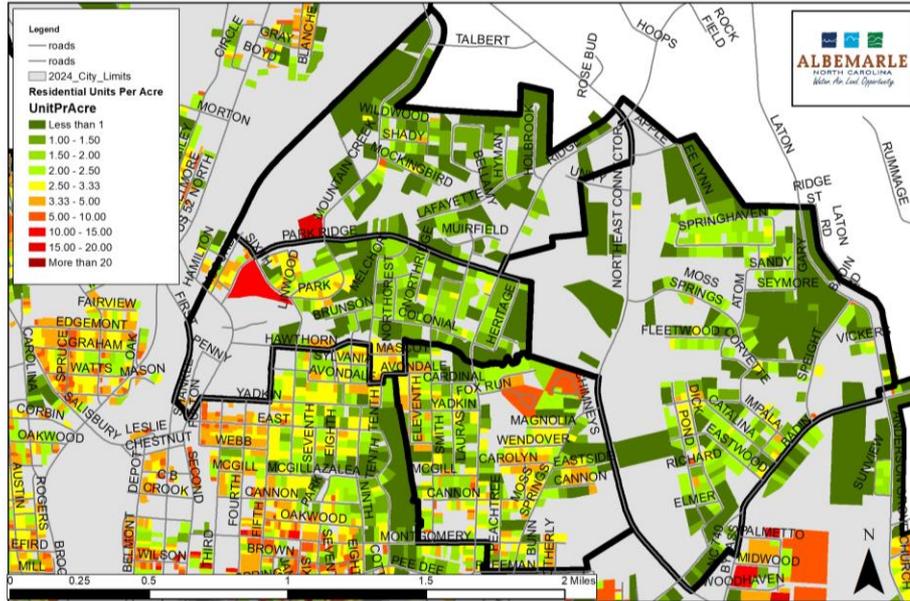
Moss Springs – 1962

Park Ridge – 1967

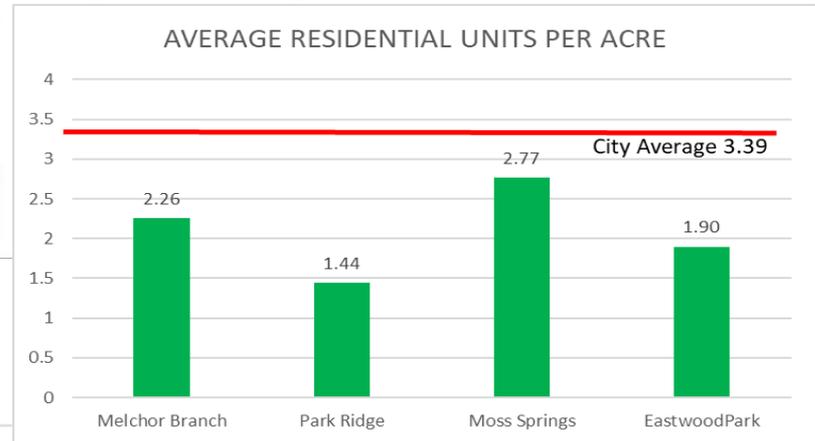
Eastwood Park - 1969

East Albemarle Existing Conditions: Lot Size & Residential Density

Envision Albemarle 2045: East Albemarle Units Per Acre

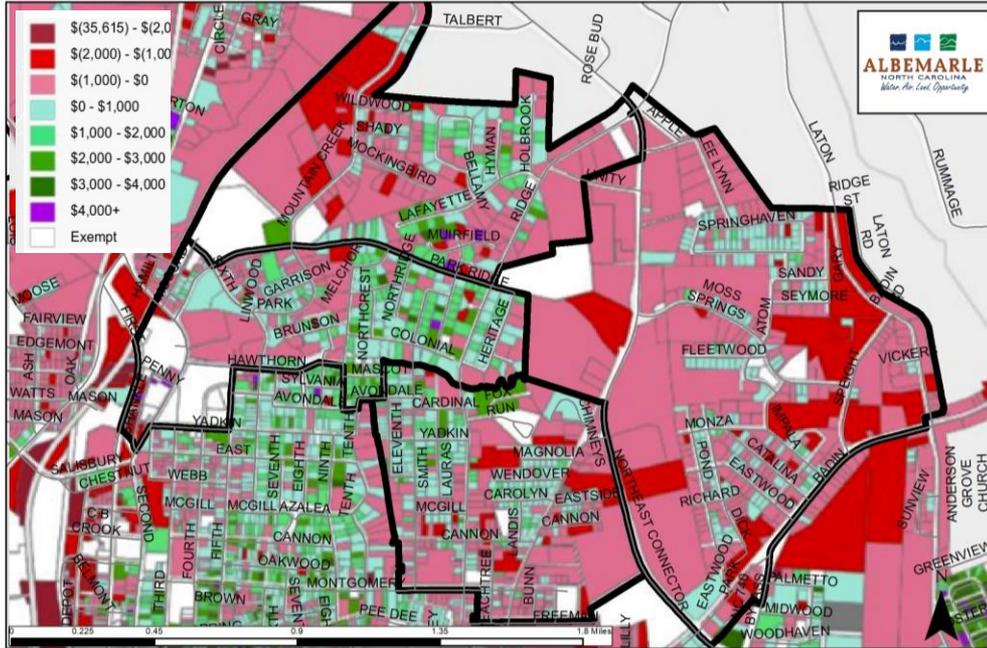


East Albemarle has a mix of residential lot sizes, but is overall low density. Average units per acre is 2.21, or just under ½ acre lots, while the City average is 3.4.



East Albemarle Existing Conditions: Revenue Per Acre

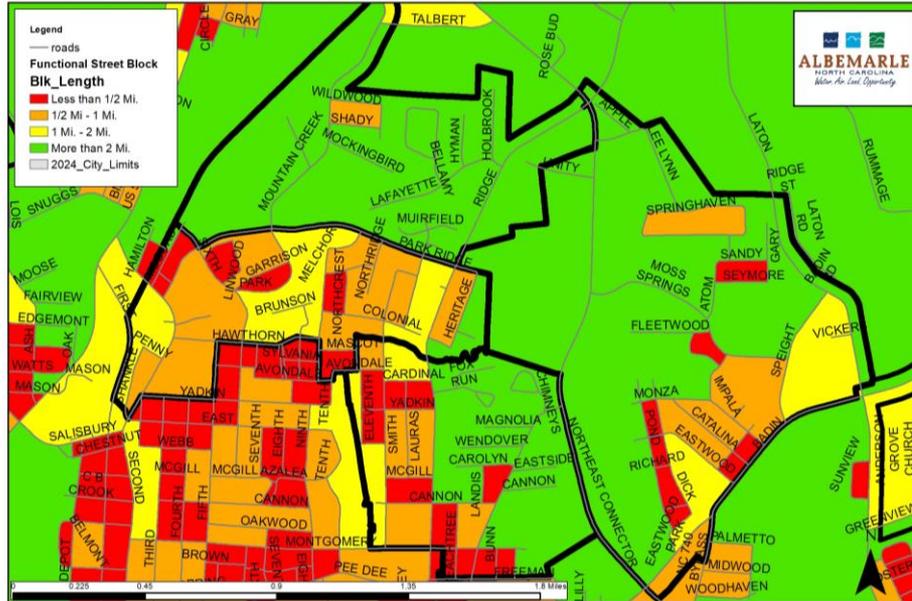
Envision Albemarle 2045: East Albemarle Tax Revenue Per Acre



East Albemarle has moderately high property values and revenues per acre, but the majority of properties still do not cover long term infrastructure costs for the City due largely to the larger size of properties and less density overall. New infill development can help to balance this and pay for infrastructure improvements in the long term.

East Albemarle Existing Conditions: Transportation

Envision Albemarle 2045: East Albemarle Functional Block Sizes



Connectivity

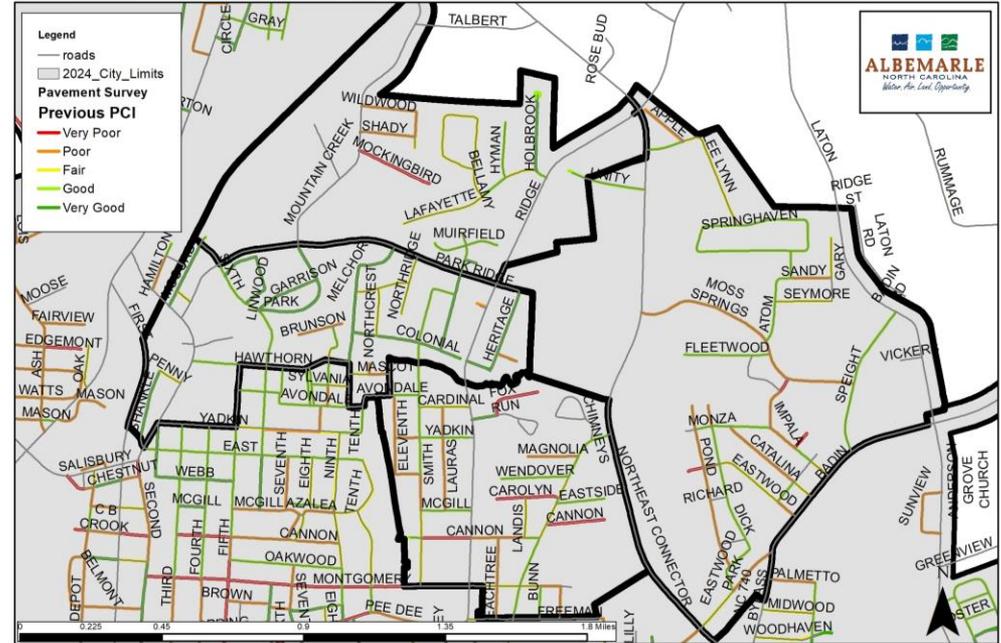
Older areas of Melchor Branch and Moss Springs next to Central Albemarle and along Badin Rd. feature more semi-urban to suburban street blocks. The majority of East Albemarle has a more rural street pattern either by design or by being incomplete. This low connectivity makes walking difficult, vehicle trips and service calls longer and future congestion more likely.

East Albemarle Existing Conditions: Transportation

Road Condition

Similar to the rest of the City, most streets in the East Albemarle community are in fair to good condition, however there are several that will need maintenance soon.

Envision Albemarle 2045: East Albemarle Street Pavement Conditions



What is the Data Telling Us about this community?

Population

- East Albemarle is a relatively suburban community with moderate to low density.
- Population is growing here slowly in recent years, but there are several new projects that will bring new residents.

Housing

- Housing average age and average to above average in condition.
- Housing is higher priced here.

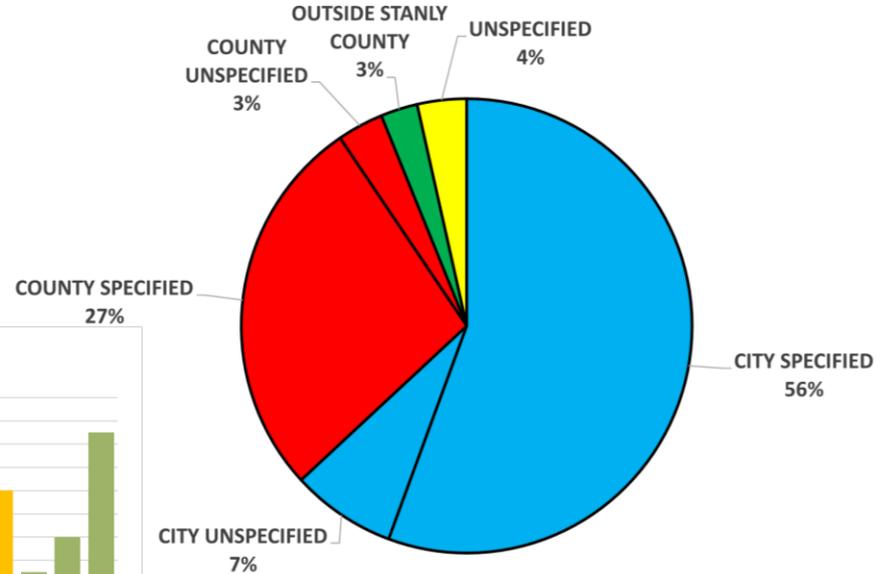
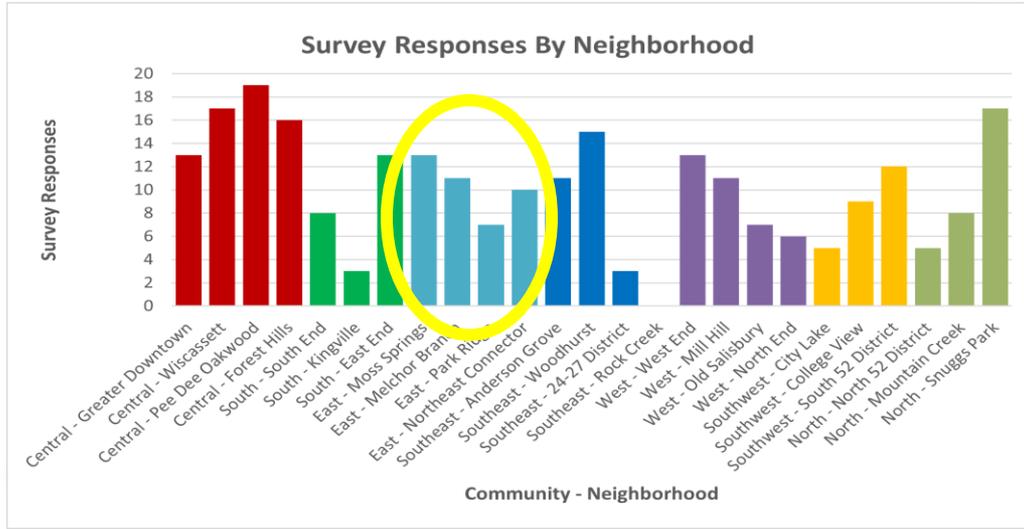
Land Use

- East Albemarle is largely residential or undeveloped with a large portion of the City's multi-family in some neighborhoods. There is minimal commercial business closeby
- There is ample undeveloped land, but no public parks.
- Demand for housing has been slower here than along 24-27, but it is increasing.

What We Are Hearing in This Community?

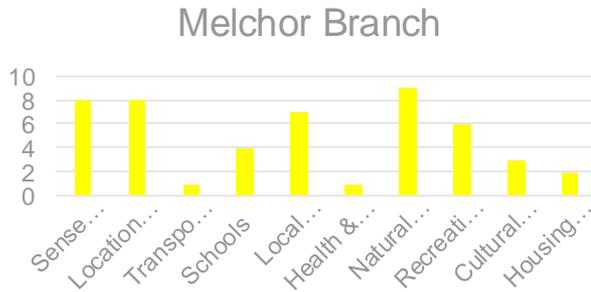
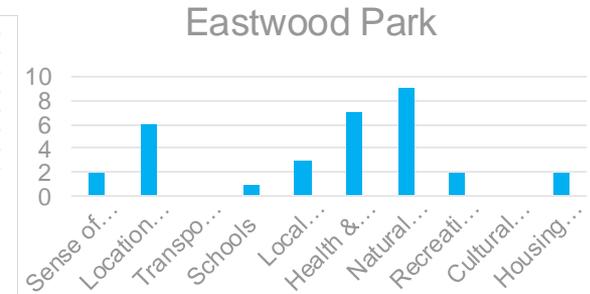
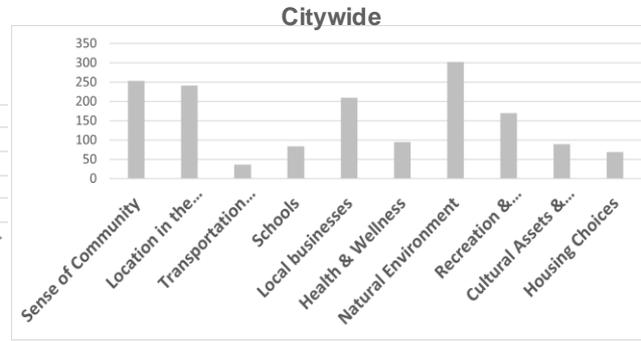
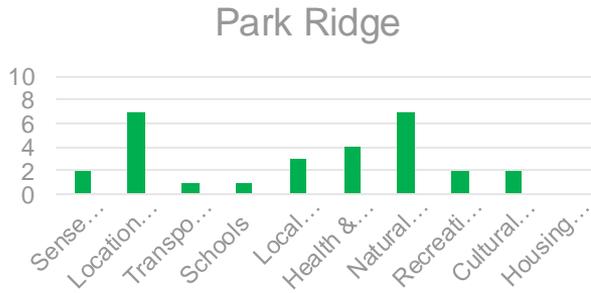
Survey Responses:

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

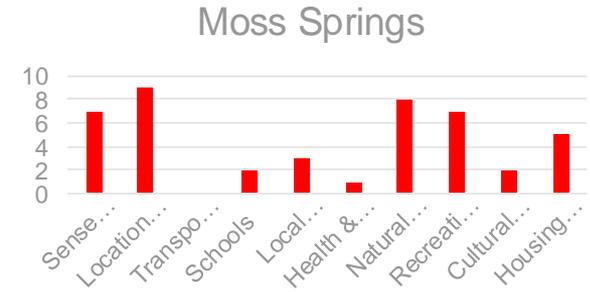


What We Are Hearing in This Community?

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



Natural Environment and Location in Region were top responses for all, but Park Ridge and Eastwood Park felt Health and Wellness and Local Businesses defined the community also versus Sense of Community and Recreation for Moss Springs and Melchor Branch.



What We Are Hearing in This Community?

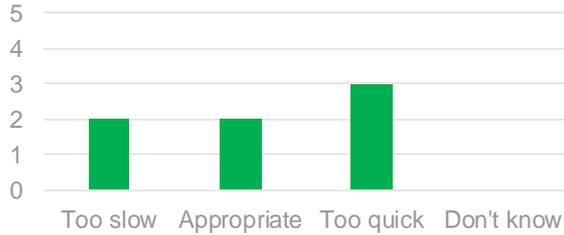
What makes Albemarle unique or different?



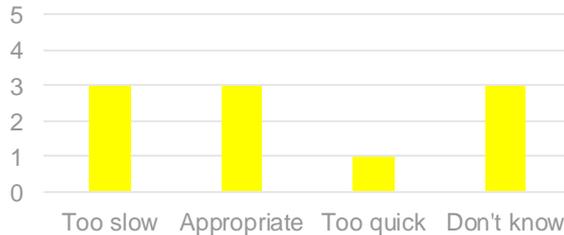
What We Are Hearing in This Community?

The pace of growth in Albemarle has been?

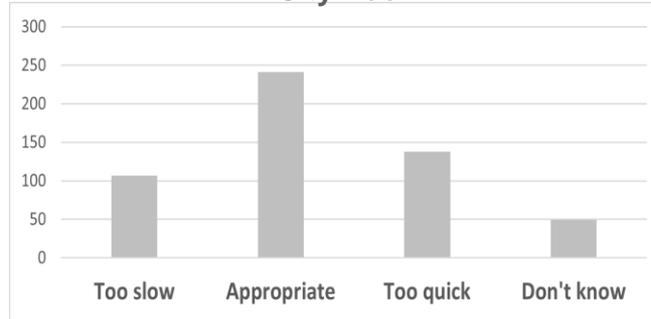
Park Ridge



Melchor Branch

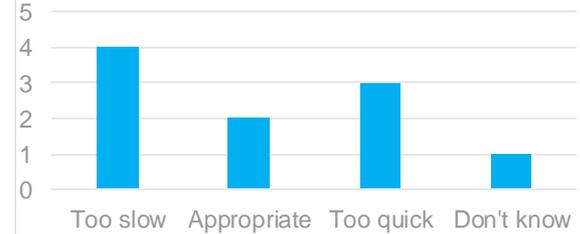


Citywide

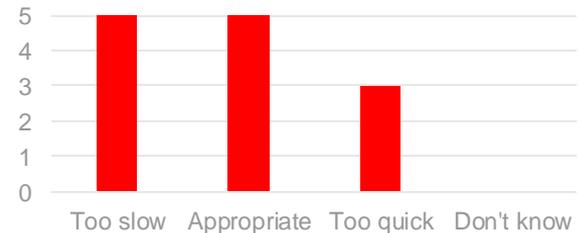


Overall the average response is that pace of growth has been Appropriate for all as well as the City, however it leans slightly towards Too Quick in Park Ridge.

Eastwood Park



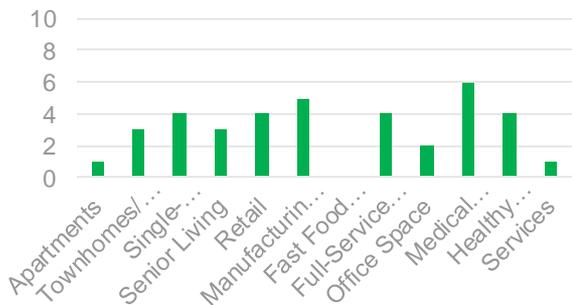
Moss Springs



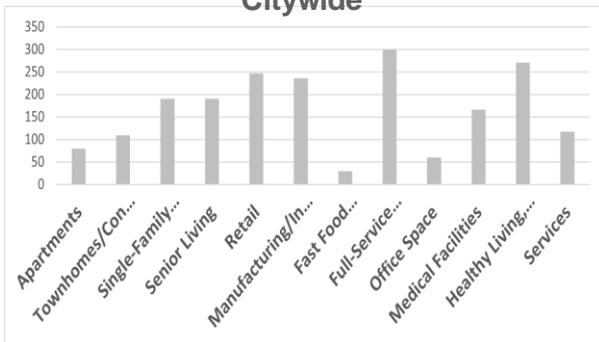
What We Are Hearing in This Community?

What do we need more of?

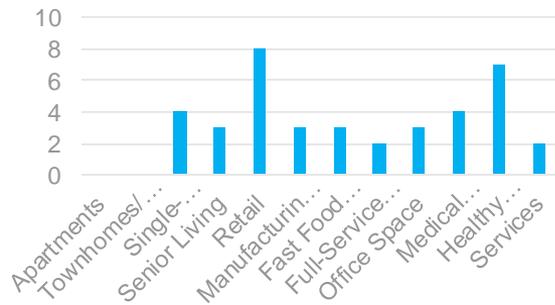
Park Ridge



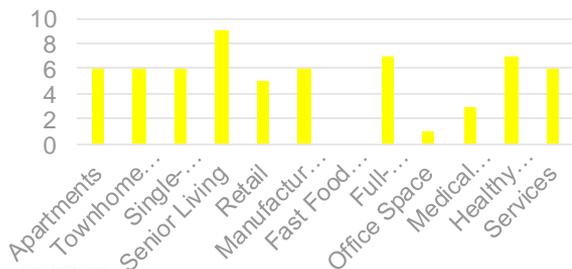
Citywide



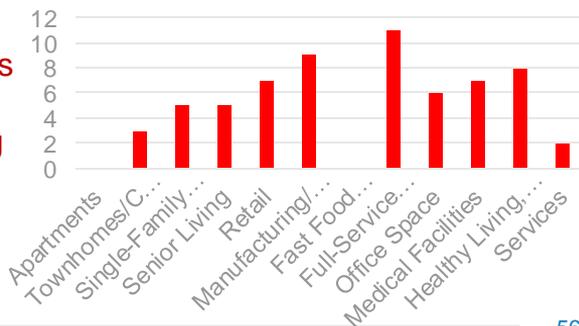
Eastwood Park



Melchor Branch



Moss Springs

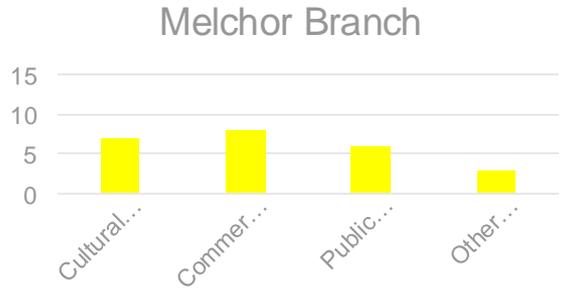
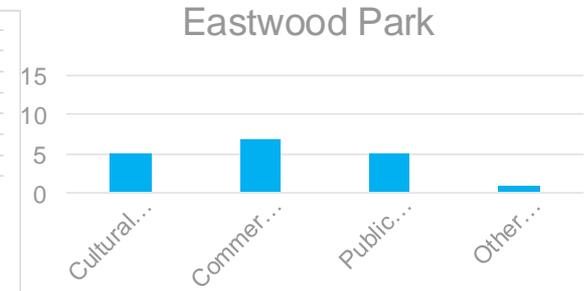
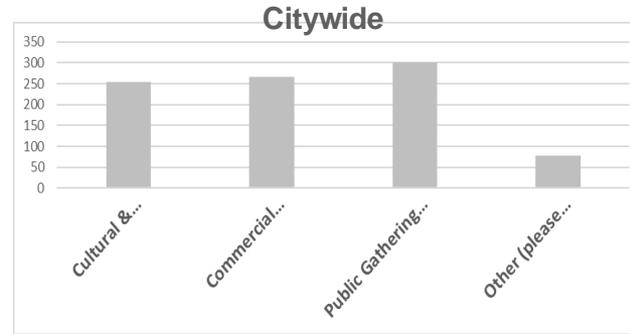
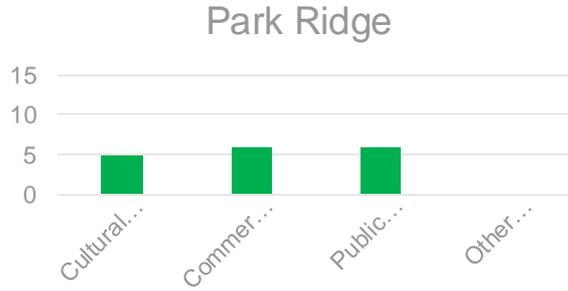


Varied response, top by neighborhood:
 Park Ridge – Medical & Manufacturing
 Melchor Branch – Senior Living & Restaurants
 Eastwood Park - Retail & Healthy Living
 Moss Springs - Restaurants & Manufacturing

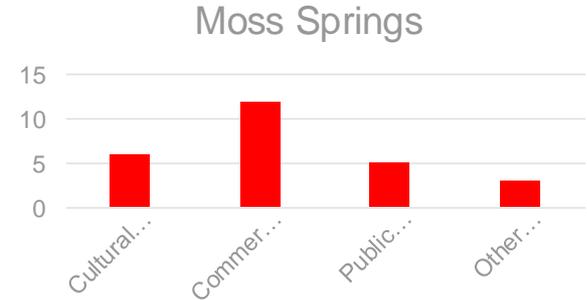
Residential types were varied with Melchor Branch valuing a mix, while other wants less or no apartments, townhomes and duplexes.

What We Are Hearing in This Community?

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

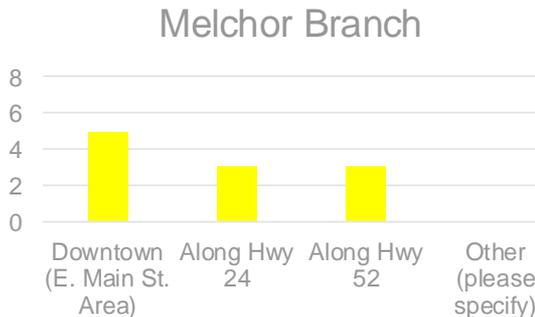
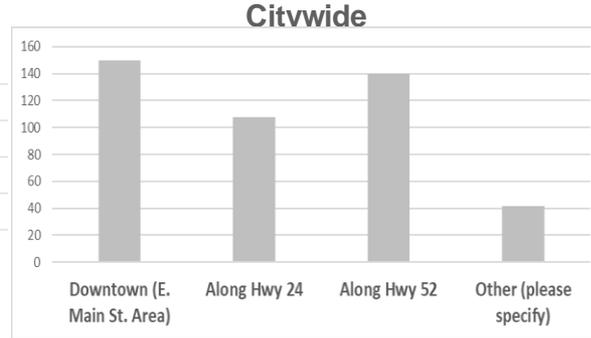
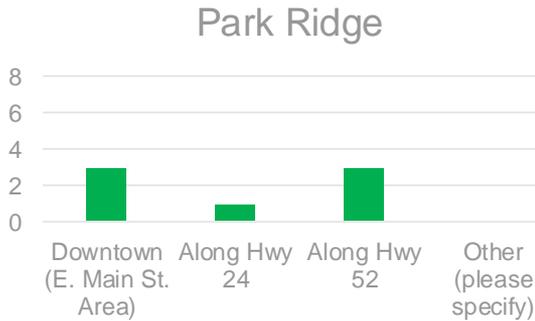


All neighborhoods believed downtown should have a mixed role similar to the Citywide responses. However, Moss Springs placed special emphasis on downtown for commercial and retail, potentially due to proximity.

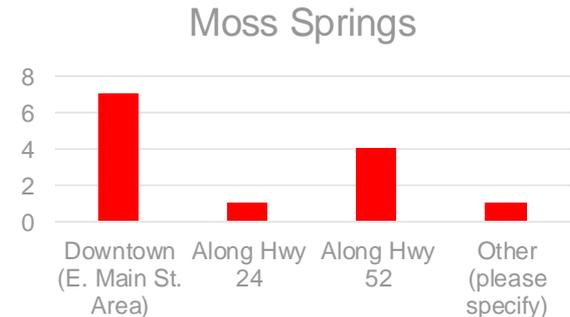


What We Are Hearing in This Community?

Where should most future commercial and retail occur in Albemarle?

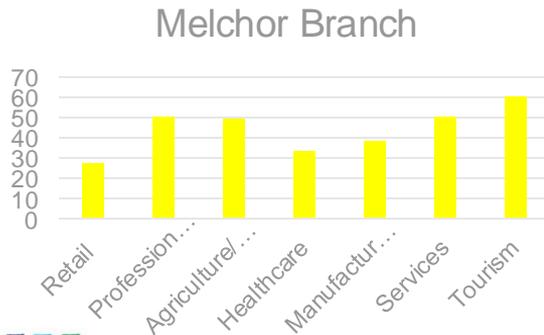
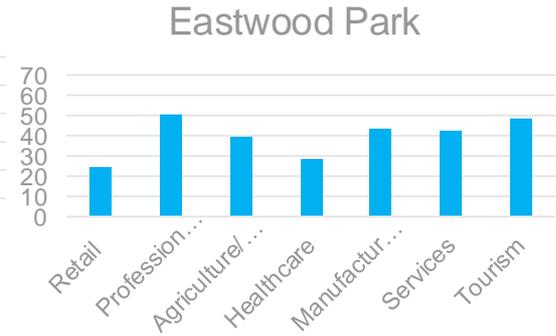
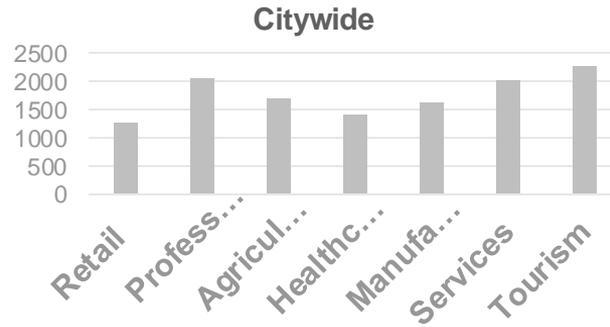
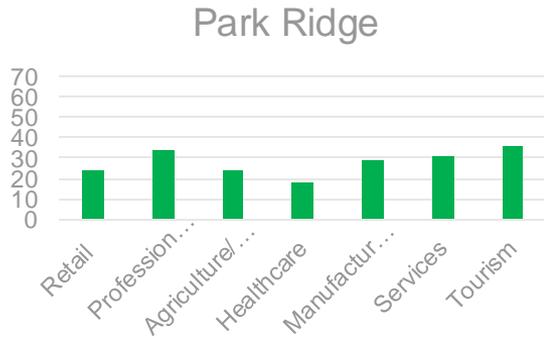


New Commercial and Retail being Downtown was slightly or evenly favored by all neighborhoods, except for Eastwood Park. There appears to be a slight preference for convenience in each neighborhood with proximity to new retail being important.

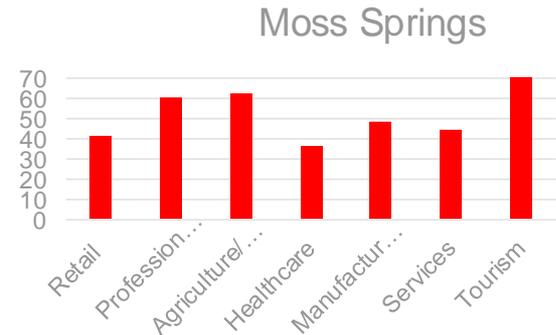


What We Are Hearing in This Community?

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

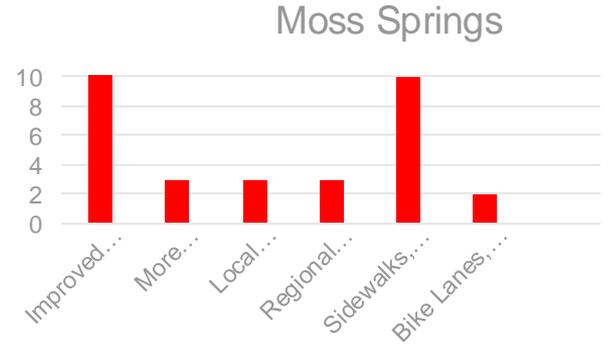
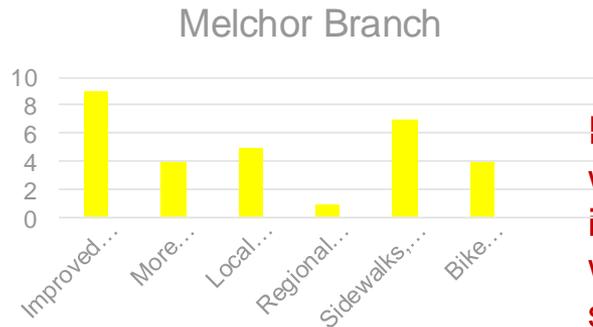
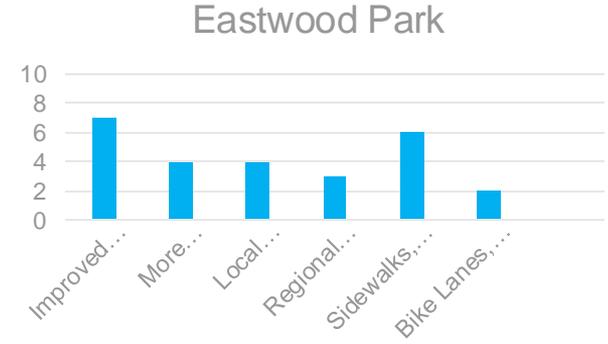
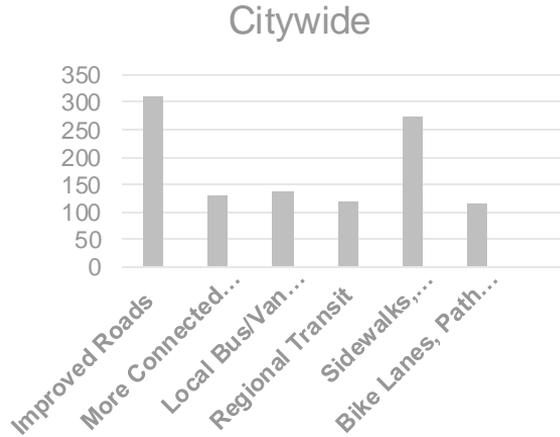
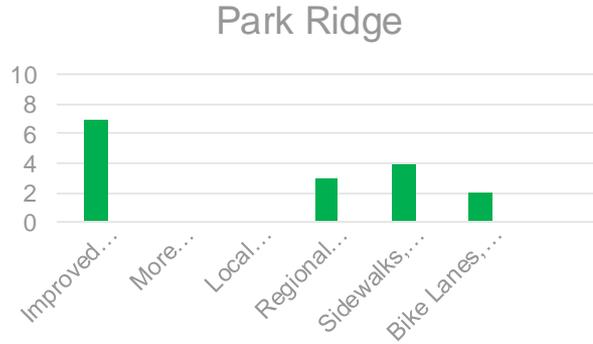


Similar to citywide results, Healthcare and Retail were the top sectors for all neighborhoods. IN Park Ridge and Eastwood Park this was followed by Agriculture and Manufacturing while in Moss Springs and Melchor Branch Manufacturing and Services were the next most popular.



What We Are Hearing in This Community?

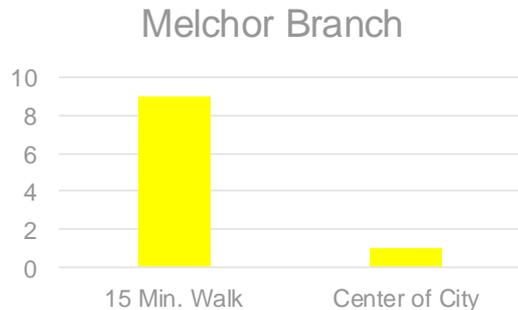
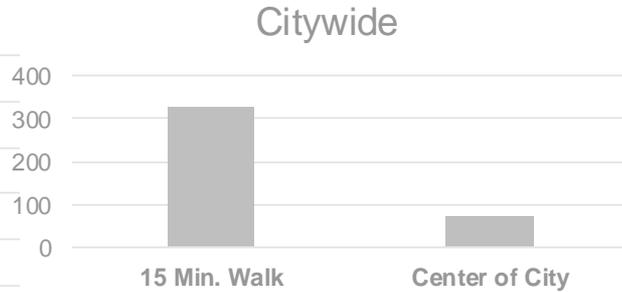
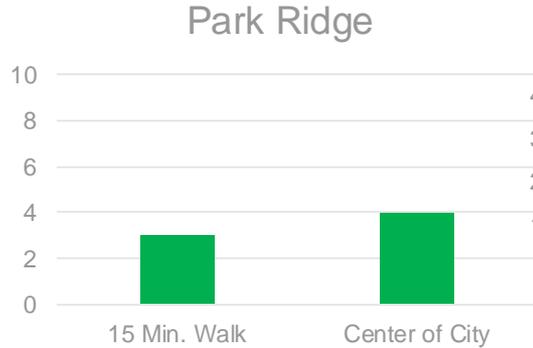
How aspects of transportation are you?



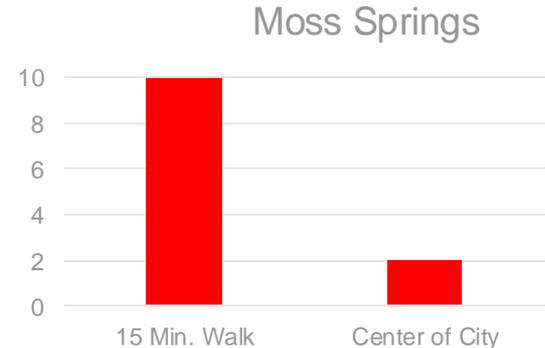
Improved streets and sidewalks were universally the most important. After that most people wanted local transit and better street connectivity, except for Park Ridge which wanted access to regional transit.

What We Are Hearing in This Community?

Where should park facilities go?



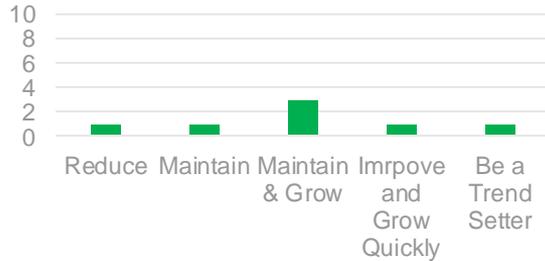
The majority of all residents want parks within a 15 minute (½ mile) walk of their home.



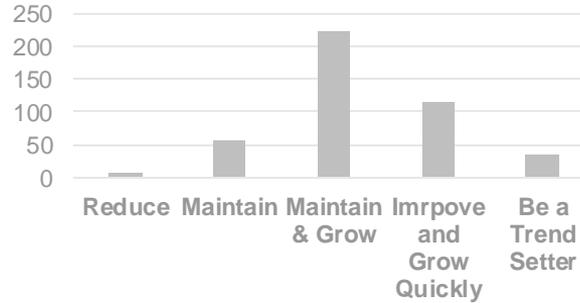
What We Are Hearing in This Community?

Albemarle's parks and investment level should?

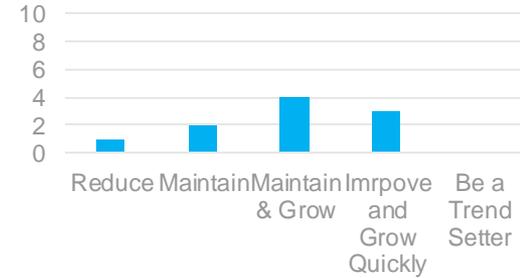
Park Ridge



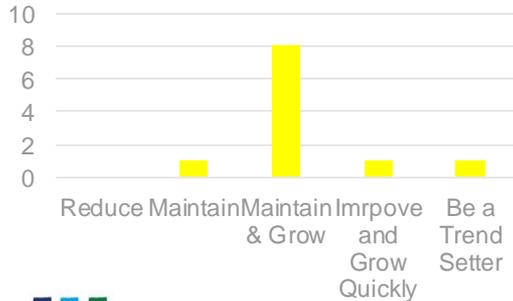
Citywide



Eastwood Park

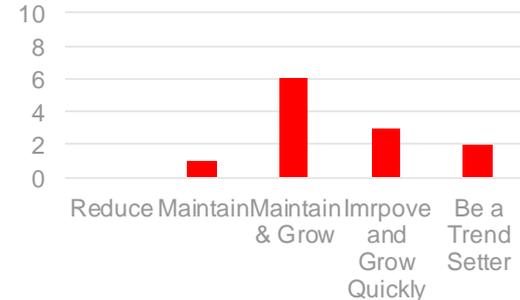


Melchor Branch



The most common response was universally that Parks investment levels should Maintain and grow.

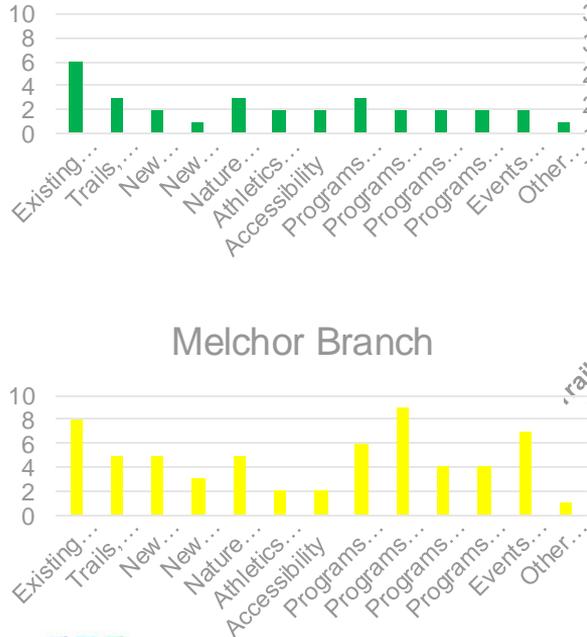
Moss Springs



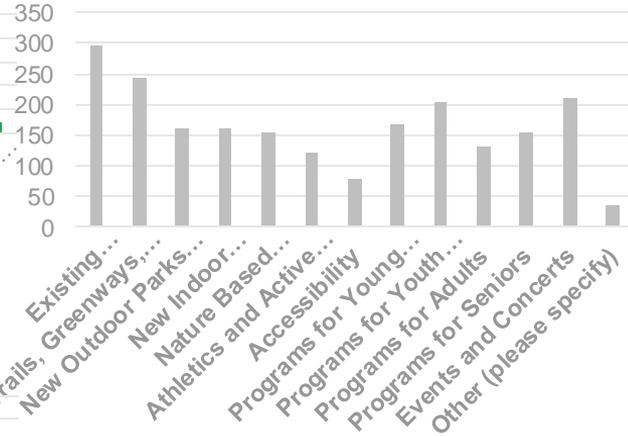
What We Are Hearing in This Community?

What do we need more of in parks and recreation?

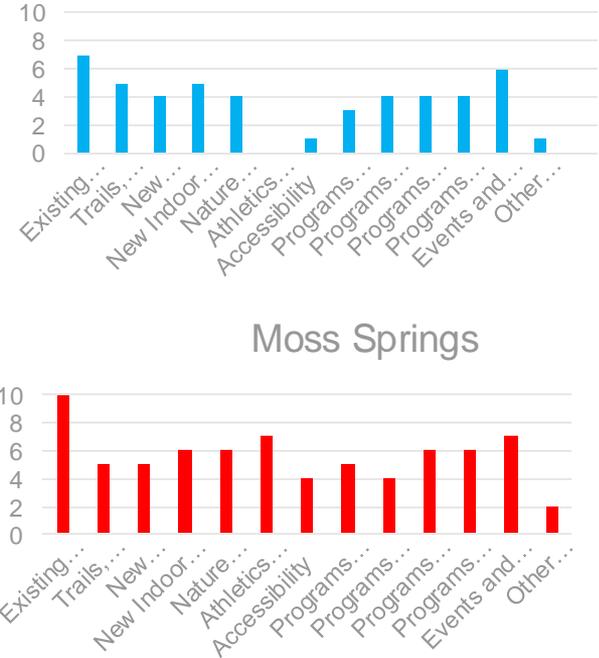
Park Ridge



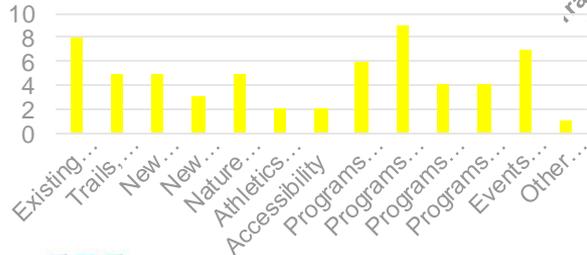
Citywide



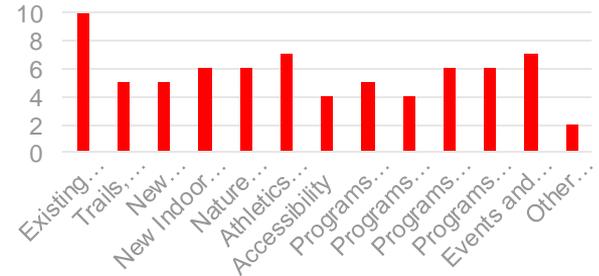
Eastwood Park



Melchor Branch



Moss Springs



Maintenance, events, athletics youth programs, trails and new facilities were all popular.

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>