

Planning and Development Services

Kevin Robinson, Planning Director

Ellie Sheild, Senior Planner



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Why Planning is important to Downtown Development

- Place making, establish sense of community
- Encourage pedestrian-scaled uses to promote small businesses
- Highlight unique aspects of Albemarle's Character and Architecture
- Tax credit and grant opportunities for historic buildings
- Incentive adaptive re-use of existing resources



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PDS role in new businesses

- Complementary on-site consultation for new businesses
- Connect owners/tenants with various local, state, and federal regulatory agencies
- Guide businesses through development permitting processes
- Coordinate public improvements to make projects work



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Planning Initiatives in Downtown Development

- Student surveys for housing, parking, and amenities
- Commercial Maintenance / Minimum Housing Enforcement
- Nuisance and Zoning Enforcement
- Parking studies and planning and upgrades to meet both public and private needs
- Coordination on streetscape design and improvements in public rights of way

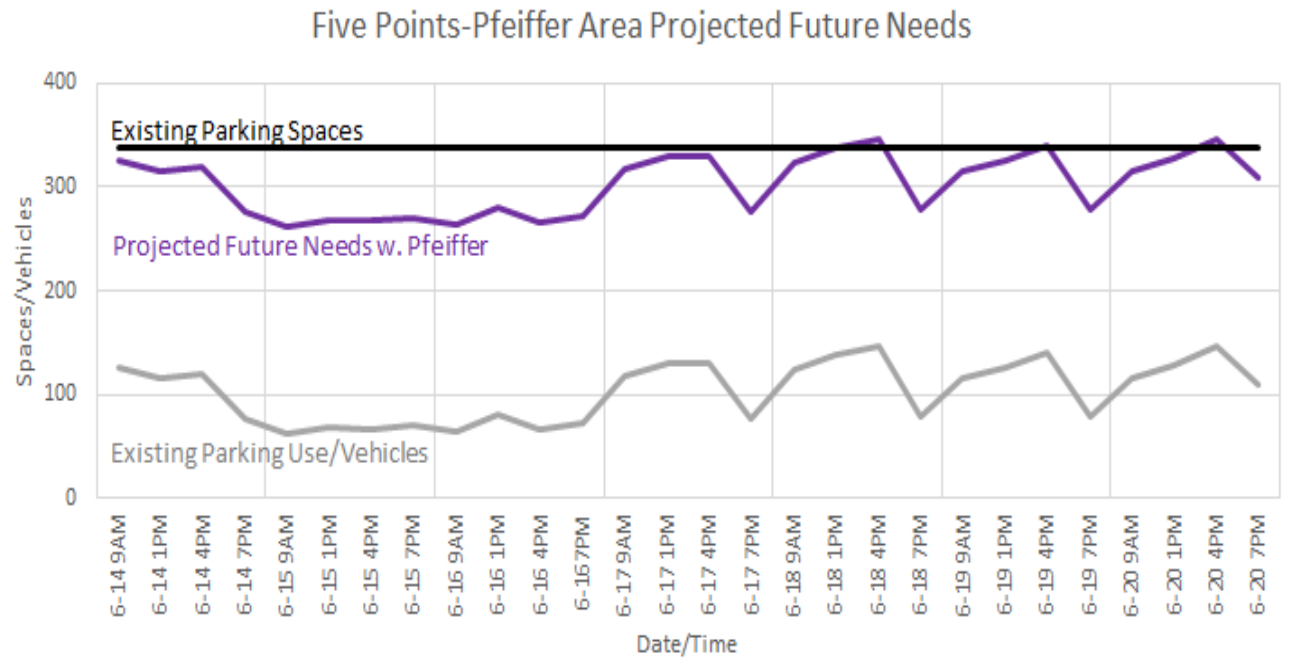
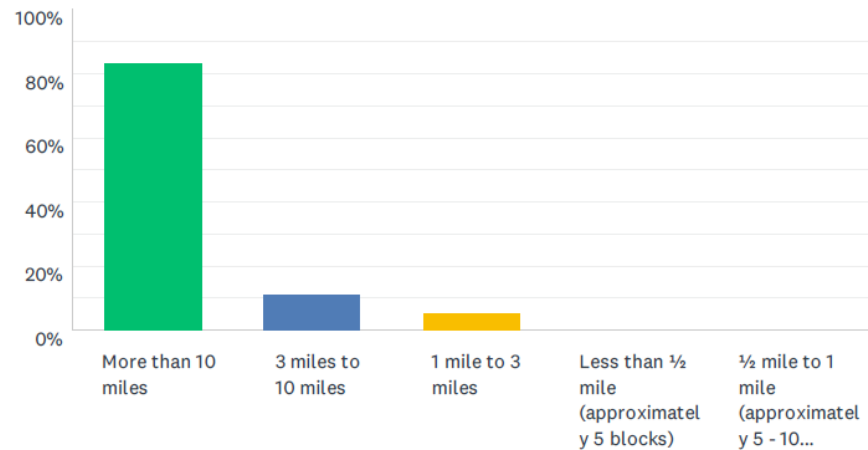


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Planning Initiatives in Downtown Development

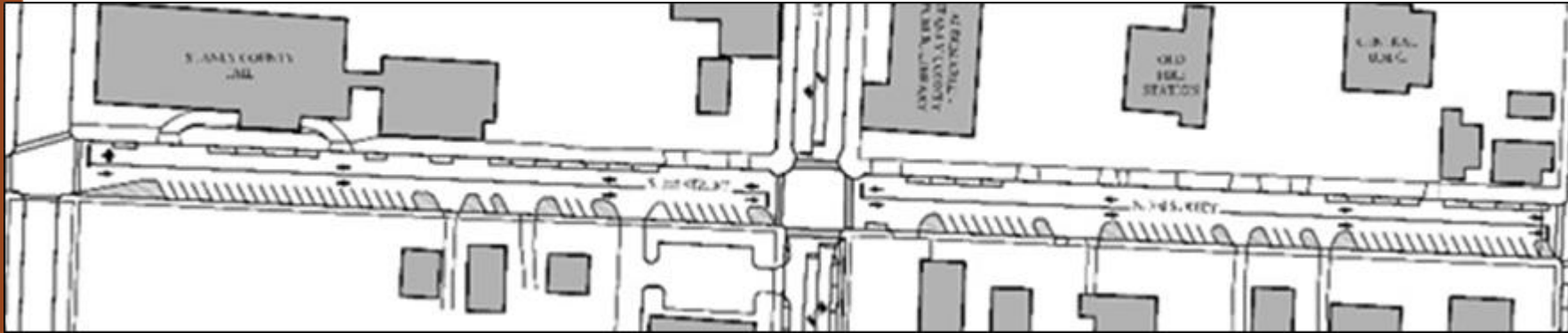
Q5 Once I begin class my daily commute to the new Pfeiffer Health Sciences Center Campus in downtown Albemarle will be:

Answered: 18 Skipped: 0



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Planning Initiatives in Downtown Development



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Planning Initiatives in Downtown Development



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Collaboration of Planning in Downtown

- Cooperation with Economic Development / ADDC
 - Grants, business attraction and improvement projects
- Parks and Recreation
 - Walking Trails / Greenway plans
- Public Works and Utilities
 - streetscape and parking improvements in public rights of way and utility coordination
- City Administration and other departments
 - Alleyway planning, food truck permits, etc.
- APD / AFD
 - Considerations in Fire District and Policing
- Collaborate with other local, state, and federal agencies on project by project basis.



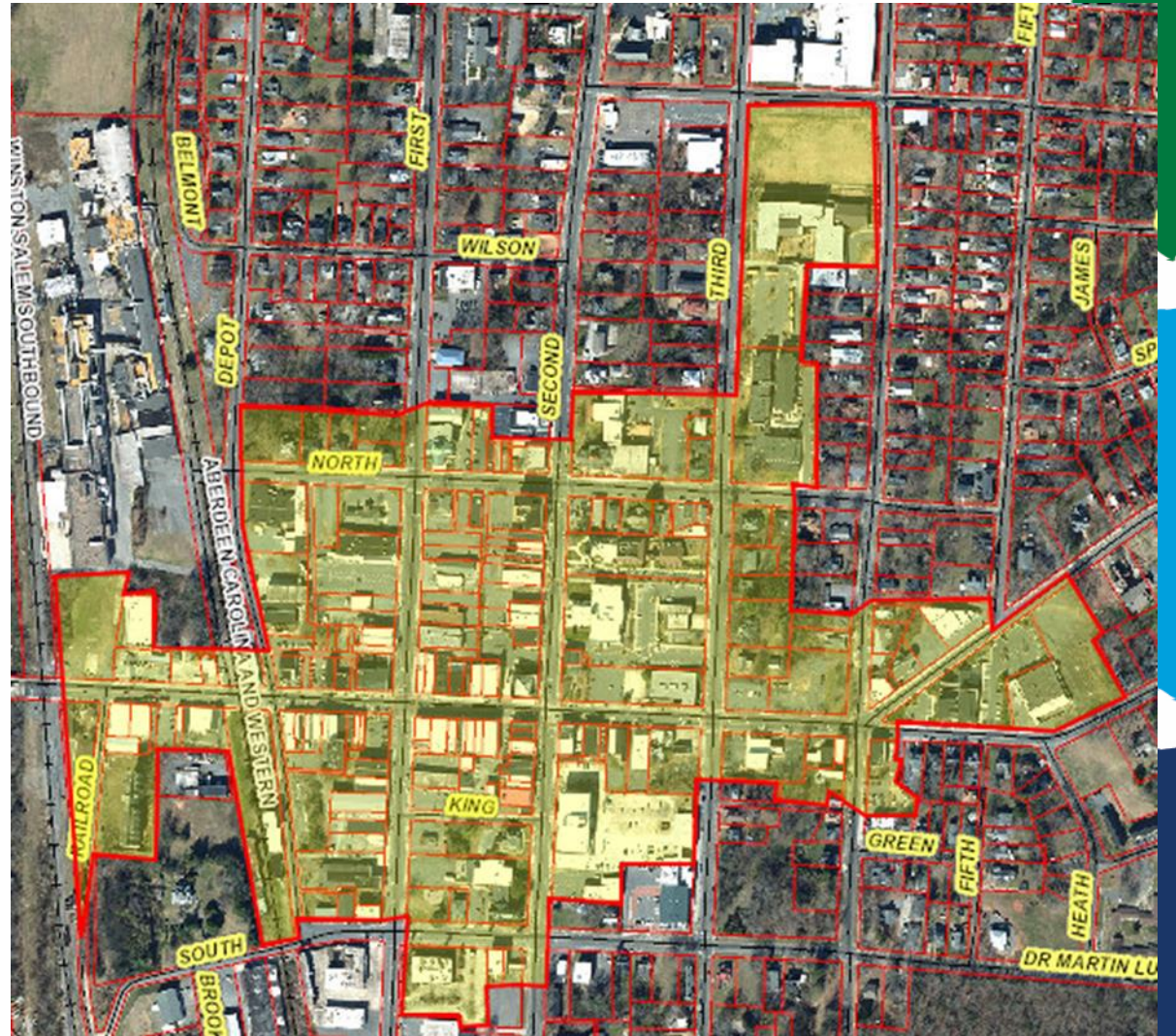
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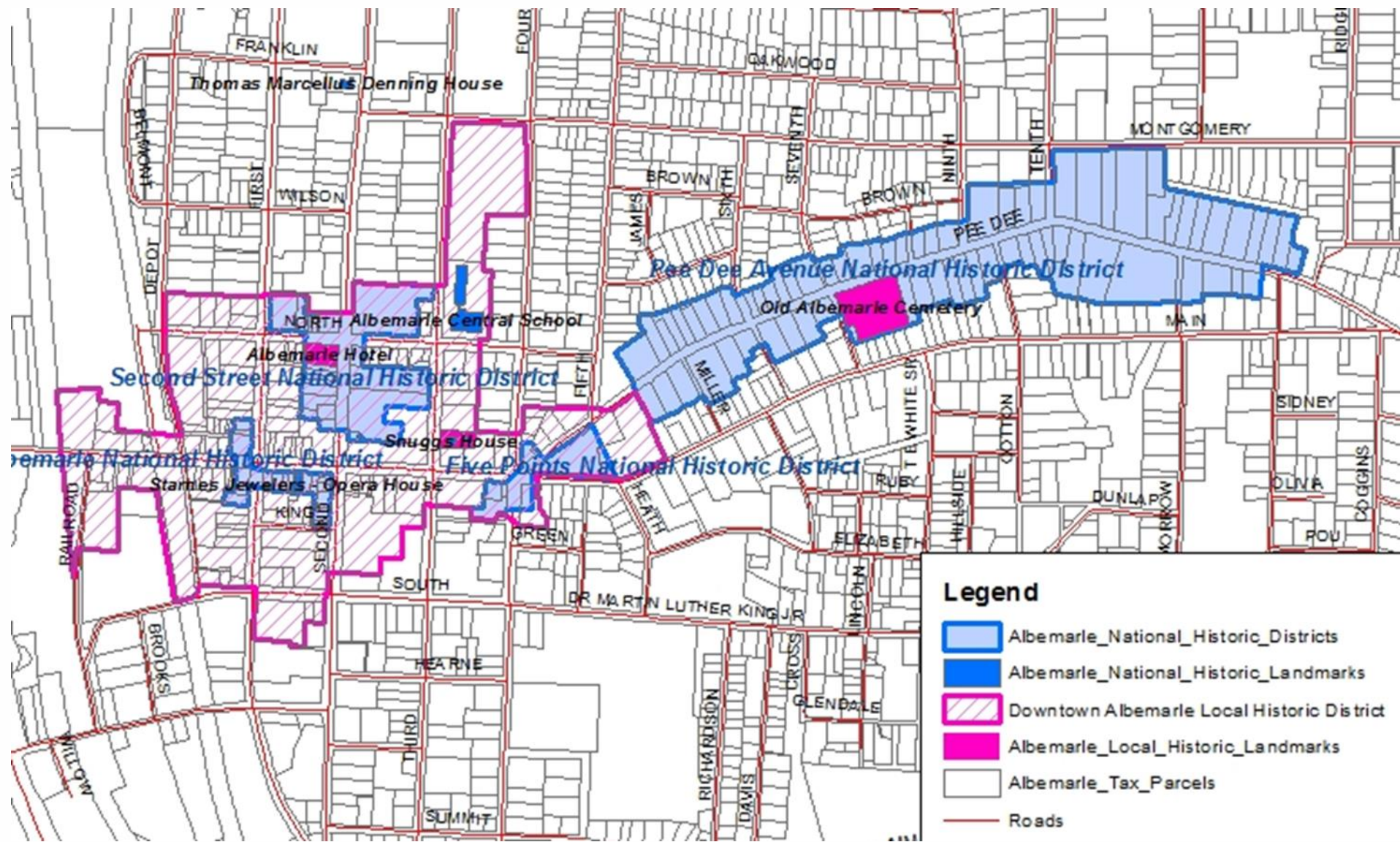
Local Historic District

- Overlay zoning district, approx. 86 acres and .13 sq miles
- Preserve important resources and heritage of community while promoting development incentives through tax credits / local grants
- 4 National Historic Districts
- 2 National Historic Landmarks
- 3 Local Historic Landmarks



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COAs and the HRC

- Within local historic district, Certificates of Appropriateness (COAs) required prior to issuance of permits
- Guideline Congruity Standard
 - Guidelines available online
 - Divided into Chapters (Ex. Site Design, New Construction, Demolition)
- Historic Resources Commission
 - Nine member appointed board
 - Monthly meetings to hear Major Works COAs
 - Evidentiary Quasi-judicial Hearings
 - COA not required for interior renovations



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NORTH CAROLINA
Water. Air. Land. Opportunity.

CERTIFICATE OF APPROPRIATENESS
MJCA 20-02

Applicant (s): City of Albemarle
Authorized Representative (if different): _____
Applicant Phone Number: 202-738-5002
Property Owner (if different): City of Albemarle
Property Address: 144 N Second Street Tax Record #: 28427
Owners Mailing Address (if different): _____
Description of Work: Installation of three brick monuments in front lawn of City Hall.
Reference submitted plans for "Charters of Freedom". Includes 1) installation of scaled flood lights
2) removal of evergreen tree if necessary 3) ADA 5'W accessible sidewalk if deemed necessary

This application is for a Historic Resources Commission project.
(Administrative or Historic Resources Commission)

The Historic Resources Commission reviewed the application on 5/11/20 and

Approved Disapproved

Approved (with conditions listed below)

Conditions: _____

Commission Administrator: Eric Smith Date: 5/15/20

Expiration Date of this Certificate of Appropriateness: November 15, 2020

Per City Ordinance §92.085B this certificate must be posted on the premises in a location visible from the street while the work is in progress. The discontinuance of work for a period of six months will render the certificate null and void. Failure to perform the work according to this certificate is a violation of City Zoning Ordinance and subject to Civil Penalties.

Benefits of local historic district development

- Façade, landscaping, sign grants within the Municipal Service District
- Increased staff feedback/resources for downtown businesses
- No charge for application process
- Historic tax credits for certified rehabilitations projects
 - 35% credit for income producing properties
 - 15% state tax credit for owner-occupied residential properties



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Thank you! Questions?

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