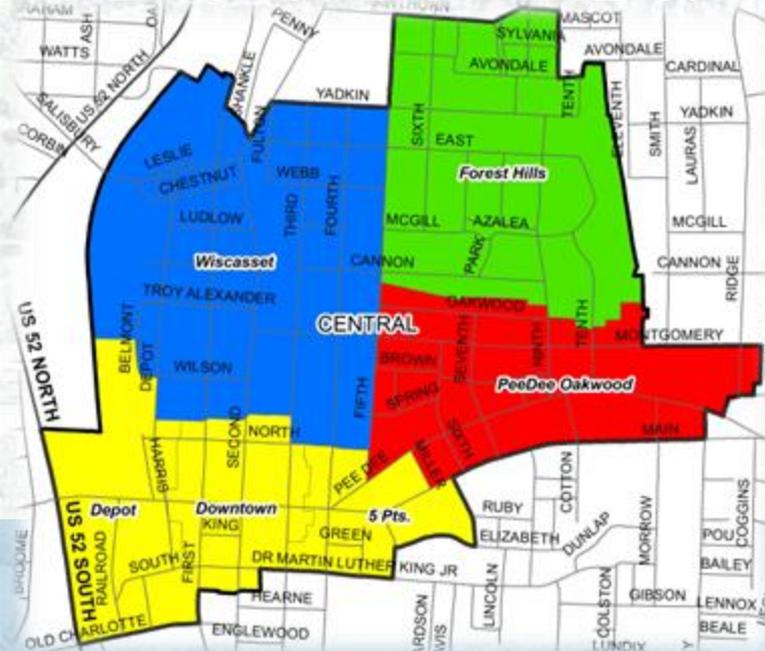


# CITY OF ALBEMARLE

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.

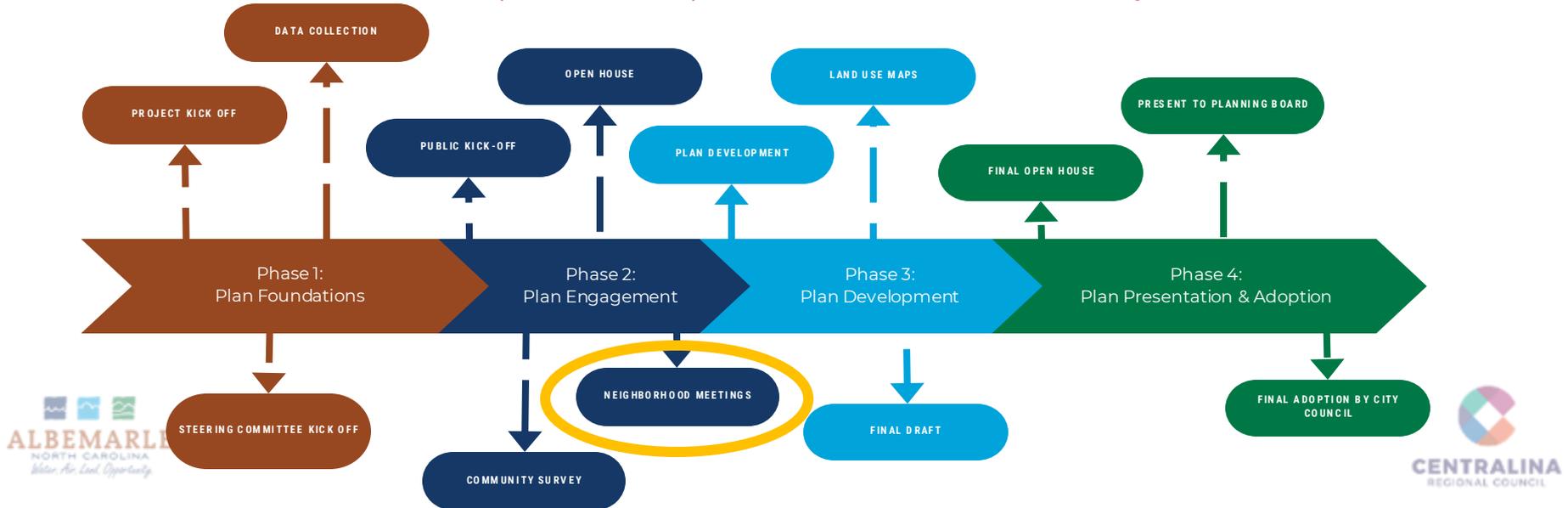
**Guide For Everyone else.....**

# 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

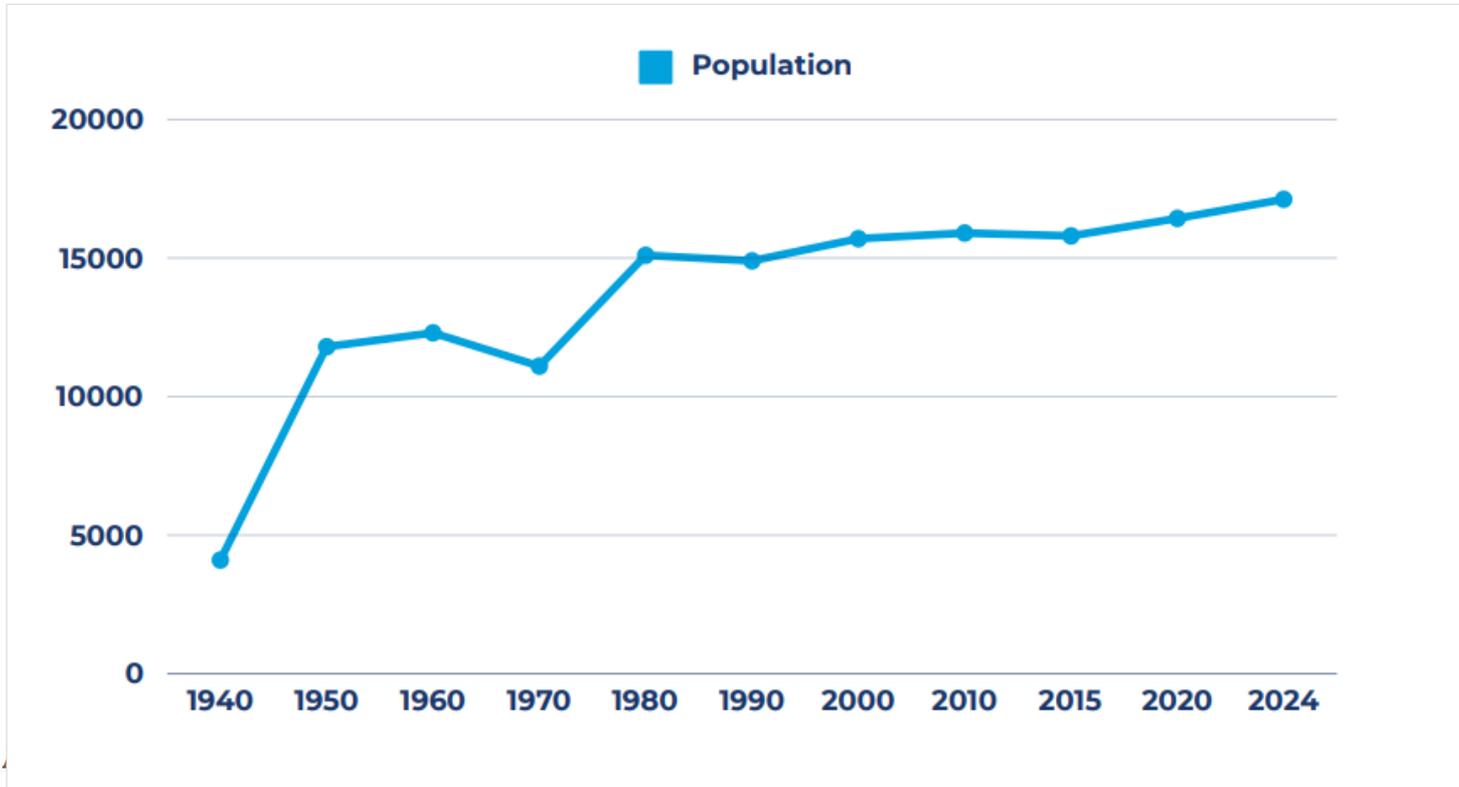
- **Population**

- 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

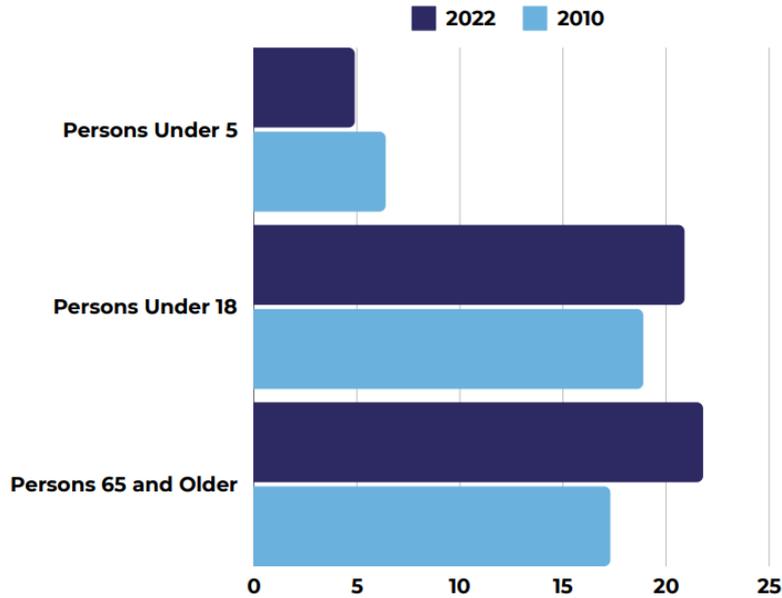
NORTH  
CAROLINA

**1.3**

Growth Rate  
2024

# Existing Conditions: Age Distribution

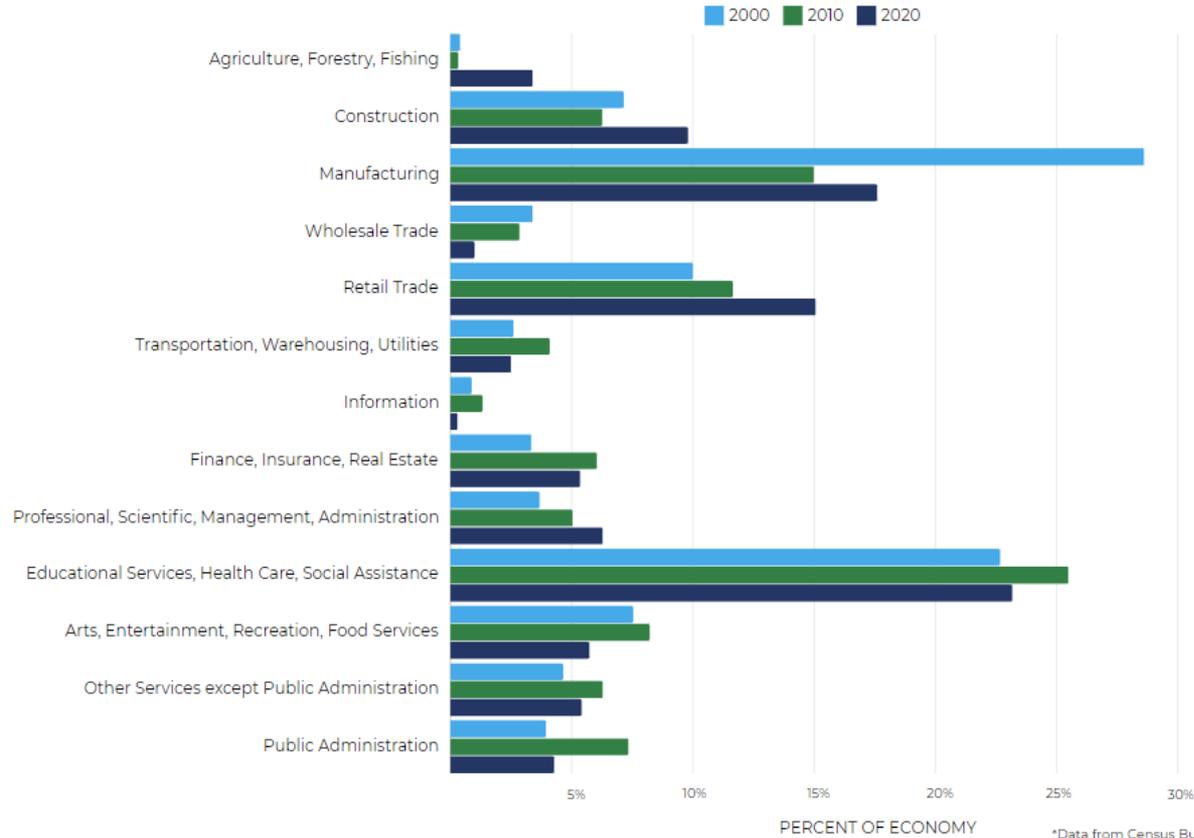
## PERCENT OF POPULATION



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

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

# Existing Conditions: Employment

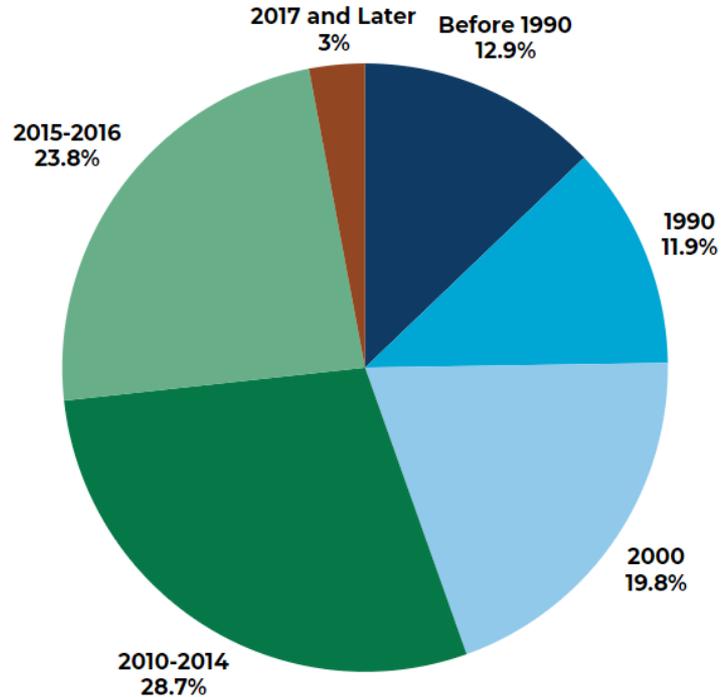


# Existing Conditions: Housing

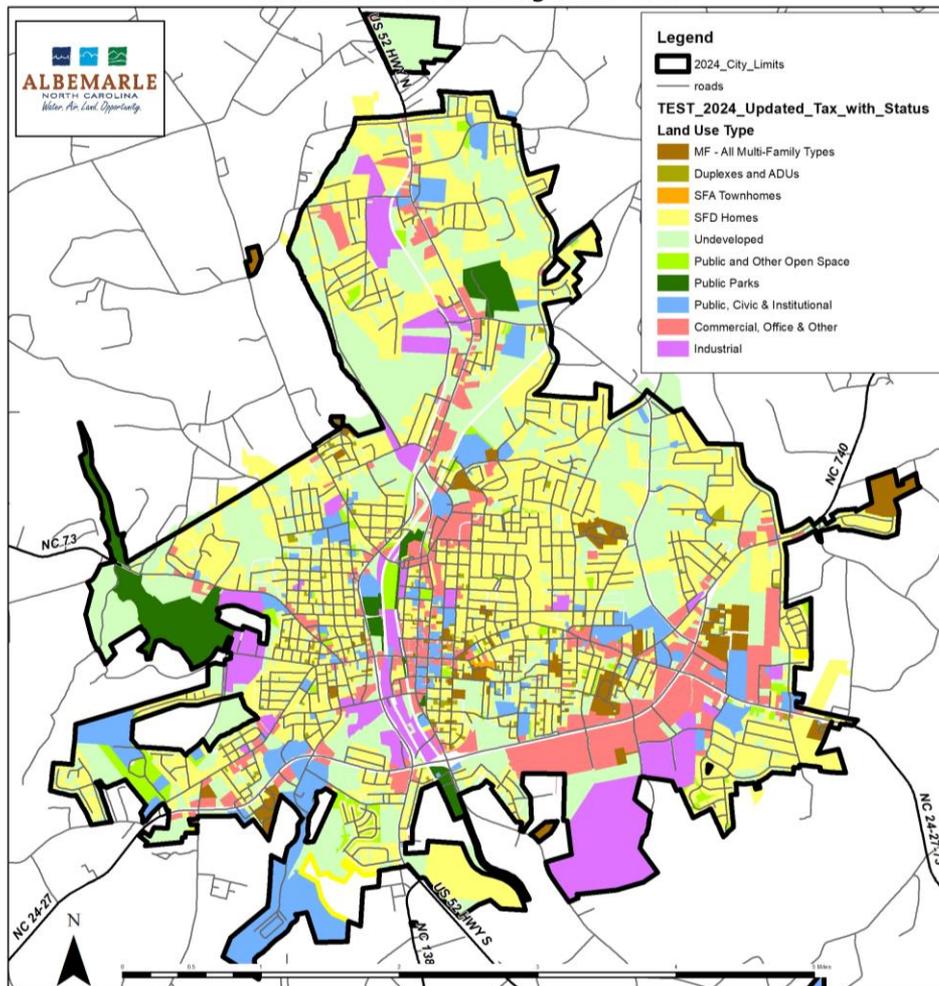
MEDIAN HOME  
VALUE  
**\$153,600**

MEDIAN RENT  
**\$863**

TOTAL  
HOUSING  
UNITS  
**7,901**

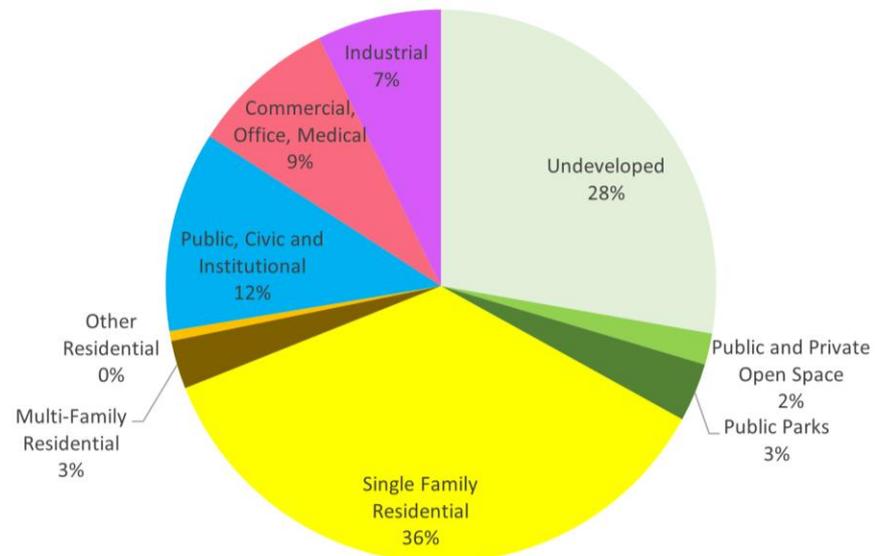


## Envision 2045: Existing Land Use



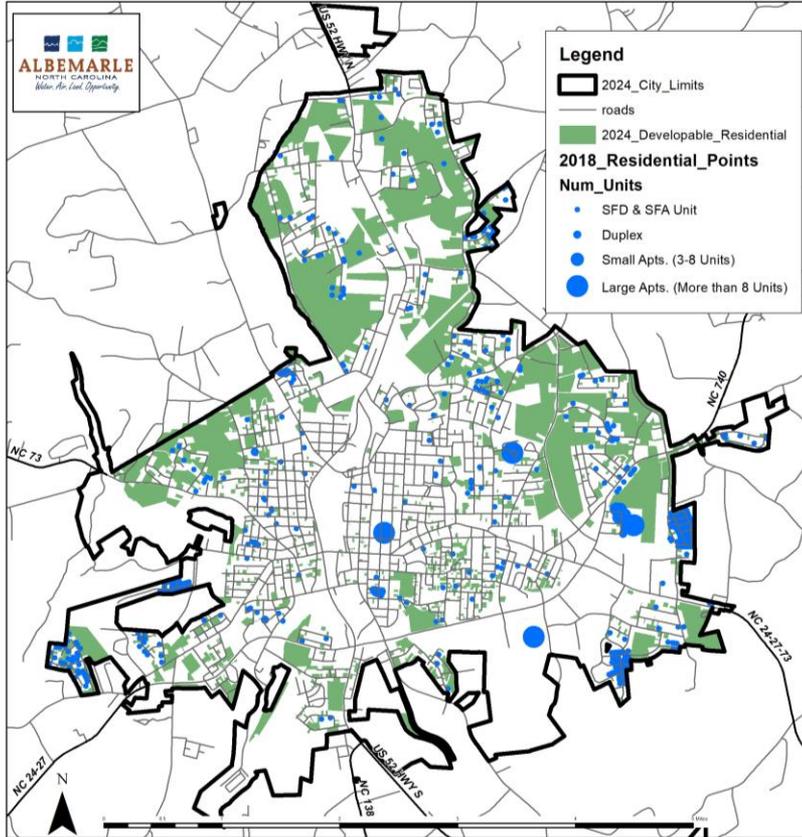
Albemarle's largest land use is single family residential housing

Albemarle Existing Land Use

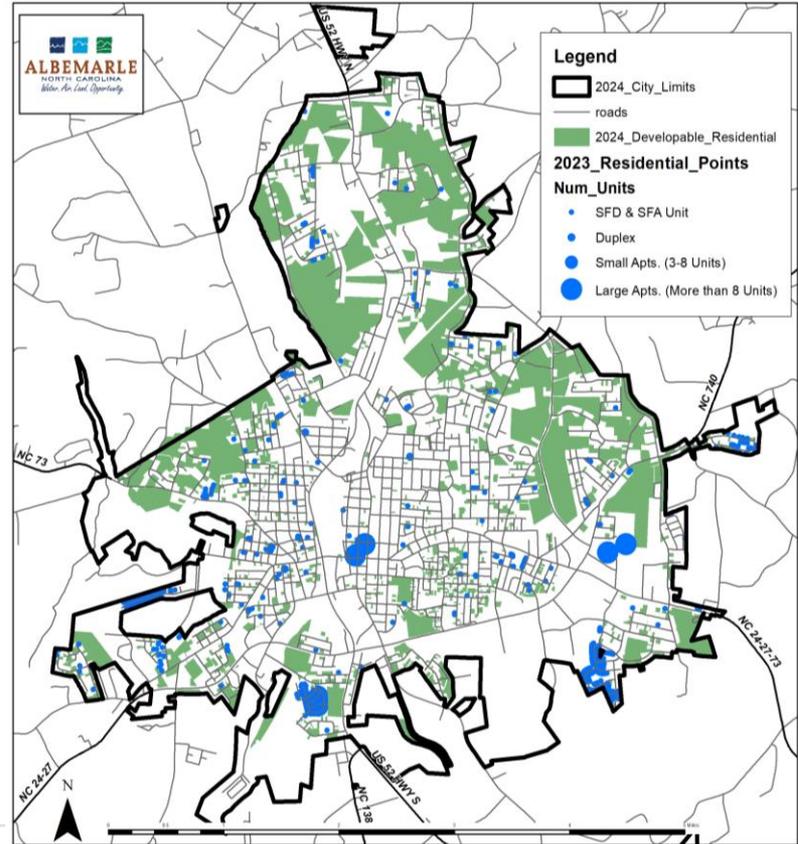


# Existing Conditions: Housing

Envision 2045: 2000-2018 Residential Growth

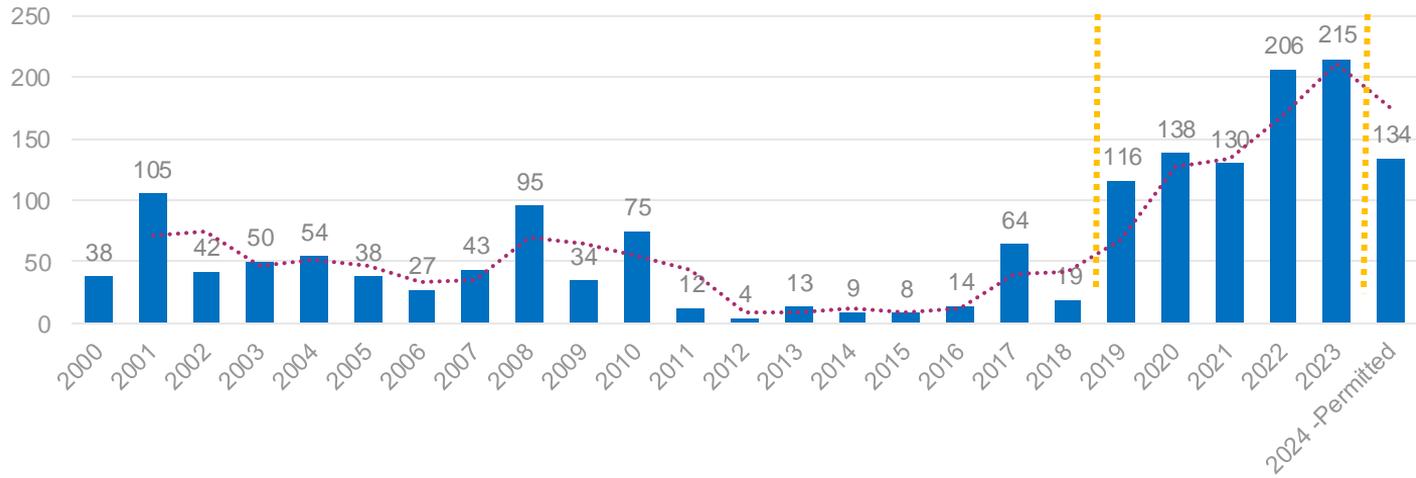


Envision 2045: 2019-2023 Residential Growth

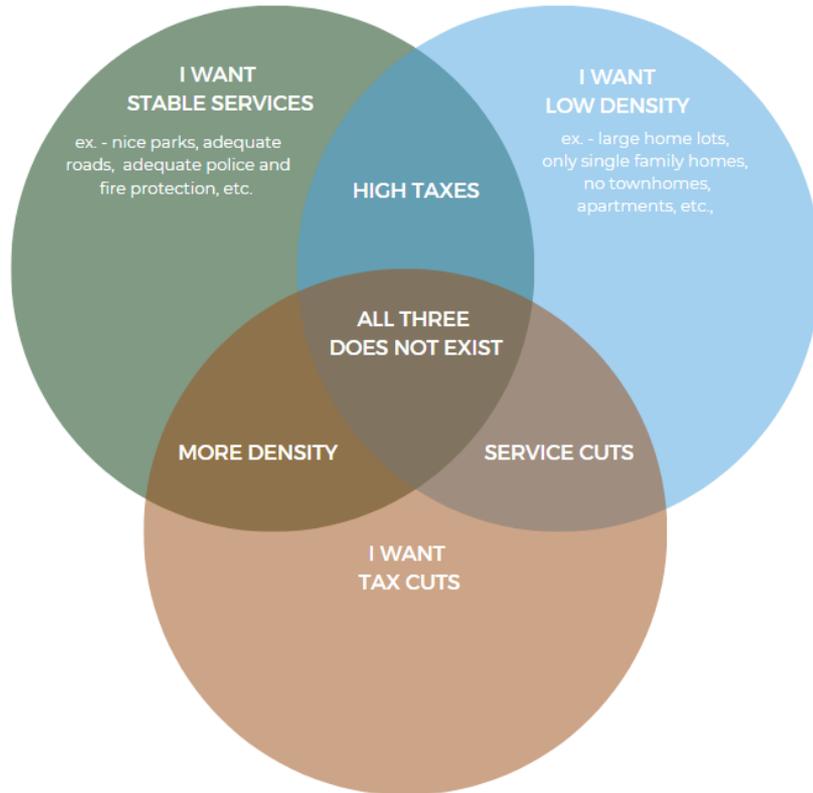


# Existing Conditions: Housing

Housing Unit Construction 2000-2023



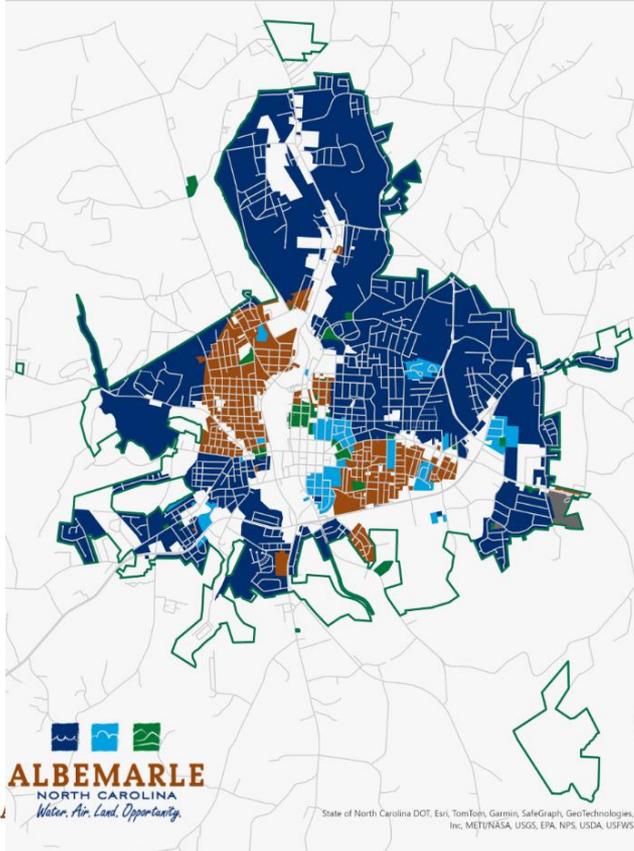
# Existing Conditions: Density, Land Value, and Services



- 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



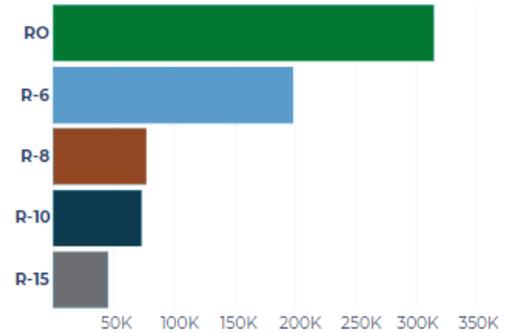
## CITY OF ALBEMARLE Comprehensive Land Use Plan

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

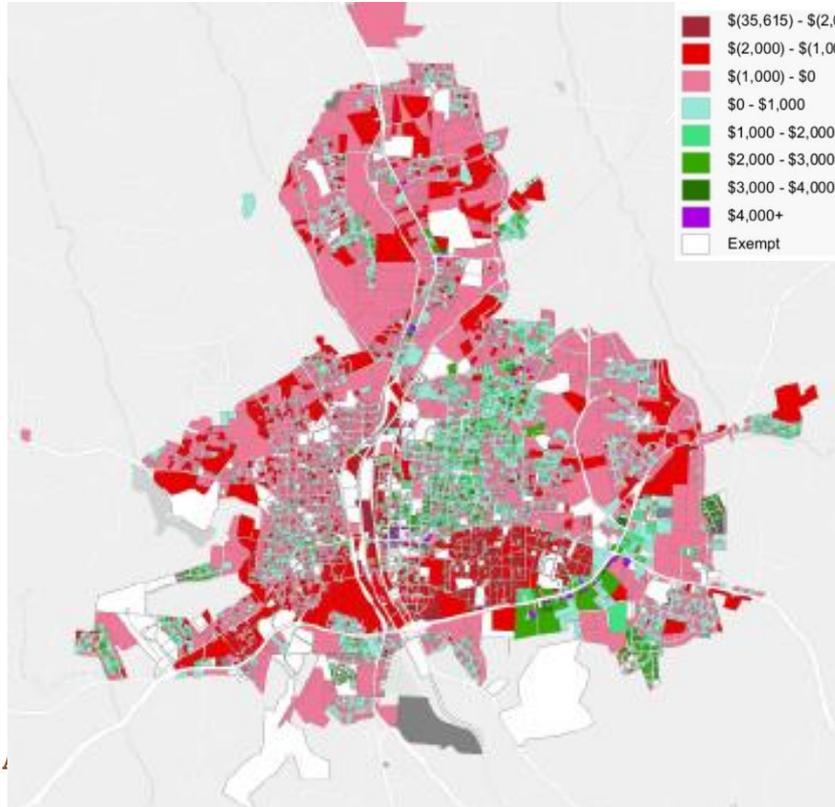
Zoning District	Single Family Detached	Duplex	Single Family Attached	Multi-family	Mixed-Use
RO	6k	4.5k	3k	1.5k	1.5k
R-6	6k	4.5k	3k	1.5k	-
R-8	8k	6k	4k	-	-
R-10	10k	7.5k	-	-	-
R-15	15k	-	-	-	-

\*Data from Albemarle City Tax Parcels

### LAND VALUE PER ACRE BY ZONING



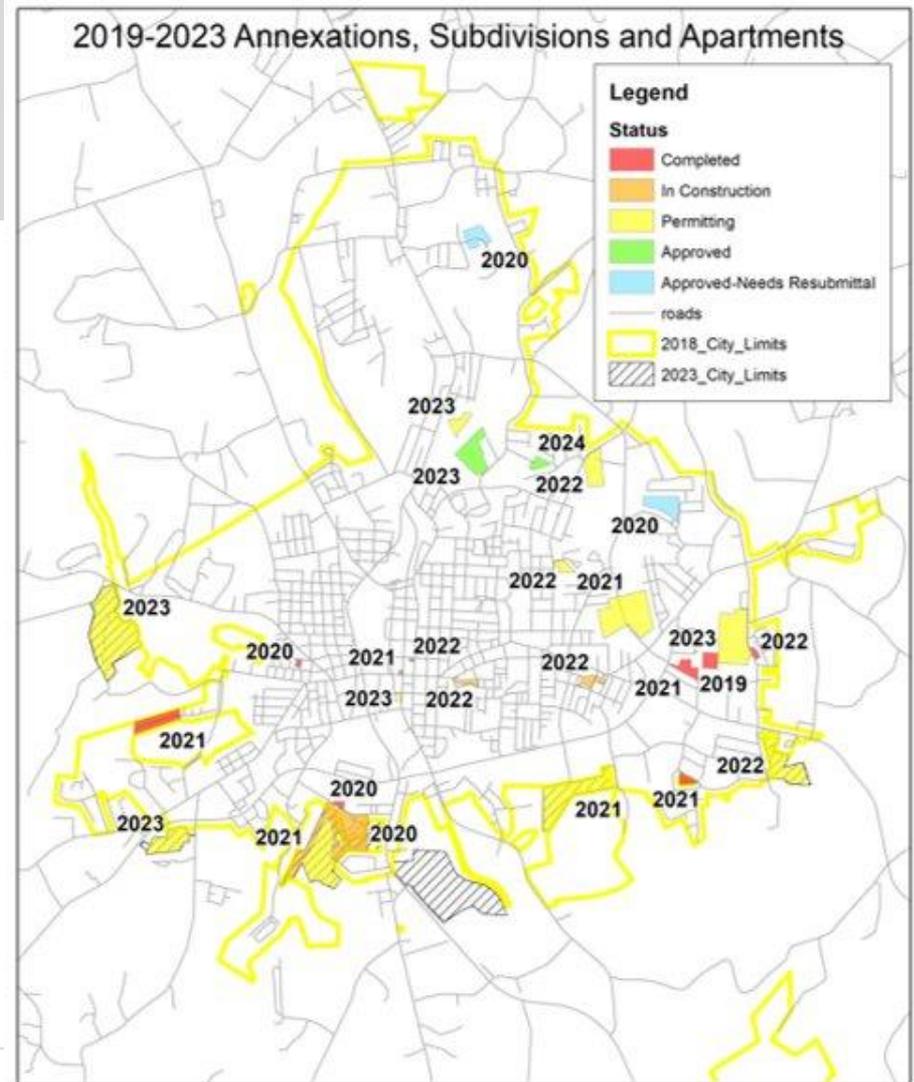
# Existing Conditions: Density, Land Value, and Service



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

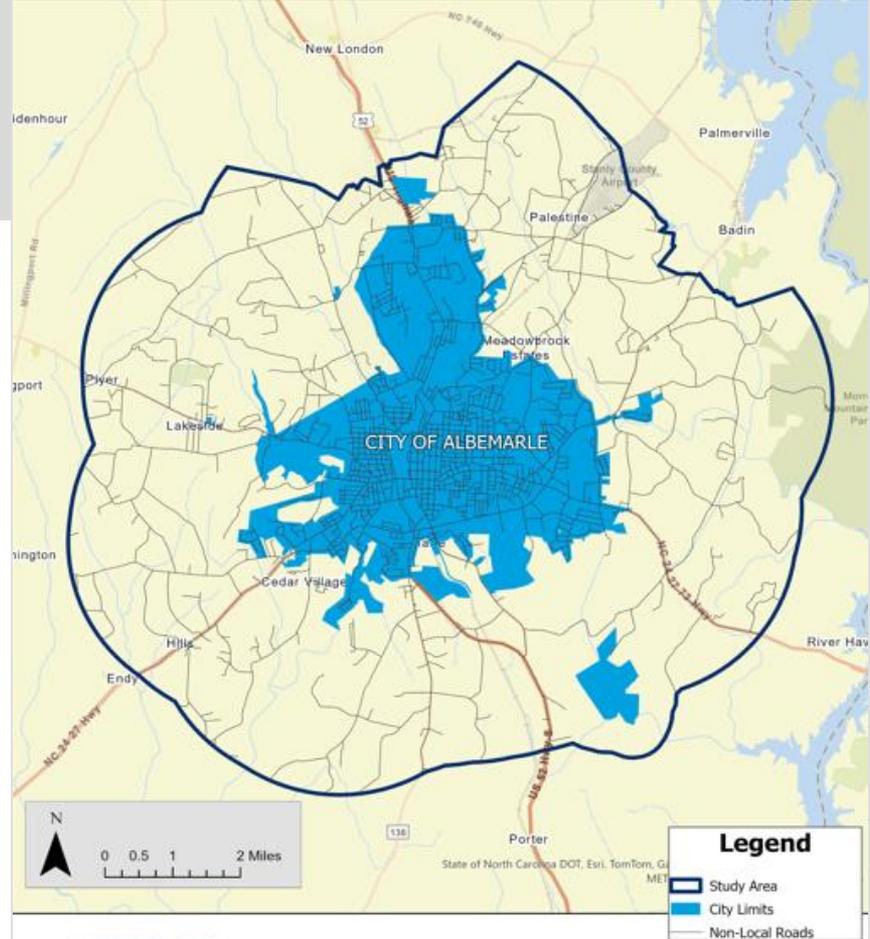
# Existing Conditions: Future Development

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

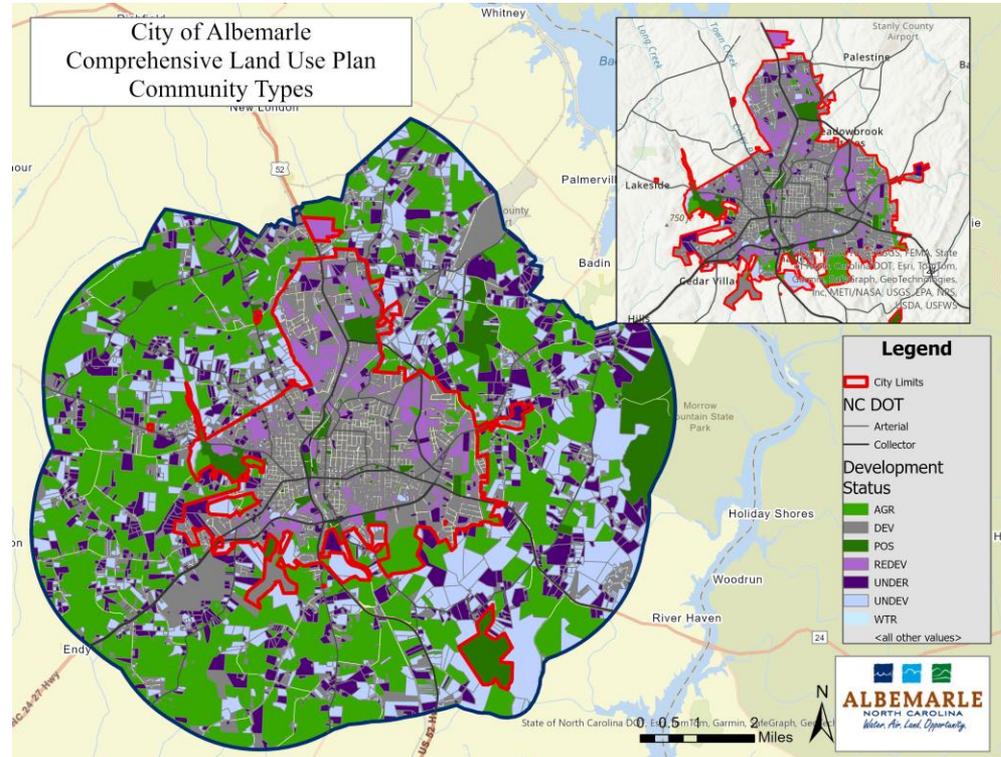
**Study Area**  
Blue = City Limits



# Existing Conditions - Maps

## Development Status

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

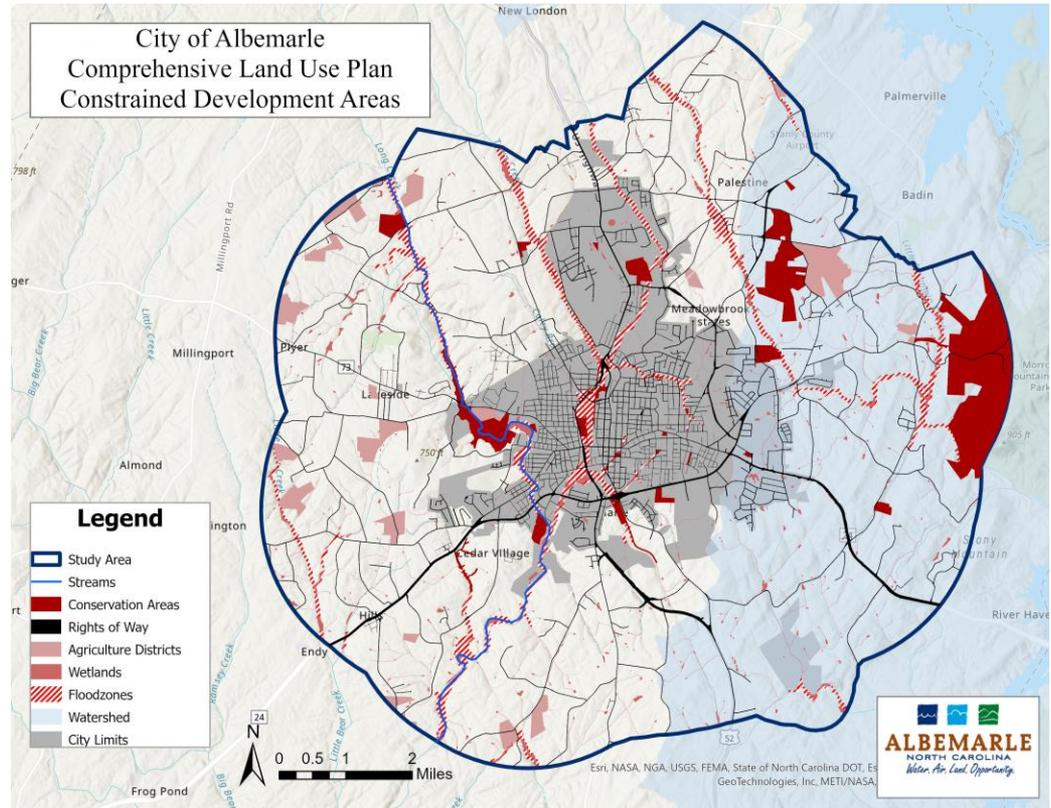


# Existing Conditions - Maps

## 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



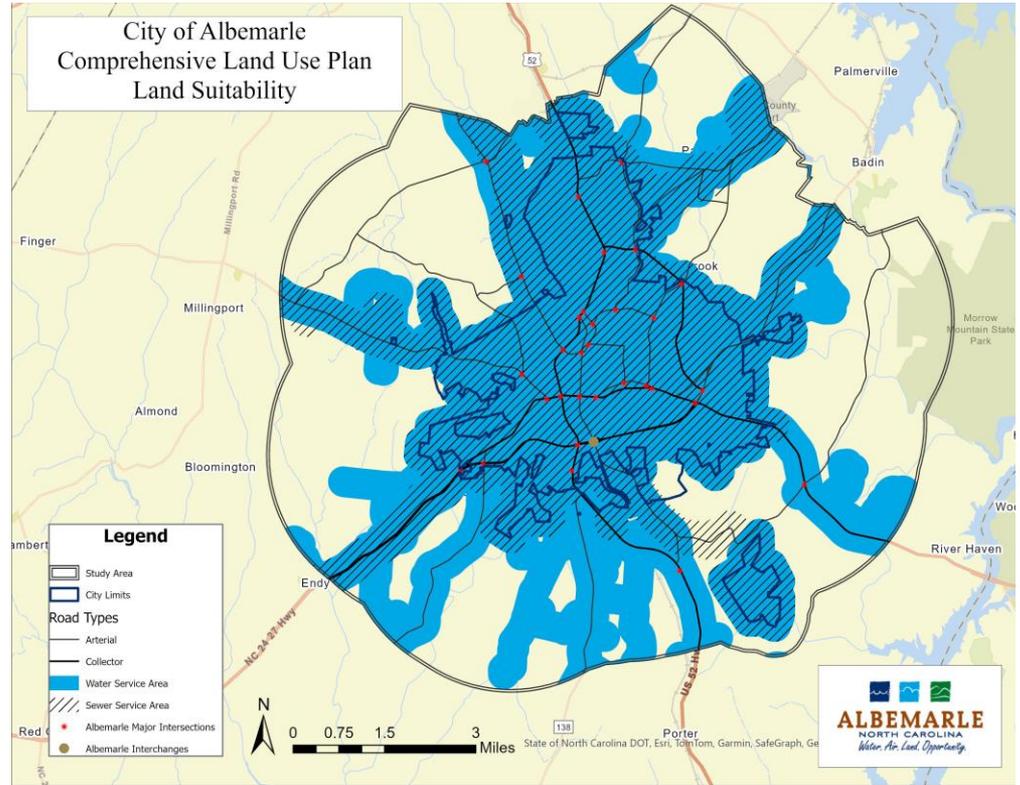
# Existing Conditions - Maps

## 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

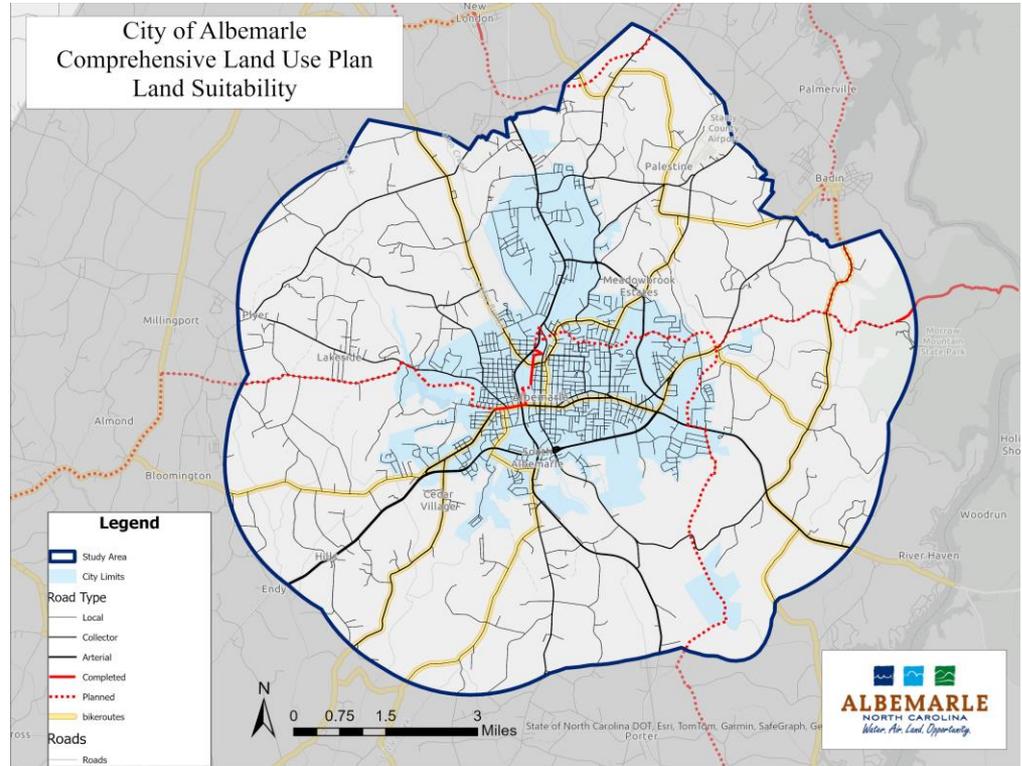


# Existing Conditions: Study Area

## 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

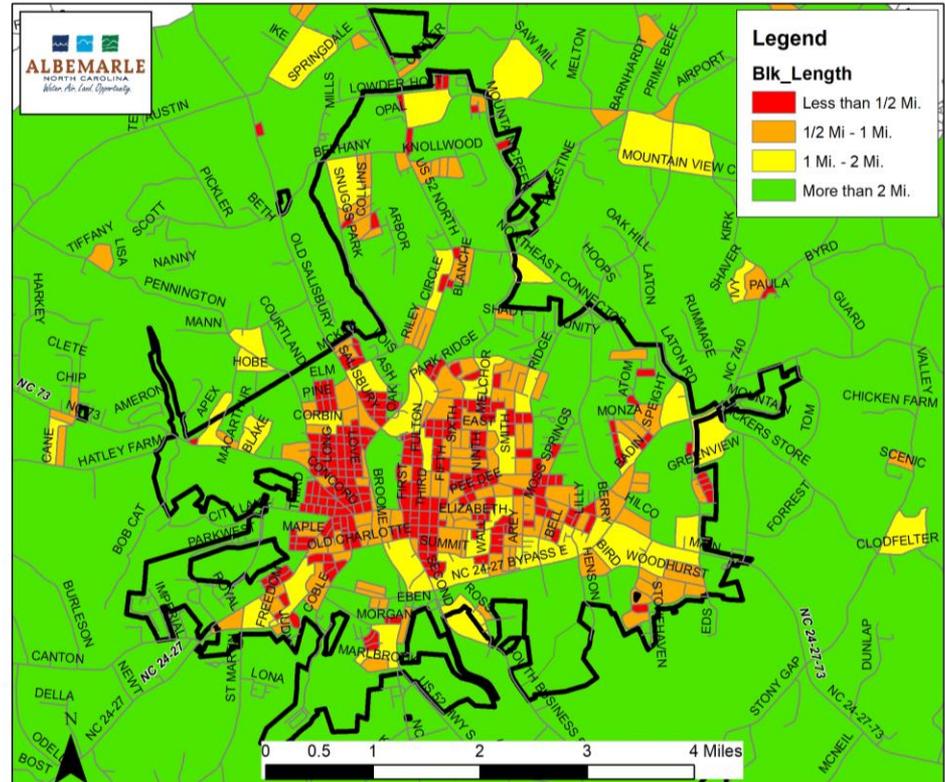


# Existing Conditions: Transportation

## Connectivity

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

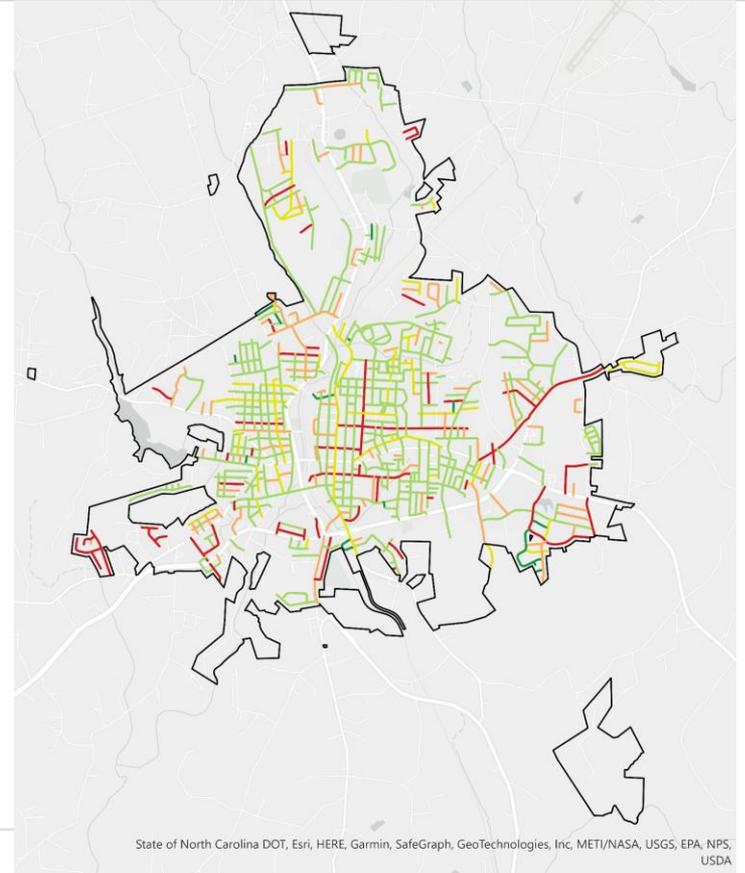
Envision 2045: Albemarle Functional Street Block Size



# 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:**

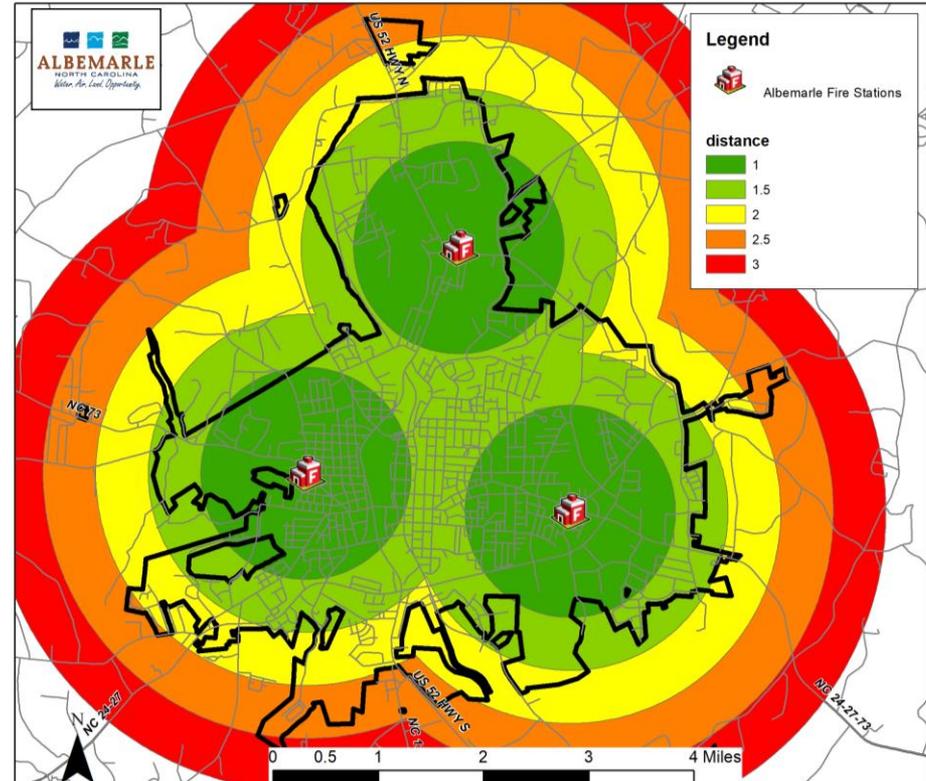
Albemarle has 2.5 Firefighters per 1,000 Residents. Most departments range from 1.54 to 1.81 firefighters per 1,000 people.

# Existing Conditions: Public Safety

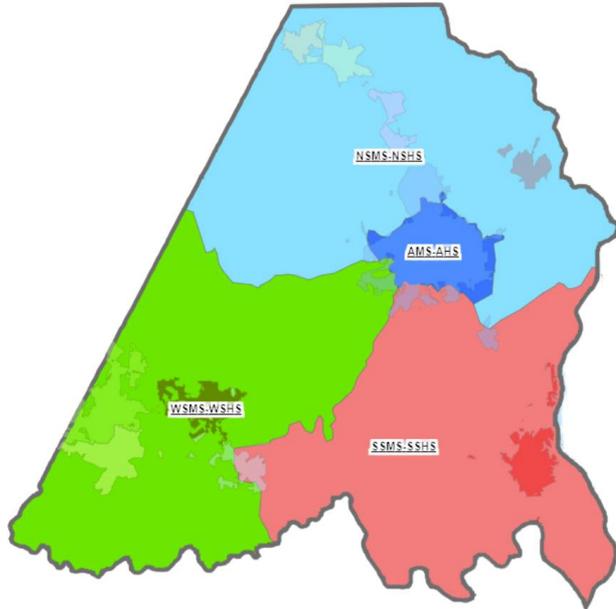
## Fire Stations

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

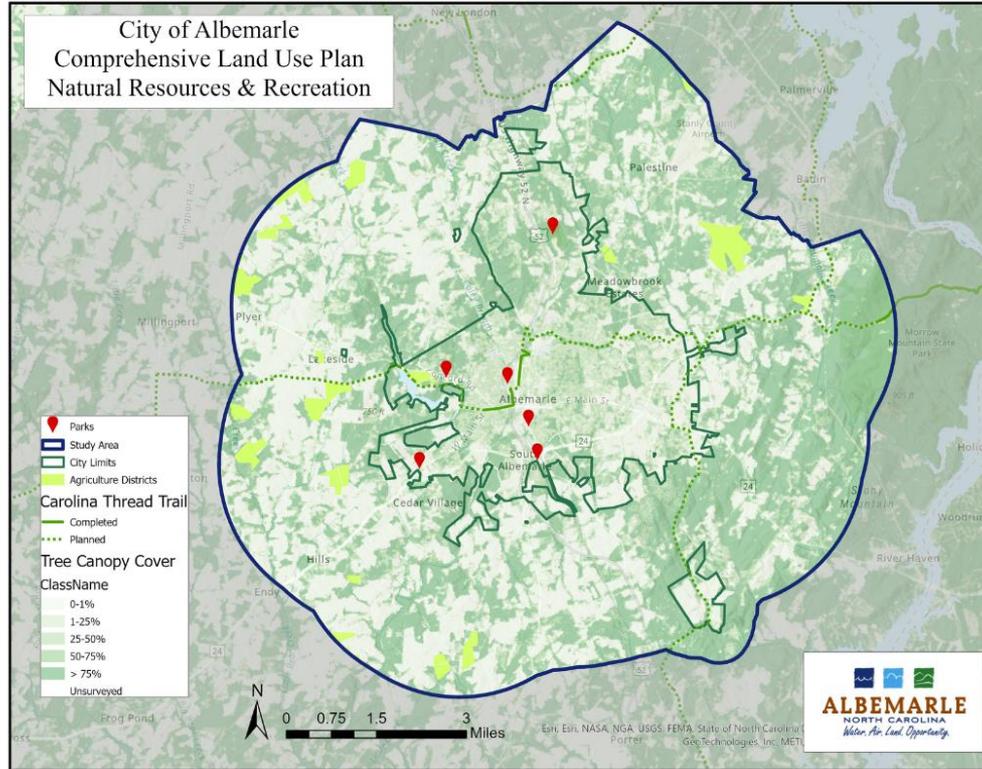
# Existing Conditions: Schools

## 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

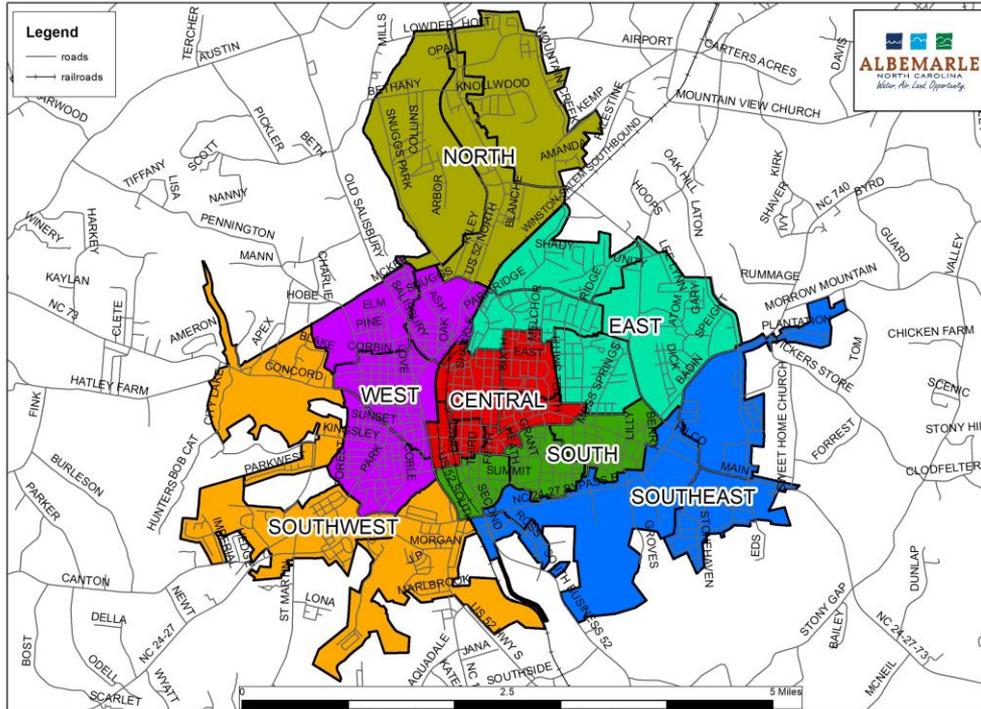
## Land Use

- 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.

# Central Albemarle Existing Conditions Overview

# Central Albemarle Existing Conditions: Communities Defined

*Envision Albemarle 2045: Albemarle Communities*

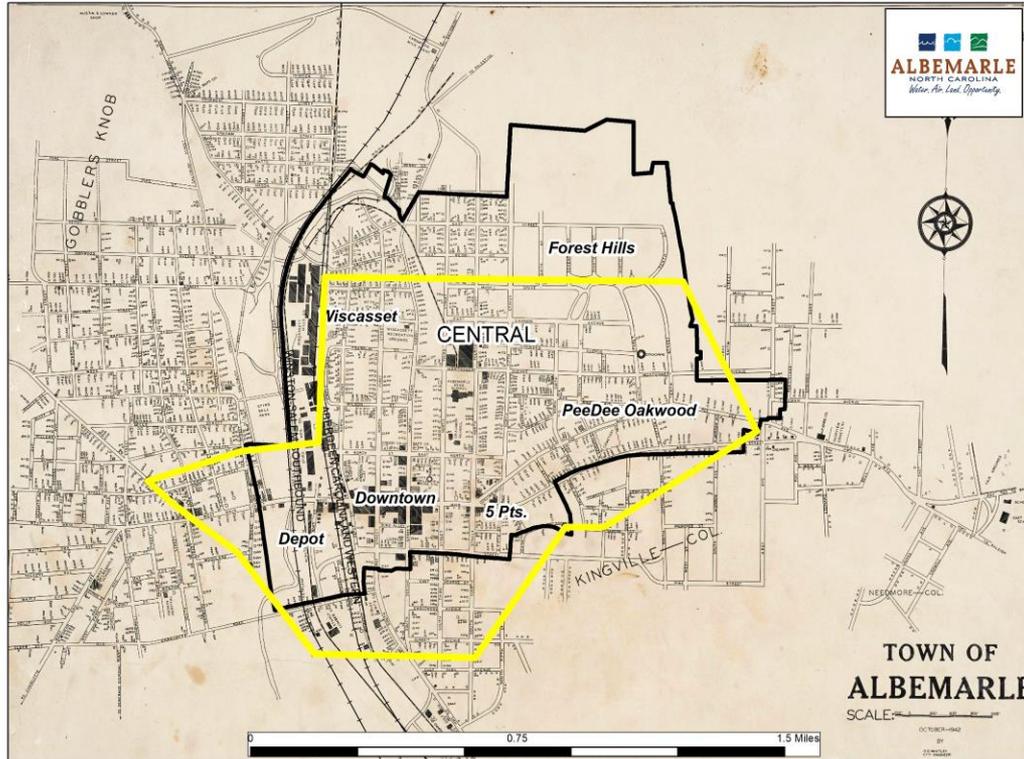


Breaking the City down into individual communities helps the City to plan for the different needs in each area of the City:

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

# Central Albemarle Existing Conditions: Communities Defined

*Envision Albemarle 2045: Central Community with Historic City Limits*

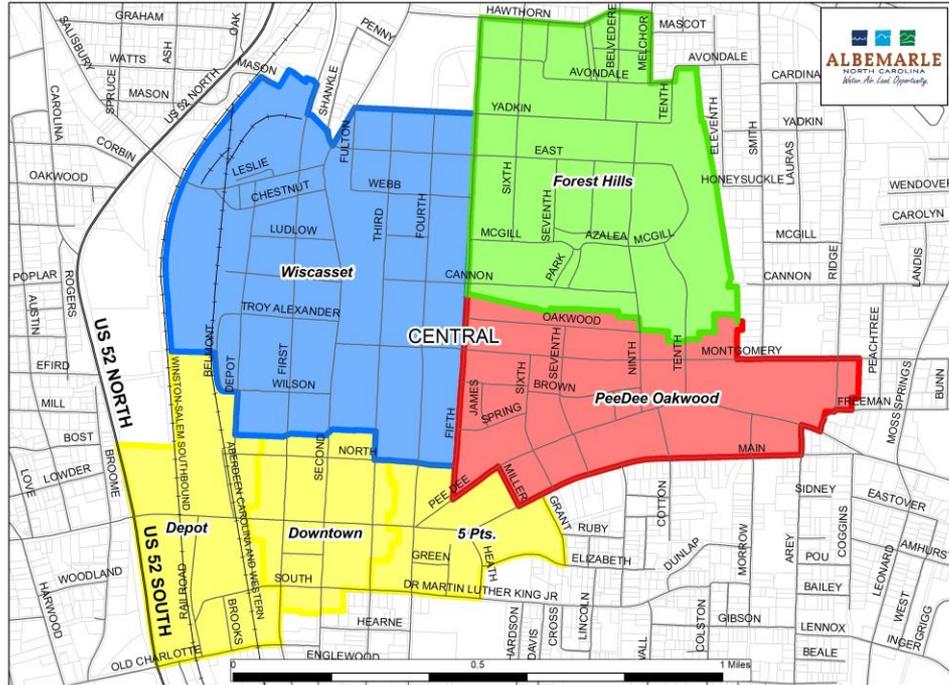


The Central community consists of Albemarle's historic downtown and the older neighborhoods to the east of Little Long Creek and north of Main St.

It is the old core of the City and generally the same as the city limits through the mid-1950's.

# Central Albemarle Existing Conditions: Neighborhoods

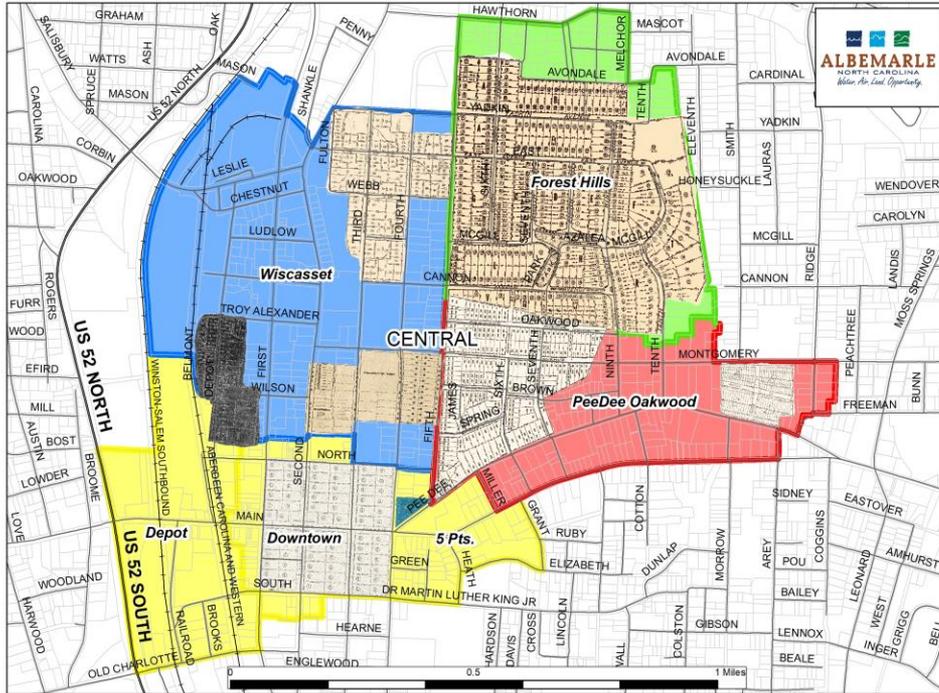
Envision Albemarle 2045: Albemarle Neighborhoods



- 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 to do neighborhood based planning in the future that addresses smaller scale, individual projects.

# Central Albemarle Existing Conditions: Neighborhoods

Envision Albemarle 2045: Central Neighborhoods w. Subdivisions

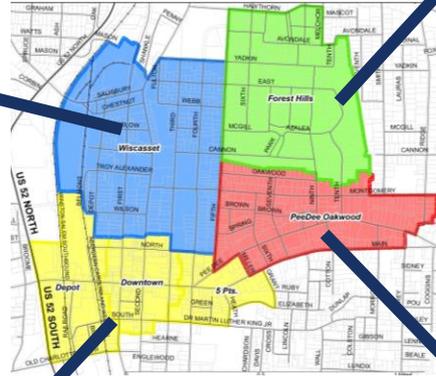


- Neighborhoods are not precisely defined and can include several subdivisions.
- They should share common characteristics, such as age, types of structures/uses, streets and shared amenities.

# Central Albemarle Existing Conditions: Neighborhoods

Wiscasset was primarily developed in sections to serve the mills starting in the early 1900's. It is one of the oldest sections of town and has the greatest mix of uses in the Central Community including industrial, commercial and civic buildings as well as homes.

"Greater Downtown" is primarily the commercial core and heart of the City and includes the national and local historic districts, Five Points and Depot neighborhoods and some small residential sections.

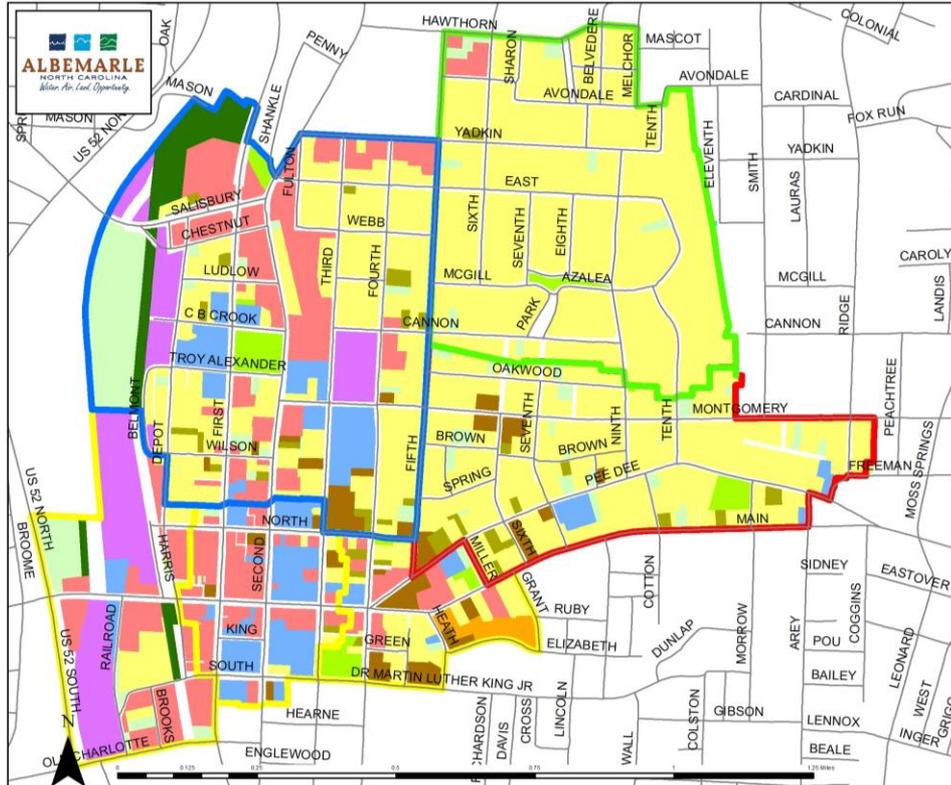


Forest Hills was primarily created as on large subdivision in the late 1930's. It is one of the City's first large scale suburbs and is primarily residential and more auto-oriented than the others.

Pee Dee-Oakwood was one of the City's first "street car" suburbs, developed in a piecemeal fashion for business owners and workers downtown, primarily in the 1920's. It has a moderate amount of multifamily and non-residential uses.

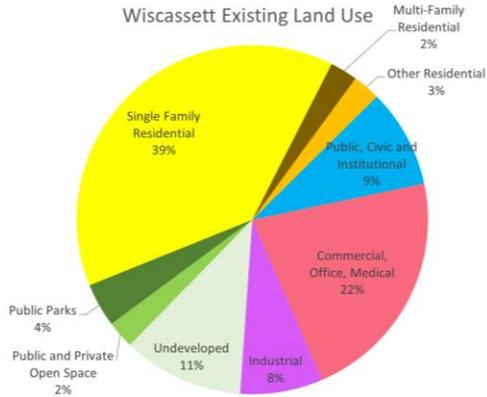
# Central Albemarle Existing Conditions: Land Use

Envision 2045: Central Albemarle Existing Land Use

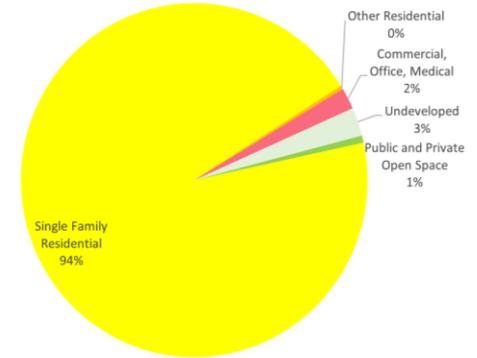


# Central Albemarle Existing Conditions: Land Use

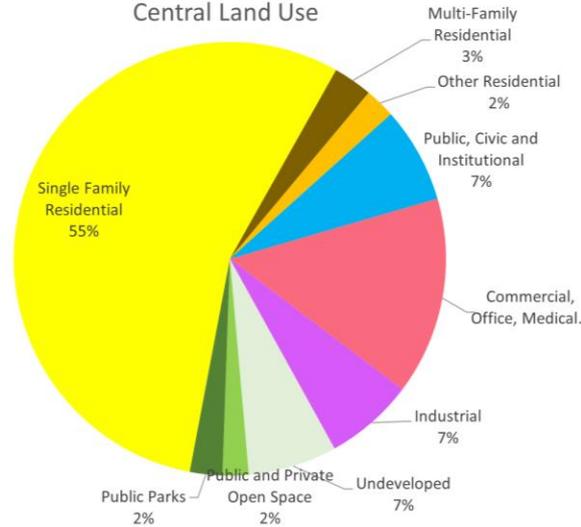
Wiscassett Existing Land Use



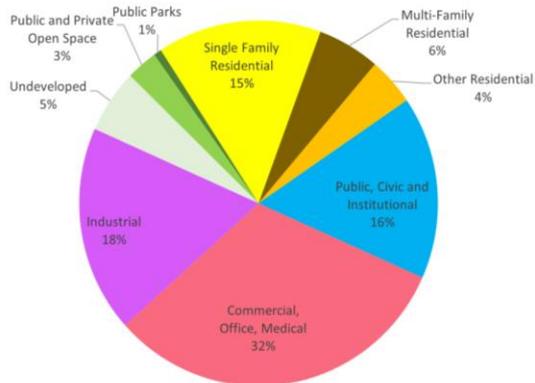
Forest Hills Existing Land Use



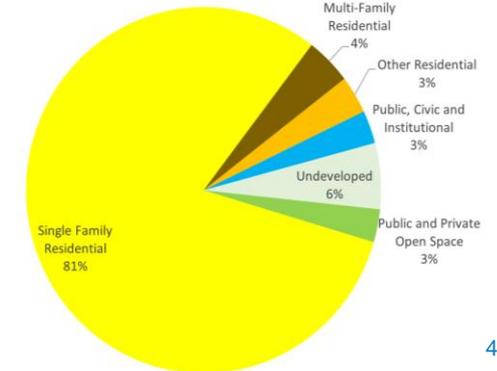
Central Land Use



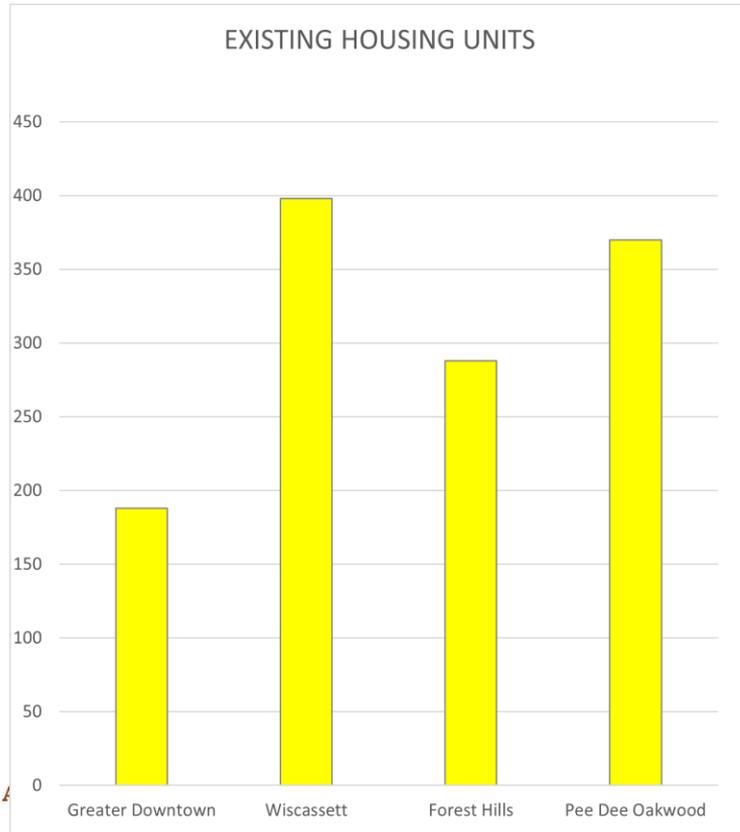
Greater Downtown Existing Land Use



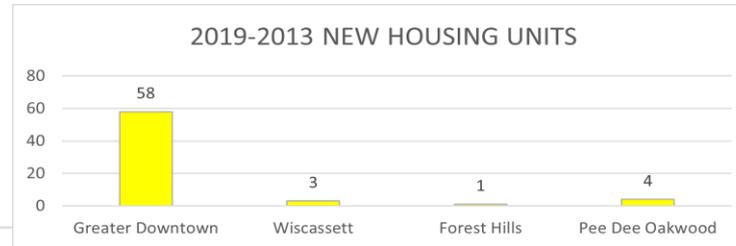
Pee Dee Oakwood Existing Land Use



# Central Albemarle Existing Conditions: Housing

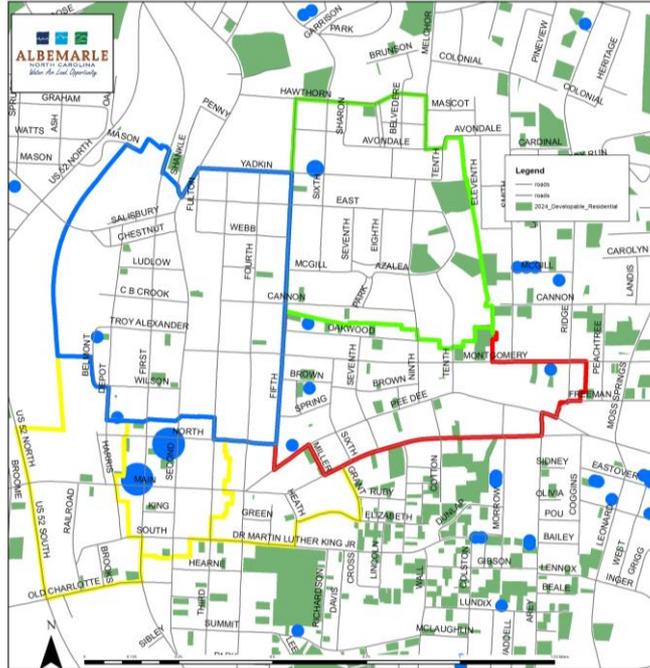


There are approximately 1244 housing units in the central community making up approximately 15% of all housing units in the City and about 2,900 residents. New housing has been limited primarily to apartments downtown and in Wiscassett.



# Central Albemarle Existing Conditions: Housing

New Housing Units 2000-2018



Average Age of Housing:

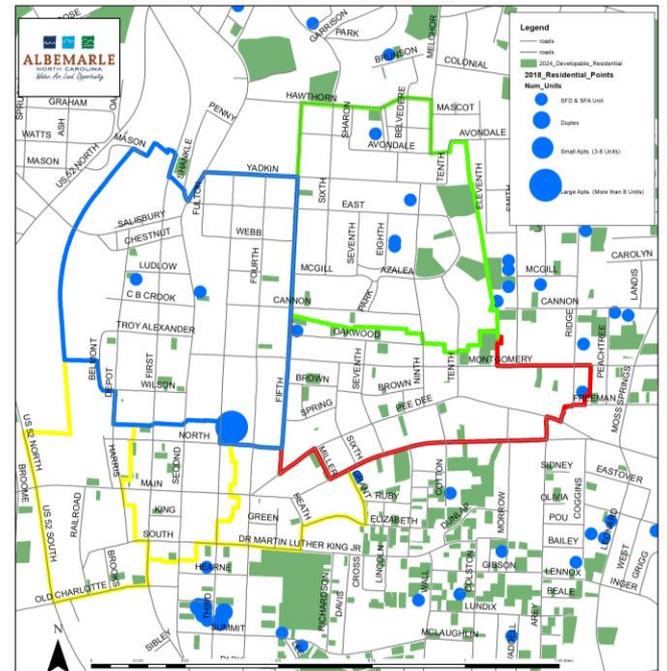
Wiscassett - 1925

Greater Downtown - 1927

Pee Dee Oakwood - 1939

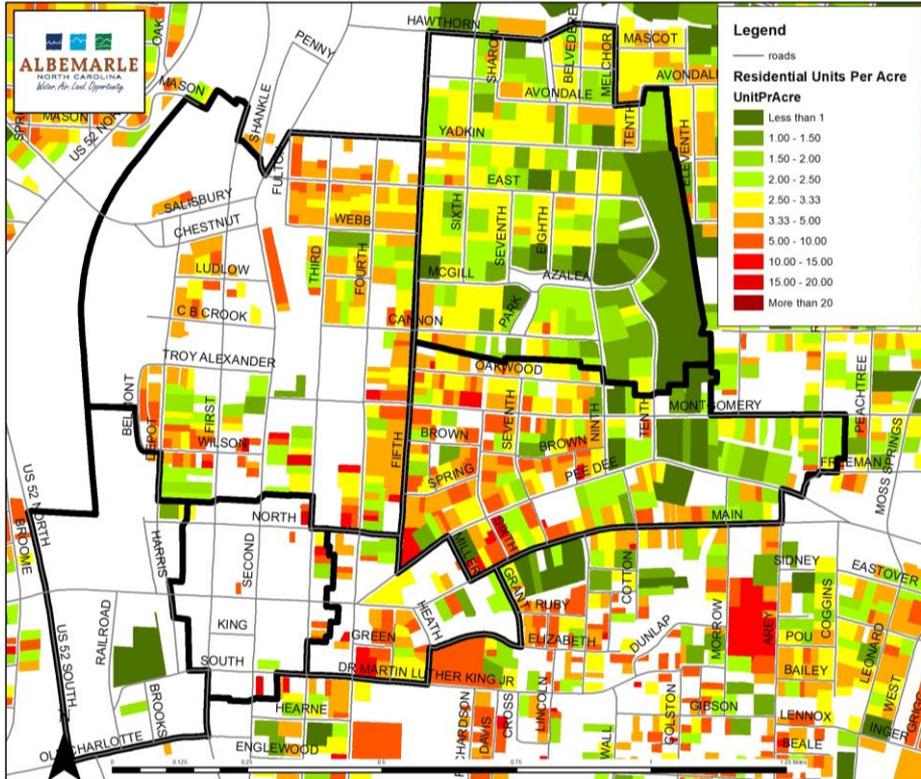
Forest Hills - 1954

New Housing Units 2019-2023

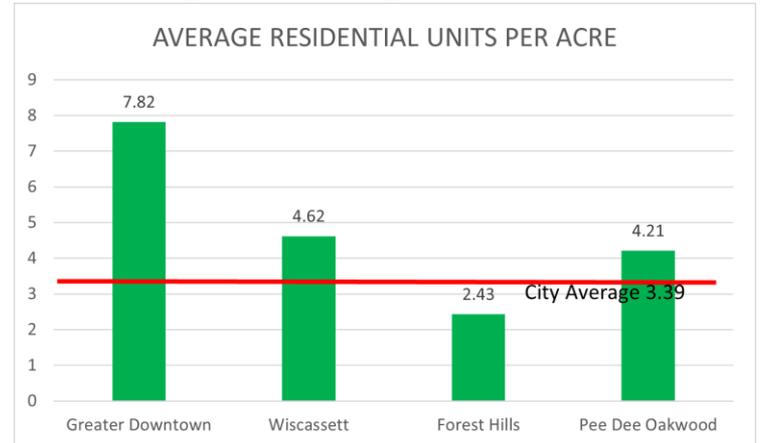


# Central Albemarle Existing Conditions: Lot Size Residential Density

Envision 2045: Central Albemarle Residential Density

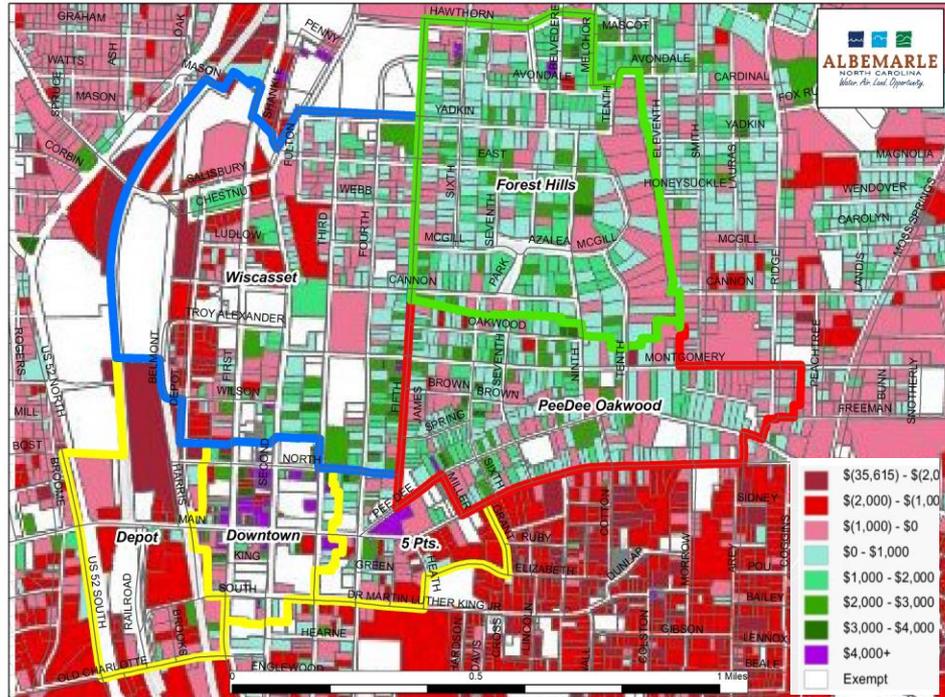


Central Albemarle has some of the densest residential development. Average units per acre is just over 4, while the City average is 3.4.



# Central Albemarle Existing Conditions: Revenue Per Acre

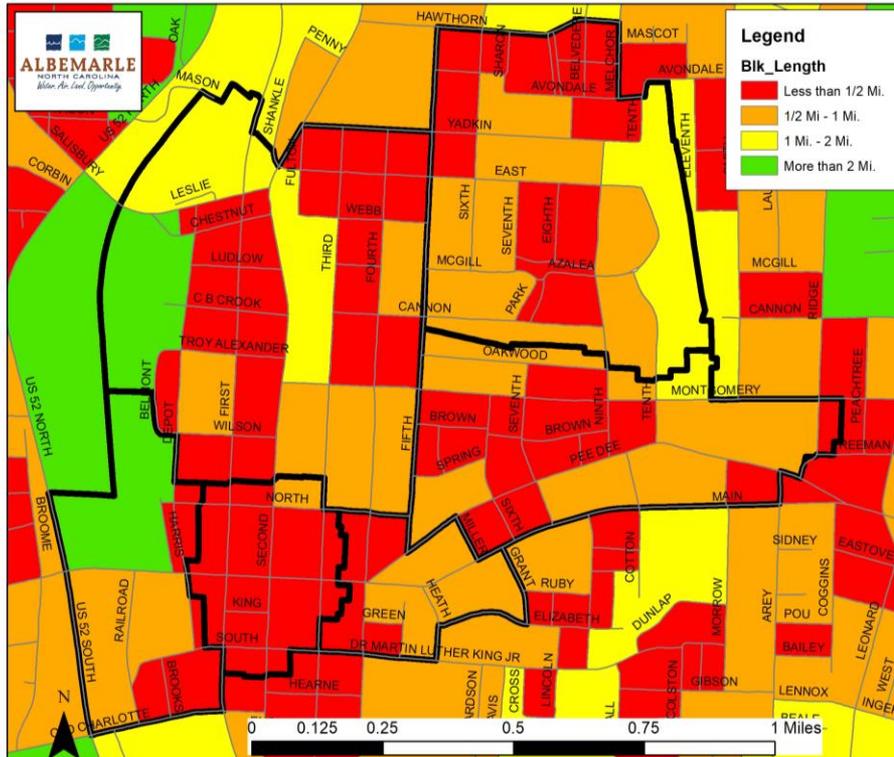
Envision Albemarle 2045: Central Tax Revenues Per Acre



Central Albemarle has some of the highest tax revenues per acre, with the highest revenues being on commercial property downtown and smaller residential lots and multi-family. These properties are able to pay for long term infrastructure upkeep better than some others.

# Central Albemarle Existing Conditions: Transportation

Envision 2045: Central Albemarle Functional Street Block Size



## Connectivity

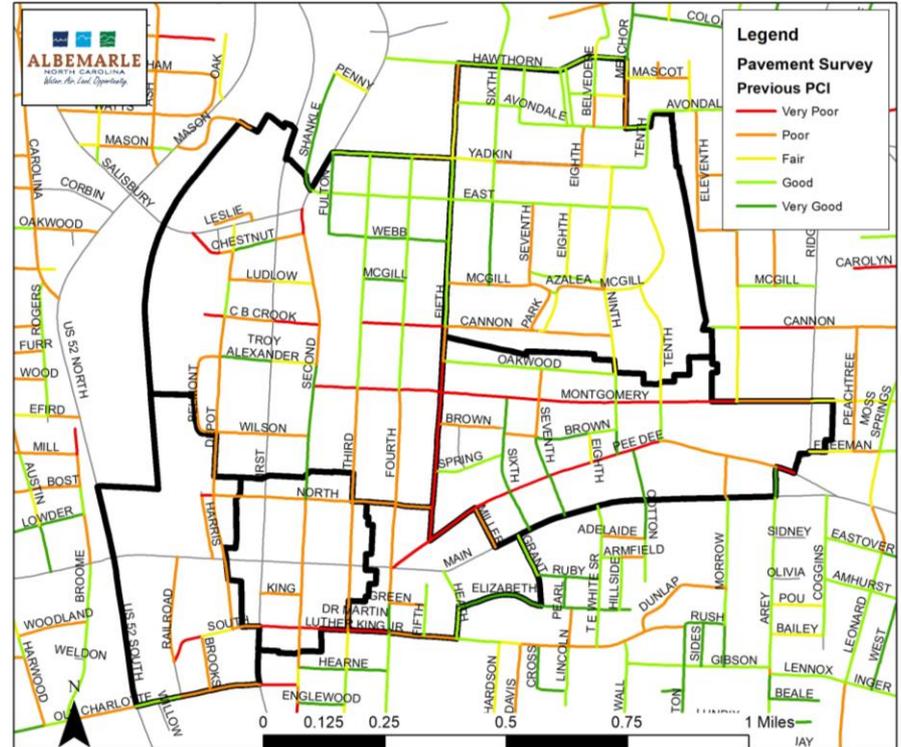
Central Albemarle's urban grid of streets provides high connectivity and helps reduce traffic and encourages walking. The community also has the majority of sidewalks in the City

# Central Albemarle Existing Conditions: Transportation

## Road Condition

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

Envision 2045: Central Albemarle Pavement Conditions

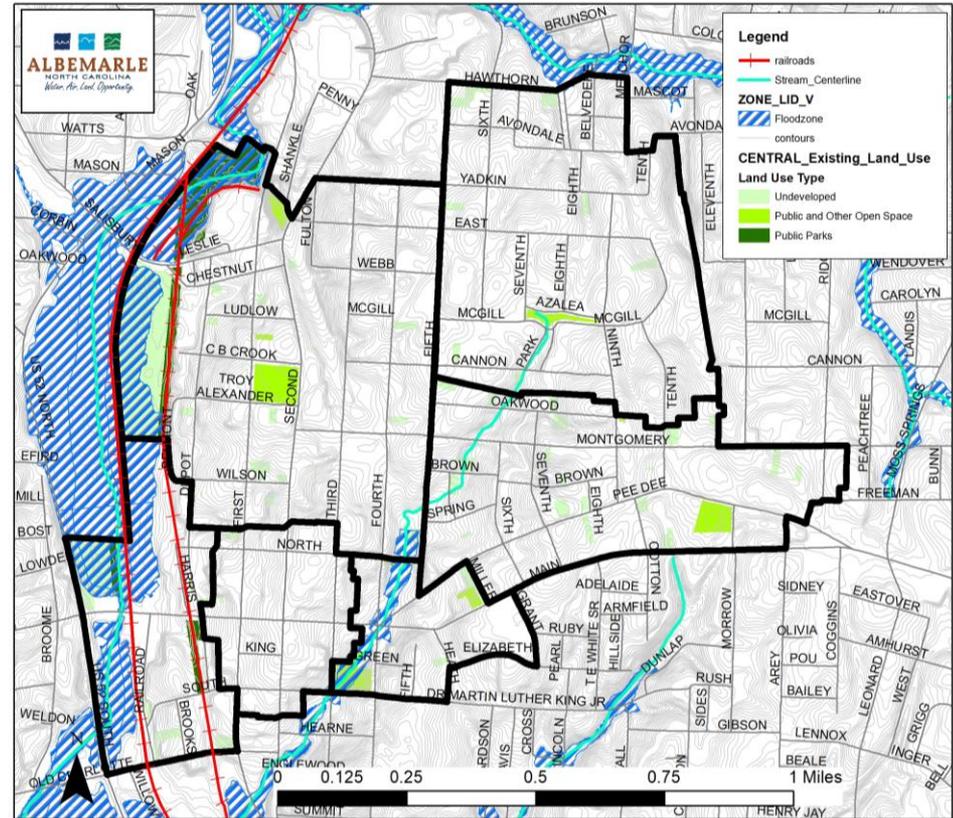


# Central Albemarle Existing Conditions: Environment

## Development Constraints

Most of Central Albemarle is developed with a small amount of open space and undeveloped land available, but mostly in the flood areas. Apart from topography and floodplains the biggest constraints to development downtown are man made such as railroads.

Envision 2045: Central Albemarle Development Constraints



# What is the Data Telling Us about this community?

## Population

- Central Albemarle has the most concentrated population.
- Population is growing here slowly mainly because there is little room for new housing except for apartments.

## Housing

- Most of the oldest housing in the City is in Central Albemarle
- There are a variety of prices and housing types among the various neighborhoods.

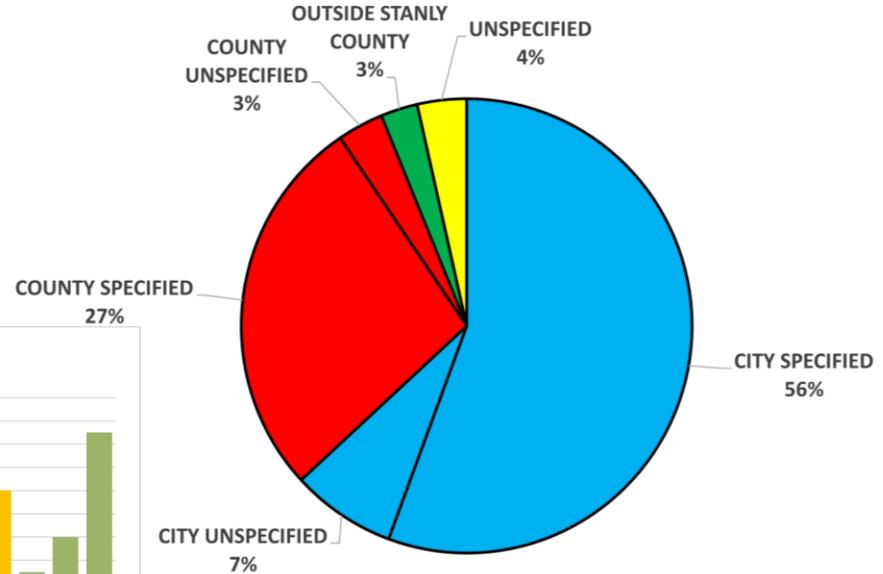
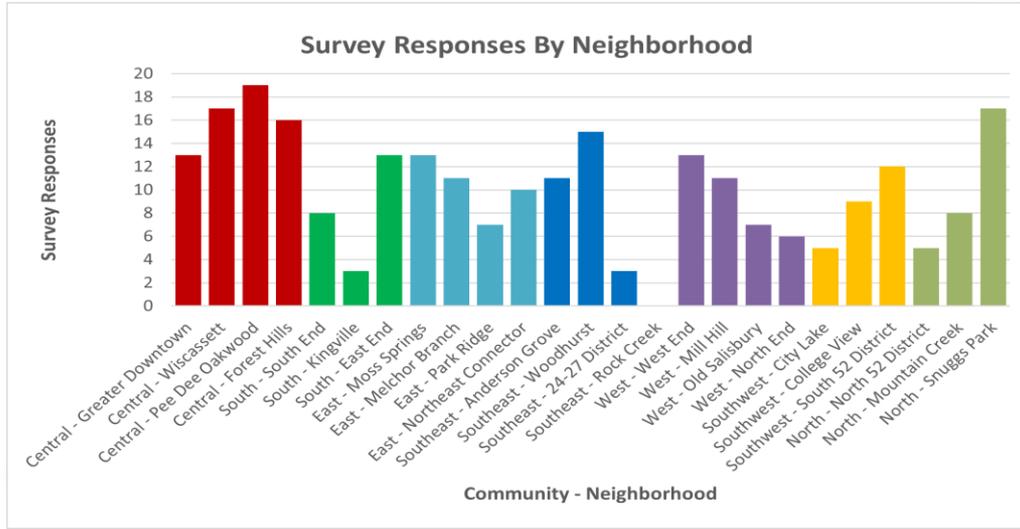
## Land Use

- Central has the highest mix of uses in the City and is largely built out.
- There is little greenfield land for infill opportunities here. Most will be redevelopment with more units.
- Downtown doesn't have much park space.
- Both commercial and residential demand in Central Albemarle is increasing.

# What We Are Hearing in This Community?

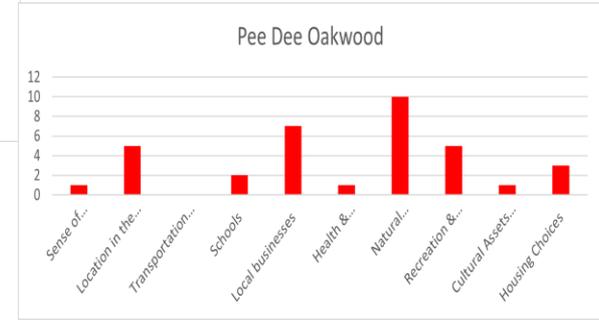
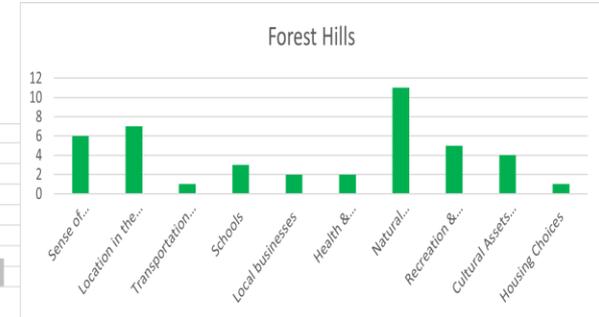
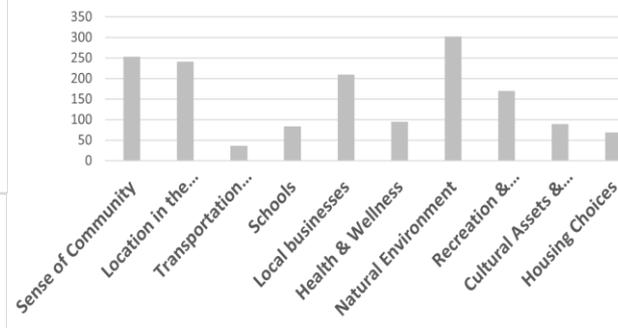
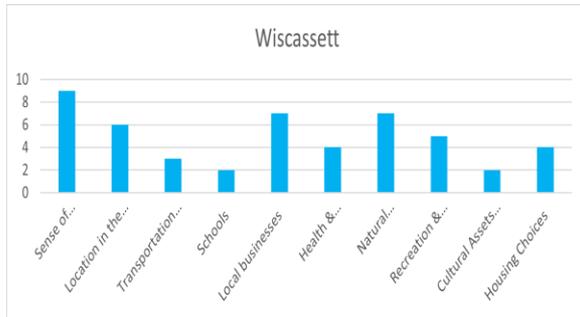
## Survey Responses:

Citywide we have received the highest number of responses from Central Albemarle so far. Almost 2/3 of responses are from residents.



# What We Are Hearing in This Community?

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



# What We Are Hearing in This Community?

What makes Albemarle unique or different?

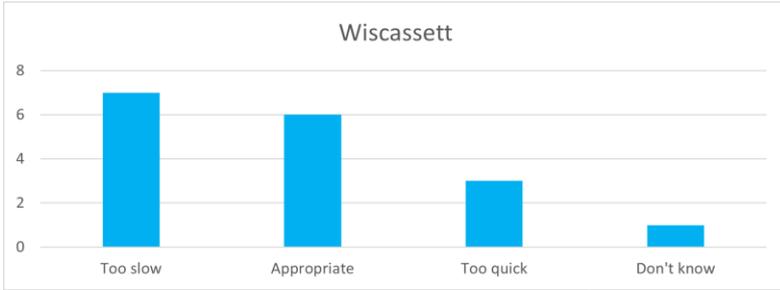




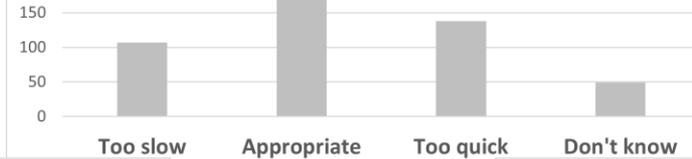
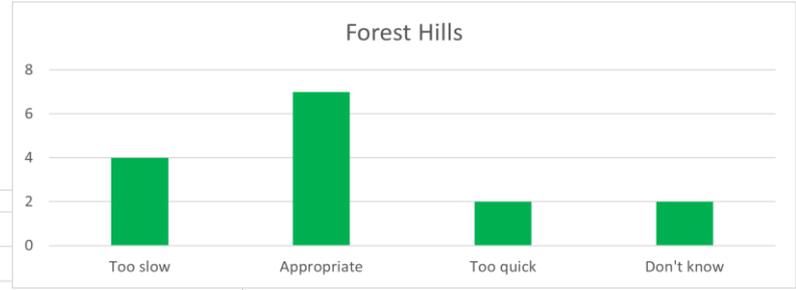
# What We Are Hearing in This Community?

## The pace of growth in Albemarle has been?

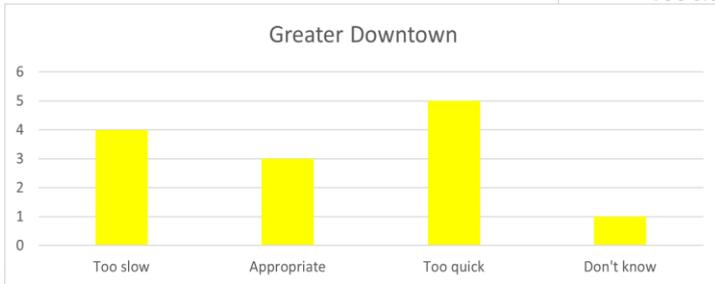
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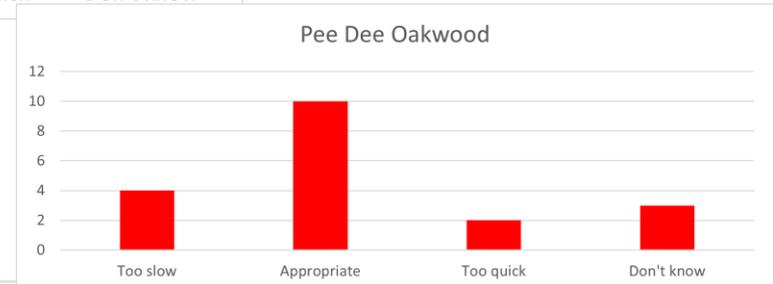
Forest Hills



Greater Downtown

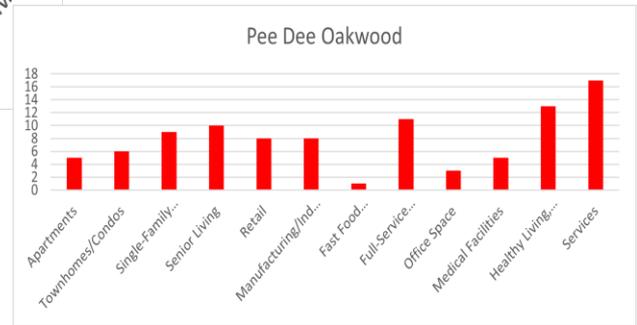
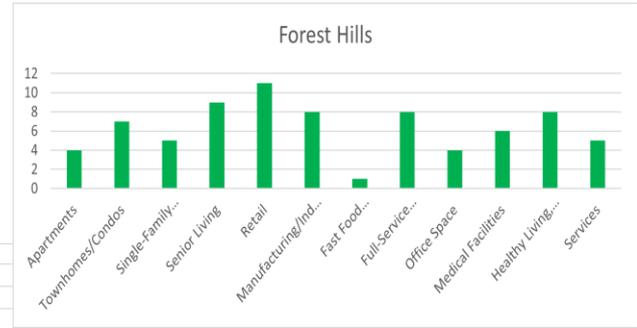
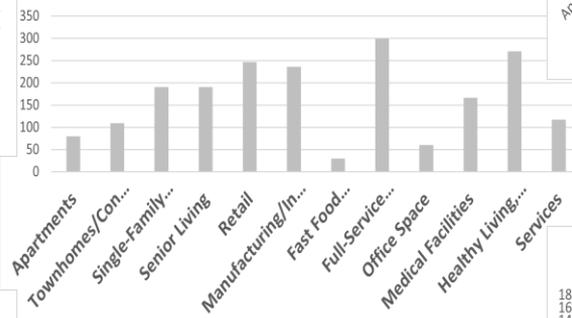
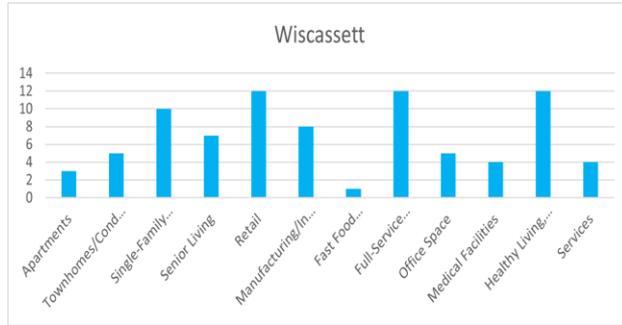


Pee Dee Oakwood



# What We Are Hearing in This Community?

## What do we need more of?



# ***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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