



**TOWN OF BADIN**  
COMPREHENSIVE LAND USE PLAN

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

## A LAND USE PLAN TO REALIZE OUR VISION OF WHO AND WHAT WE ARE

### Introduction

A comprehensive land use plan captures the vision, values, and goals for a community's future. Comprehensive plans rely heavily on community input to identify these goals and create strategies for achieving the community's vision. They also include a land use map to help guide future development. A comprehensive land use plan serves as a guiding document for communities looking to grow in a managed, intentional way as they move toward the future. Land use plans have several audiences and serve a variety of functions within the community they represent.

One primary audience of a land use plan is the community upon which the plan is focused. Land use plans should be developed "by and for" the community and should reflect the vision and values of the stakeholders present at the time the plan was put together. Community members can reference land use plans as a written record of their desires and aspirations for the community as they work with Town staff and elected officials to achieve those aspirations.



# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

Badin is a community developed in the heart of expansive natural and outdoor recreational resources, among significant ancient archaeological Native American cultural sites. It was designed, planned, and established in 1913 by French industrialists as a venture featuring deliberate centralized commercial as well as European residential development in the “garden city” design style. It includes curvilinear streets and extensive pedestrian facility. The onset of World War I spurred the departure of French interests and the sale of area holdings to the former Aluminum Company of America, now Alcoa, Inc. Hydroelectric generation powered aluminum smelting operations, and bolstered recreational opportunities through the creation of Lake Tallassee, now Badin Lake, where tourism and industry grew together in the vast greenspace/bluespace setting. Areas assigned to foster each purpose flourished by intent of their planned uses.

Prior to the town’s 1990 municipal incorporation, Stanly County directed land use as well as zoning district definition, assignment, and management.

Intense industrial, commercial, and residential development statewide, particularly in the nearby Charlotte region left the Town of Badin, and Uwharrie region fairly isolated and minimally impacted by new growth. Departure of local aluminum smelting transitioned a formerly boomtown Badin into a forested residential bastion with an industrial legacy. Redoubled population growth in the Charlotte metro and surrounding area is driving an increased growth rate in Stanly County. What was initially localized expansion on the western end of Stanly County now extends into broader county areas, including the northern end where Badin is located.

Ongoing major transportation enhancements around Badin, including along NC Highway 24-27, NC Highway 49, US Highway 52, US Highway 52 bypass to NC Highway 24-27/73 and NC Highway 740 (Badin Road), portend increased vehicle and pedestrian traffic in and around Badin, and suggest an uptick of commercial development in our community. As such we recognize a need for guidance and a measure of control over our environment. Growth and change are imminent, but can be managed in an orderly fashion for everyone’s benefit.

We, the citizens of the Town of Badin, possess a shared vision of ourselves as a recreational, historical, residential, family-oriented community. We recognize the critical nature of industry and commercial activity to provide livelihoods for our adult population, and for our children as they grow. Historically our roots are a unique blend of ancient culture, European influence, recreation, and industry. As such, we are resolute in our belief industries we welcome must be compatible with, and sensitive to, our defining characteristics. Recreation, and tourism are high on our list of desirable industries, but past success and prosperity from heavy industrial ventures cannot be understated. Enterprises compatible with our residential nature are welcome. All such endeavors should be chosen and physically placed in a manner that not only protects but also enhances our quiet, calm, relaxing, residential, recreational character, and preserves the omnipresent scenic beauty of our community and its surroundings.

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

## Existing Conditions



- We are situated between, and in many cases associated with our neighboring municipalities, Town of New London, and City of Albemarle, the county seat. Although not joined geographically to either, we are intertwined by generations of shared family, friends, churches and civic activities. Likewise we share familial adjuncts with the unincorporated Fort Ridge, Palmerville, Harristown and Palestine communities. Together, and in concert with one another, we can promote a brighter future for our shared central-northern nook of Stanly County from our lakeside home at the base of the Uwharrie Mountains, bordering Morrow Mountain State Park.

- The centerpiece in our community is Badin Lake. The lake, when counted among the extensive natural amenities and outdoor recreation outlets in town, is unquestionably a defining feature. It draws diversified interest from inside and outside of North Carolina, and offers the community at-large opportunities for exposure to historical, cultural and recreation events that enrich us all. Construction of a 14-acre waterfront park is underway as is restoration/up-fit of the historic Badin Conference Center. Badin’s commitment to preservation and progress has fostered the creation of history museums, as well as the protection of cultural and historic properties. The Federally recognized and protected American Indian seasonal homestead known as the Hardaway Site, Stanly County’s first hospital, French-built quadruplexes, cottages and bungalows, along with the impressive historic Narrows Dam, are all documented and recognized on the National Register of Historic Places. An engine for outdoor recreation and eco-tourism related job growth in the town and county, lake resources must be considered when identifying and welcoming responsible, clean, compatible industries seeking a home here.

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

• Reconstruction of NC Highway 24-27/73 as a 4-lane divided highway adjoining NC Highway 740 through Badin is underway to our south. The nearby intersection of NC Highway 49 at US Highway 52 is set to become a focal point of growth to our north. Improvements to NC Highway 49 and installation of a 4-lane divided highway from Charlotte to the Yadkin-Pee Dee River are underway. Transportation project proposals in and around Badin continue to garner attention with the North Carolina Department of Transportation.

• Badin is a central hub in the Uwharrie Lakes Region. As the only local municipality on the water, we will be impacted by tourism and recreation attractions created by Badin Lake, Falls Reservoir, Uwharrie National Forest, and Morrow Mountain State Park, with which we now share the entire eastern border of our town. Connectivity among those and other attractions and amenities pose extremely high value enhancement opportunities.

• We build and grow from a base comprised of existing physical infrastructure within which we live, work, worship, relax, and commute. Homes, churches, roads, institutions, and scenic greenspaces are successful designs and installations of those who came before us. Such contributions continue today at the hands of the community's current residents and property owners. Taken as a whole, this infrastructure warrants protection as it sits, as well as through enhancement, rather than harm, as we build on the provided foundation. Along with our citizenry and rich history, this is what reveals our town's charm and attractive nature.

• As is the case in other towns - whether realized or not - our people are our most important and valuable asset. Their industry, ingenuity, dedication, and collective spirit of cooperation give life and energy to what would otherwise be little more than physical structures dotting our remarkable landscape.

Our citizenry is to be protected, supported and nurtured. Upon returning from daily labors or socialization, a healthy respite for peaceful rest and relaxation is well deserved.

At this moment, our air and water are clean and safe.

Our natural surroundings are filled with a symphony of nature, interspersed seasonally by recreational boats and family laughter from the waterfront. Our visual environment is resplendent. Sightlines in all directions offer an abundance of open greenspaces, timberlines, waterfront vistas and silhouetted mountain-scapes. There is beauty here in every season and an undeniable natural harmony between abundant wildlife and discerning residents and visitors.

Our citizens deserve to have this refreshing place awaiting their return, where they can settle, recharge, and share with others.

Put simply, they deserve a beautiful, peaceful and prosperous home.

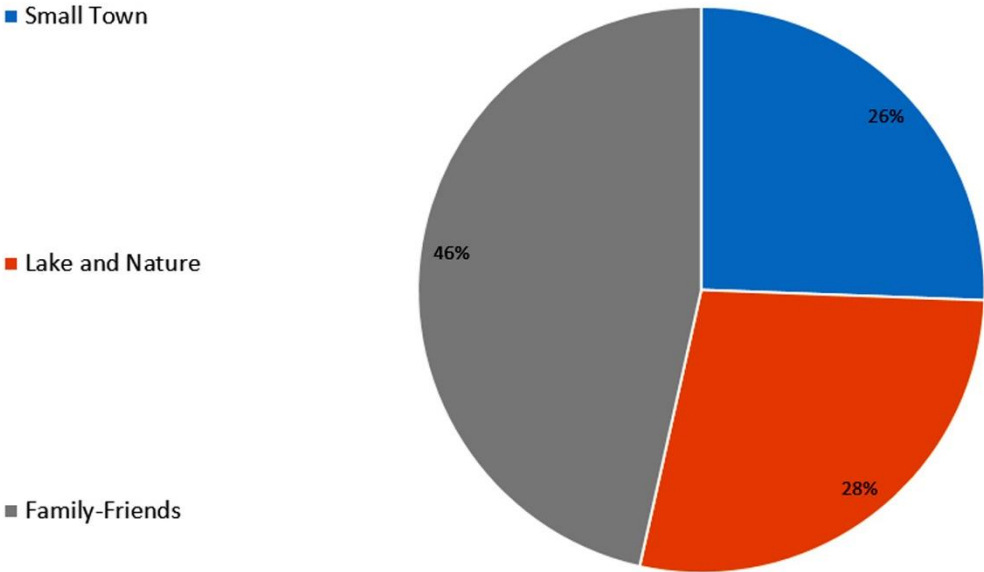
TOWN OF BADIN:

- ✓ Compact, walkable, planned community
- ✓ Historic French residential architecture
- ✓ Natural amenities, outdoor recreation
- ✓ Near medium and large metropolitan centers
- ✓ Highway access
- ✓ Zoned low density residential to heavy industry

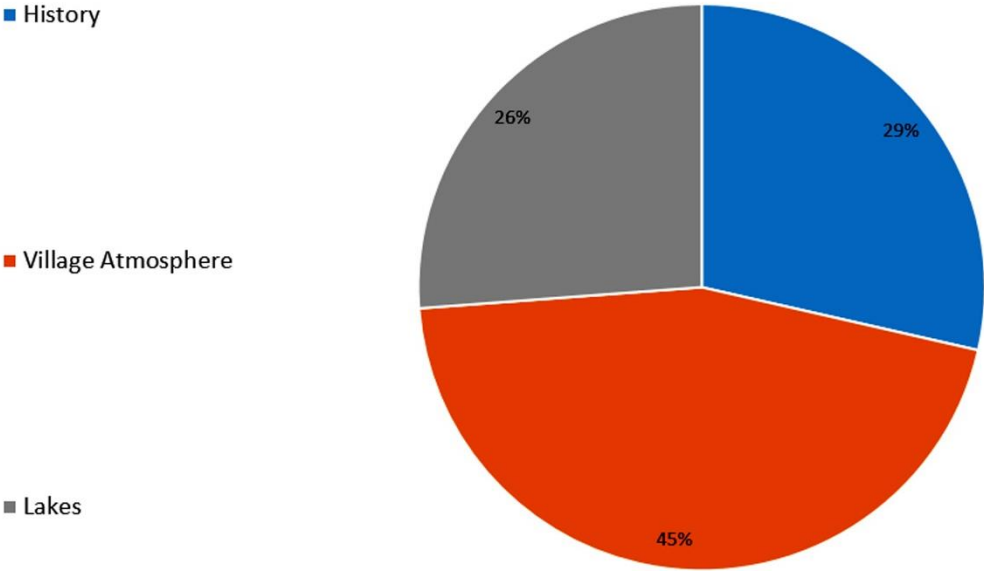
# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

## Surveyed Land Use Considerations

What attracted you to Badin?



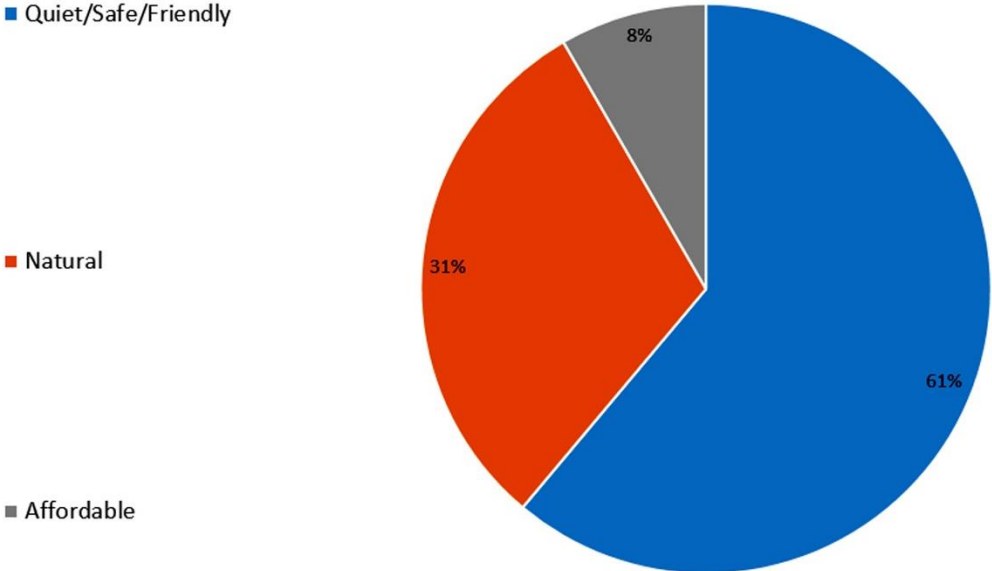
What makes Badin a special place to visit?



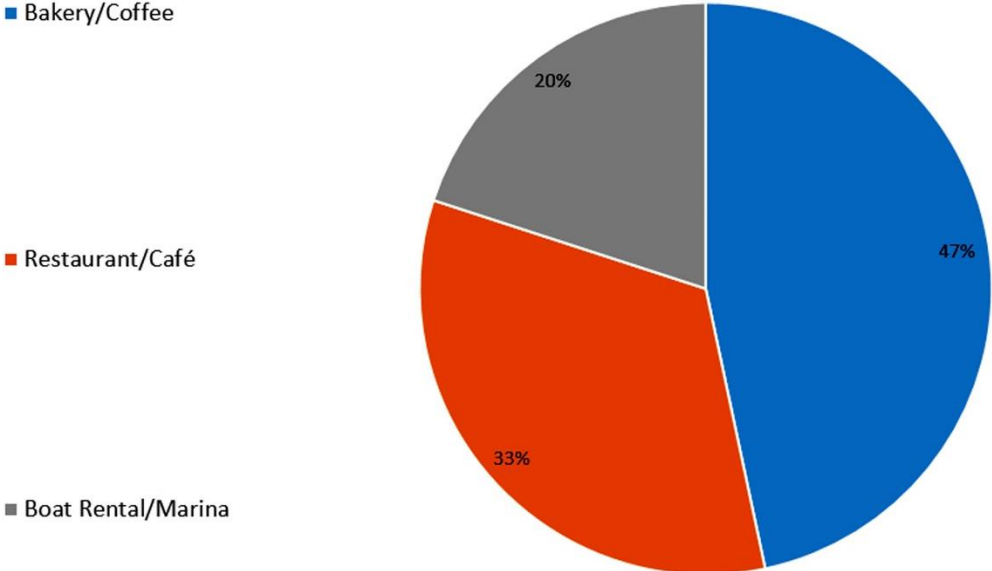
# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

## Surveyed Land Use Considerations

What's best about living in/owning property in Badin?



What businesses would you like to see in Badin?



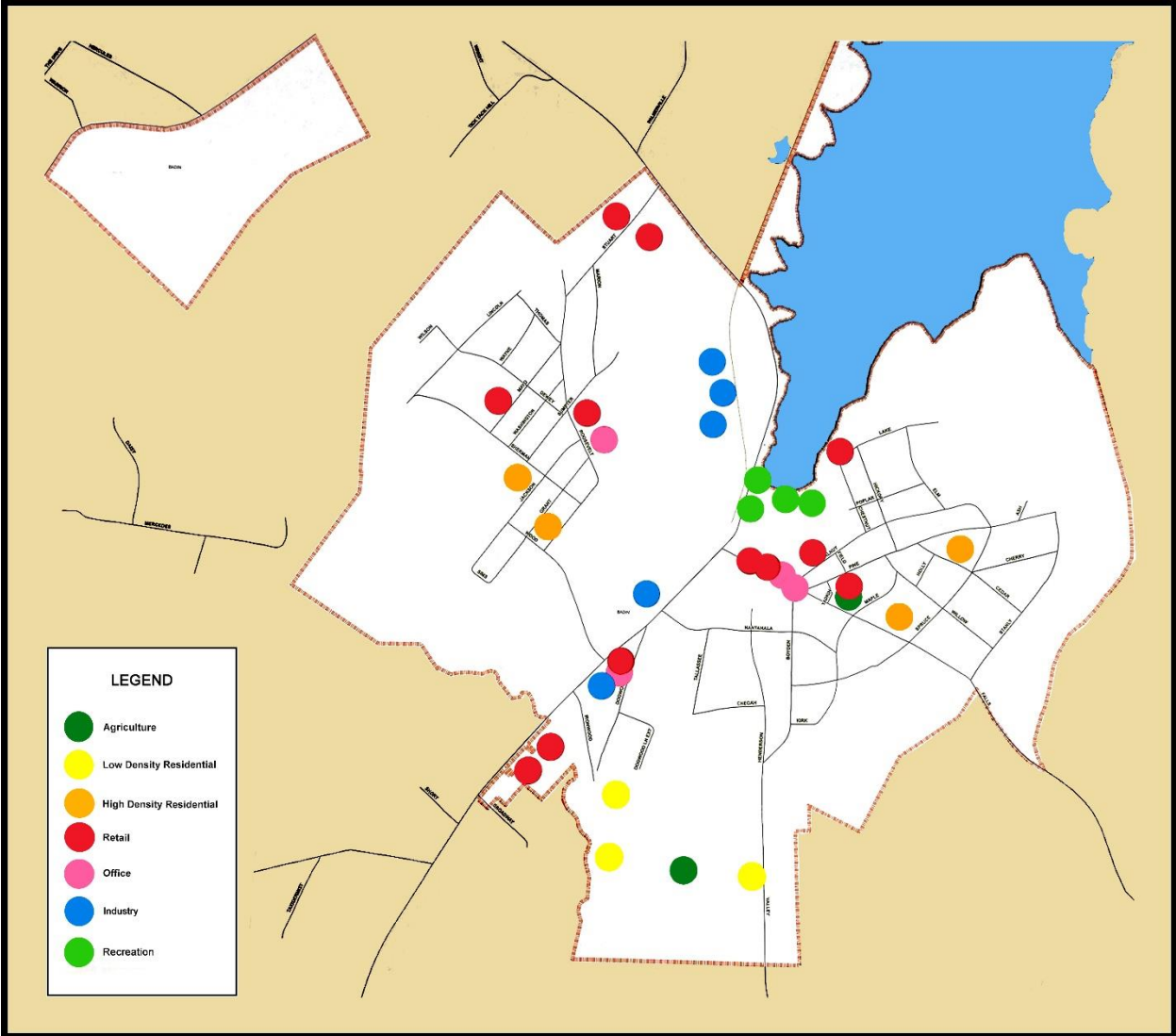
Data from meeting input and resident surveys from approximately 50 respondents identified a family focused, natural, historic, lakeside village with dining options as a stand-out goal to protect and foster. Historic preservation and highway commercial emerged as ongoing and future considerations.

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

## Long Range Planning Recommendations

The Land Use Plan must consider what has occurred in prior years as well as what exists currently. It must make estimations and judgments about what may happen going forward. No one person or very small group of people possesses the requisite wisdom to know what will transpire, but through comment solicitation from a wider group, a consensus opinion may be developed about what future developments are likely to occur, and about guidelines appropriate to affect those anticipated developments.

Input from citizens on recent matters of local development indicate growth is inevitable. Our citizenry seeks to manage that growth for desirable outcomes. The Land Use Plan constructed will, by design, be a guide to future development so Badin’s natural, historical, recreational, provincial, cultural and peaceful community character is not lost to gradual, undesired effects of incompatible uses and over-development.





# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

Some goals of this plan include, but are not limited to: preservation and enhancement of the historic character of the town through supportive ordinances and codes. Bolstered pedestrian and vehicular connectivity throughout the town with “border to border” considerations including active lifestyle corridors connecting the town, Badin Lake, Morrow Mountain State Park, Falls Reservoir and Uwharrie National Forest. Positioning the town as a premier destination for cultural study and outdoor recreation as the regional hub for broadly diverse recreational opportunities including road, neighborhood, field, woodland, water and mountain based activities. Drive economic development with mindfulness toward preservation of the Town of Badin’s cozy, historic character.

Guidance, as provided by this comprehensive Land Use Plan, is intended to be a reference for Badin citizens, planning/zoning boards, public officials and developers who seek to work within, or make modifications to, the Zoning Ordinances of the Town of Badin. The entire document is founded on the Principles listed below:

## Town Land Use Planning Principles:

1. Guide future growth and development to be compatible with existing uses. Citizens and entities of Badin have developed a symbiotic relationship. We are accustomed and pleased with the quality of life that has evolved here since being established, incorporated and recognized on the National Register of Historic Places. We seek to preserve that quality for ourselves and for future generations to enjoy. A central theme of our Land Use Plan revolves around this preservation.
2. Enhance existing provincial, residential and recreational appeal of areas of our Town, and nourish new potential areas. Badin has evolved as a rural residential, recreational hub. It is the expressed vision of the Town to preserve and to actively enhance the characteristics that make Badin what it is.
3. Focus new commercial or industrial development along highway corridors as they exist or develop. Infill commercial development along Central Business and General Business districts with consideration to the historic character of those districts. Ongoing highway projects will impact Badin. It is the vision of the town, as these changes unfold, to use transportation corridors as proper placement for new commercial economic development. Industrial development should remain focused in business park settings with appropriate visual screening and audio diffusion to protect the calm residential experience. Doing so will ensure transportation infrastructure availability for such development and that any disruption to quality of life in commercial and residential areas of the town from such development will be as minimally invasive as possible.
4. Promote an active, vibrant, communal pedestrian-friendly community where residents interact and meet with neighbors throughout daily life within the town. Badin’s growth, lake interest and activity, and industrial prosperity, spawn a mix of traffic types in the community. This mix of pedestrian, golf cart, bicycle, and vehicular traffic has served to showcase Badin’s natural and core identity. The town seeks to accommodate, facilitate and promote this mix of multi-modal traffic.

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

5. Protect existing, and create additional, public spaces in which the community can gather and enjoy recreational opportunities. In order to fulfill our desire to provide recreational opportunities and facilities for our citizens, we need places where individuals can commune and enjoy shared pursuits. We need parks or similar spaces, including trails, greenways and blueways, in which to gather, exercise, play and compete. Such sites should be varied in size, function, and location in order to fulfill the assorted tastes of our diverse population. The town should seek over time to enhance current, and create new, public and social gathering places scattered disparately in neighborhood areas throughout town.
6. Promote development and traffic patterns that keep pedestrians and cyclists safe as they move about the town. Efficiency and leisure can define traffic flows with forethought and intent. Pedestrians and cyclists currently move about town safely with minimal fear of risk. As growth increases vehicular traffic in and throughout town, accommodations should be made to retain, protect and expand where able, the mix of traffic modes. Sidewalks, common in much of town, should accompany new development and should be added as amenity in existing neighborhoods where lacking. In keeping with community interaction, sidewalks, bicycle paths, and pedestrian-friendly / bicycle-friendly / golf cart-friendly traffic laws are envisioned to promote these environmentally friendly traffic modes, and to keep leisure traffic safe and enjoyable. Concurrently, vehicular traffic should be routed to minimize traffic flow through residential and institutional areas while concentrating and efficiently moving traffic intended for commercial purposes. Wherever possible, there should be a separation of leisure traffic from commercial traffic. Pedestrian versus vehicle crossings should be minimized when possible and tastefully, clearly well-marked when implemented.
7. Screen and buffer residential and shared public space portions of the town from commercial and/or industrial development. Quality of life is a primary feature of the town land use considerations. Strict, failsafe buffering of places of worship, shared spaces, and residential or educational facilities from commercial / industrial development endeavors in or near town is essential. While recognizing the need for commercial and industrial development as a financial engine for the strength and prosperity of our community as a whole, those developments with the highest impacts on ambient sights, sounds, odors, traffic or other quality of life features should be located as remotely as possible from residential or institutional areas in order to decrease or avoid any impact on quality of life.
8. Provide for appropriate retail development, as it becomes necessary and desirable. This principle acknowledges inevitable change. As the community grows and evolves, we may want or need retail development and restaurants near where we live. The town should work to wisely implement such development as the need and/or opportunity arises. The addition of retail natural gas service would likely benefit economic development efforts and help ensure its proper placement along the NC Highway 740 transportation corridor and as infill of historic structures.

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

- 9. Promote sound, sustainable agricultural practices rooted in the values and traditions of successful community gardening. The family farm is one of the most basic building blocks of a healthy society, and is to be encouraged and nurtured when operated on a scale that has minimal impact on its neighbors. Successful agricultural practices should embody good sanitation, sustainable production, neighborly consideration, and environmental soundness. Practices should contribute to air, water, and soil quality, while at the same time should not negatively affect the sights, sounds, or odors experienced by immediate neighbors or the town as a whole. Agriculture of this nature will enhance the aesthetic value of our community's environment.
  
- 10. Value Badin's cultural and natural resources, and manage development accordingly so as to preserve Badin and its identity. We should remember the cause of our 1913 establishment and our onus to incorporate. The fact that Badin was, and is, a singularly special place worth preserving and protecting has led to a self-examination of all we are and all we can be. Few communities of our size and placement can claim the level of outdoor recreational opportunities or historical, archaeological, and cultural lineages that define us. Our identity and community fabric radiate well beyond buildings and structures. Our homes, churches, community centers, parks and other institutions, both retained and lost, permeate the people of our town who have moved through among them through time. Ancient nomadic cultures, French and American industrialists, golfers, jazz musicians, homemakers, teachers and all others who have lent a thread to the town's great fabric, are integral parts of Badin's core substance.
  
- 11. Preserve, wherever possible, the town's historic properties, structures, records and traditions. A rich and winding history is what created the community we have become. In order to be truly informed, citizens should recognize education and sustainability rely on awareness of the past. Historic structures and properties can serve as anchors to remind us of the things we value and why, as well as keeping us mindful of mistakes we are well-served to avoid repeating. Historic records can serve that purpose and may be or may become sole evidence of things or places lost. Tradition can be an emotional link to those who have come before and have led us here. If we believe what we value now is worth saving, promoting respect for our past serves to reinforce that informed judgment.
  
- 12. Grow the town to serve as a pleasing, viable home to its residents and entities, and as a destination for recreational, educational, and cultural opportunities along with tourism. Growth of the town as a sustainable entity is valued. It should, over time, provide a sustainable economic engine built on outdoor recreational, historic, and cultural tourism, along with industry. We envision a premier destination for respite, culture, outdoor recreation, personal enlightenment, and knowledge in Badin. Those who come will find robust industry, vibrant commerce and healthy activity to complement and serve the friendly place we want to grow.

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

The above principals and recommendations reflect conditions and aspirations present at the time of this writing. The passage of time brings with it changes in circumstances, and thus the Land Use Plan should be reviewed and updated on 10-year cycles. More frequent updates and changes could lead to policies and guidelines that come and go with the wind. Less frequent updates run the risk of falling behind the times. However, the basic principles embodied in this document should live on from plan to plan to ensure Badin continues to bolster itself as a premier destination and lives up to its genuine identity as a French-flavored town at the foot of the Uwharries, with deep running history and proud industrial pillars.

## Badin Zoning Districts

### R-A

#### Residential Agricultural District

- This district is established to encourage the continuance of low density residential uses as well as recreational opportunities. The R-A district has access to public water and sewer.

### R-20

#### Residential District

- This district is established to provide areas for low to medium density residential purposes. This district has access to public water and sewer. Residential uses permitted in this zoning district are single-family dwellings, duplexes and isolated manufactured homes. In addition, a limited number of nonresidential uses are allowed in this district which are not permitted in other residential districts contained in this Ordinance. Some of these uses, which could potentially have a substantial effect upon adjoining properties, are subject to the issuance of a special use permit by the Town Council.

### R-10

#### Residential District

- The R-10 Residential District is established primarily as a medium density residential district for the location of single-family dwellings along with their customary accessory uses so as to establish areas where development patterns can be somewhat denser. It is expected that all dwellings will have access to public water and sewer facilities. In addition to single-family dwelling units, a limited number of home occupations and public and private community uses are permitted in this district. Some nonresidential uses require the issuance of a special use permit by the Town Council.

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

## C-B

### Central Business District

- This district is established as the centrally located trade and commercial service area of Badin. The regulations of this district are designed to encourage the continued use of land for community trade and commercial service uses and to permit a concentrated development of permitted uses while maintaining a substantial relationship between the intensity of land uses and the capacity of utilities and streets. This district encourages the use of Residential-Commercial mixed uses in one building, such as residential units on the upper floors and commercial uses on the street level. Mixed uses encourage the pedestrian orientation of C-B areas, and help ensure a lively and vibrant downtown. This district has access to public water and sewer.

## G-B

### General Business District

- The purpose of this district is to provide a wide array of primarily retail and personal service uses to a large trading area for persons residing in and/or traveling through the Badin area. Such uses shall be located and designed in such a manner so as to promote aesthetics, the safe and efficient movement of traffic, and to not unduly burden adjoining thoroughfares. Given the large traffic volumes generated by uses located in such a district, any area so zoned shall have access onto an arterial or collector highway. G-B zoned areas have access to public water and sewer.

## M-1

### Light Industrial District

- This district is designed primarily for general industrial and warehousing operations, which can be operated in a relatively clean and quite manner and which will not be obnoxious to adjacent residential and business districts. Including manufacturing, processing and assembling of goods, product distribution facilities, and a broad variety of specialized commercial and industrial operations. The large majority of industrial uses are allowed by right. Public water and sewer is provided to areas zoned M-1.

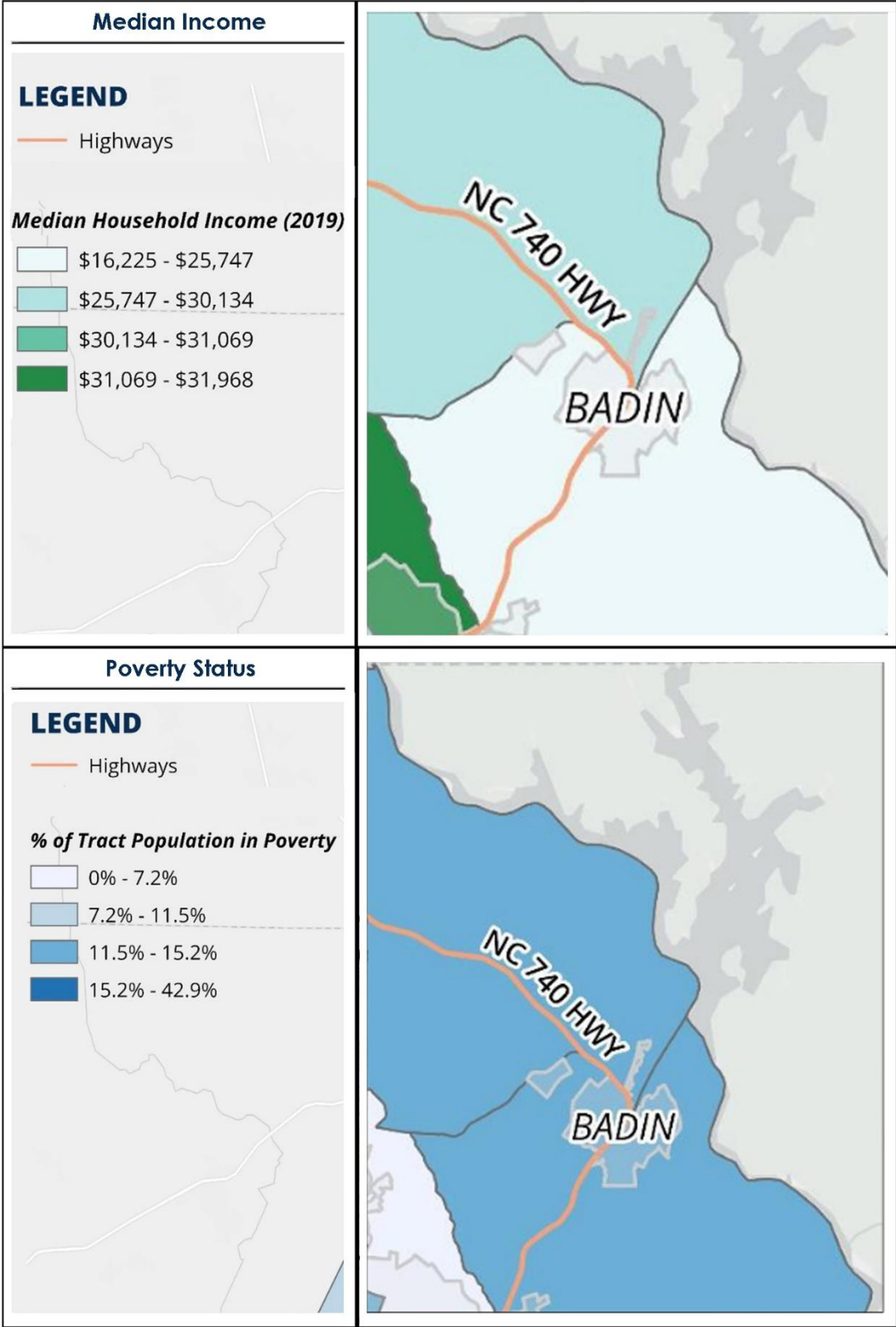
## M-2

### Heavy Industrial District

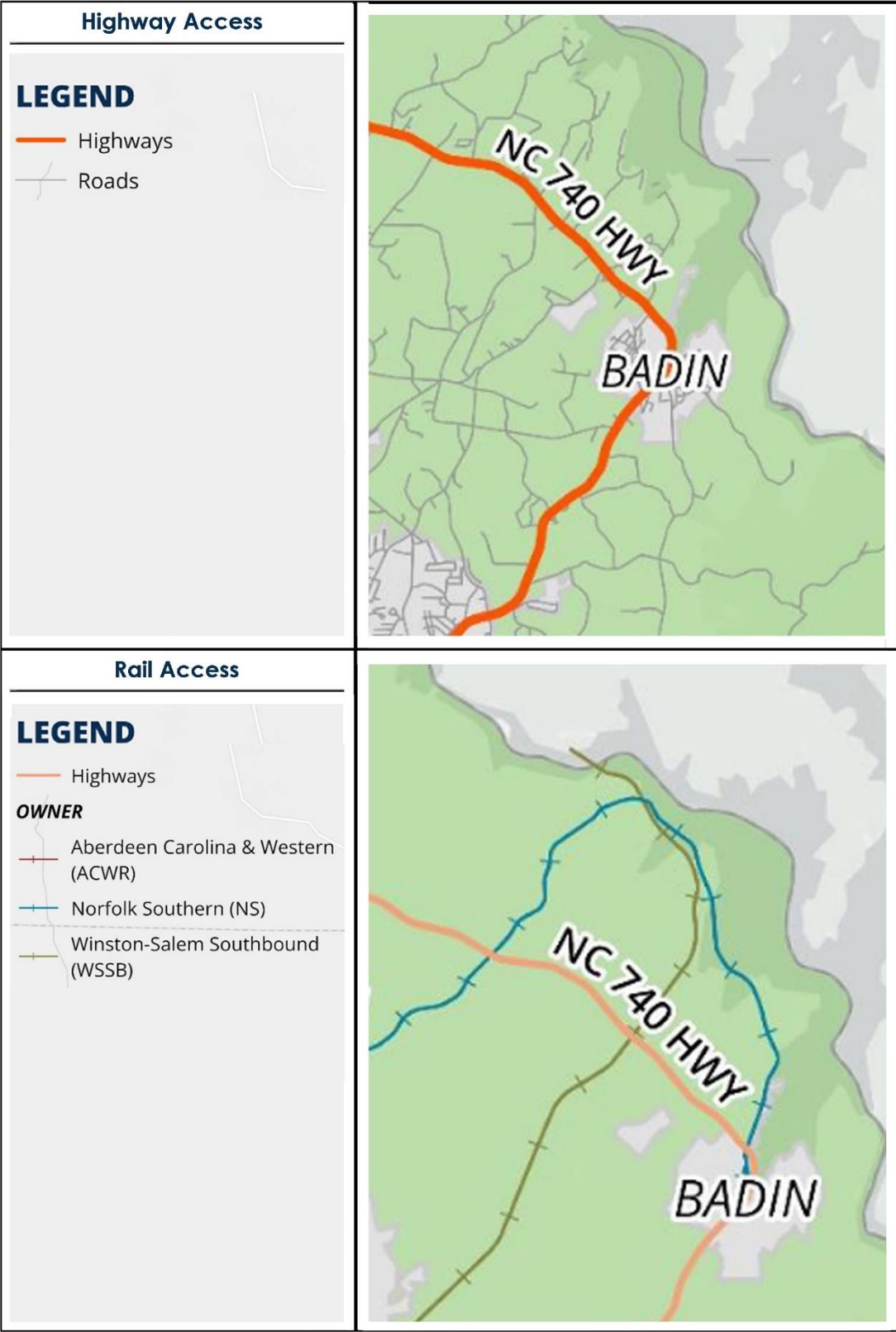
- The M-2 Zoning District is designed to accommodate all but the most obnoxious industries. However, it is expected that industries permitted here by right will minimize their emission of smoke, dust, fumes, flare, noise, and vibrations. Public water and sewer service is provided to areas zoned M-2.



# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

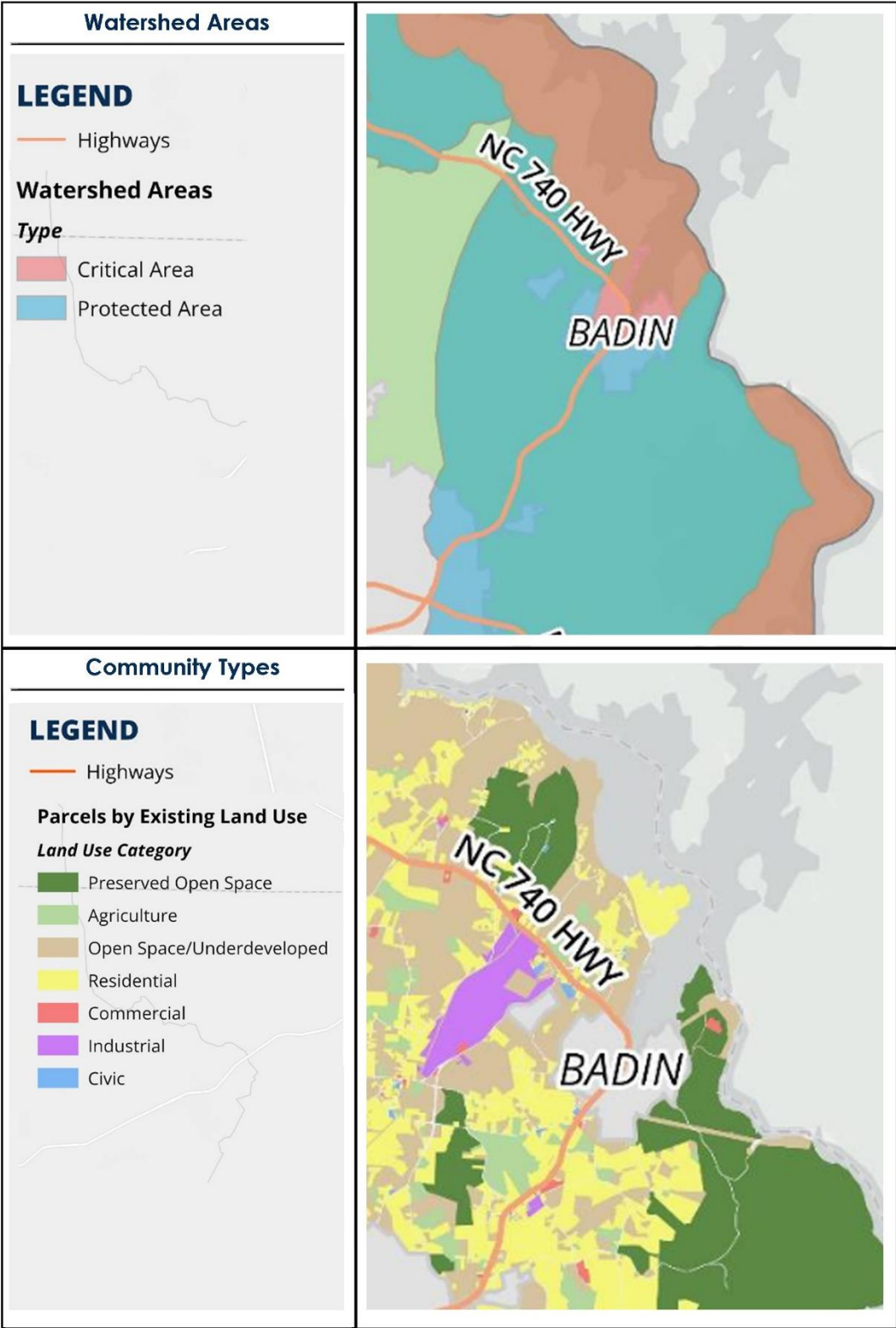


# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

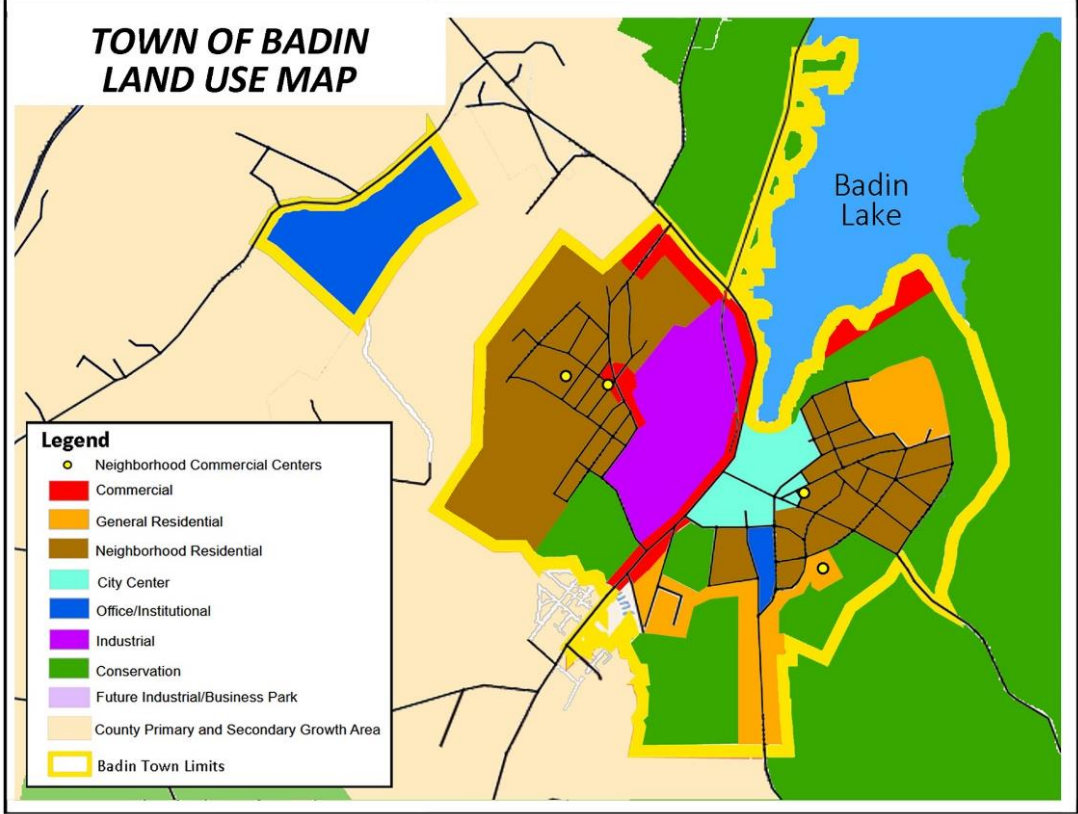
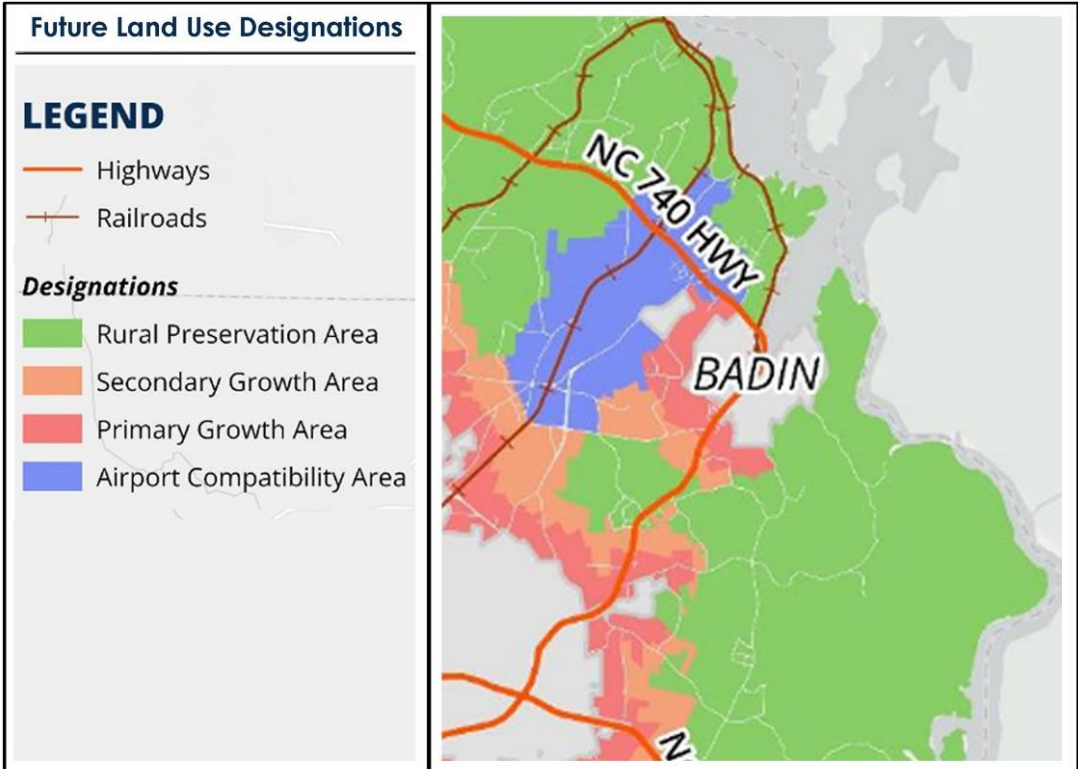




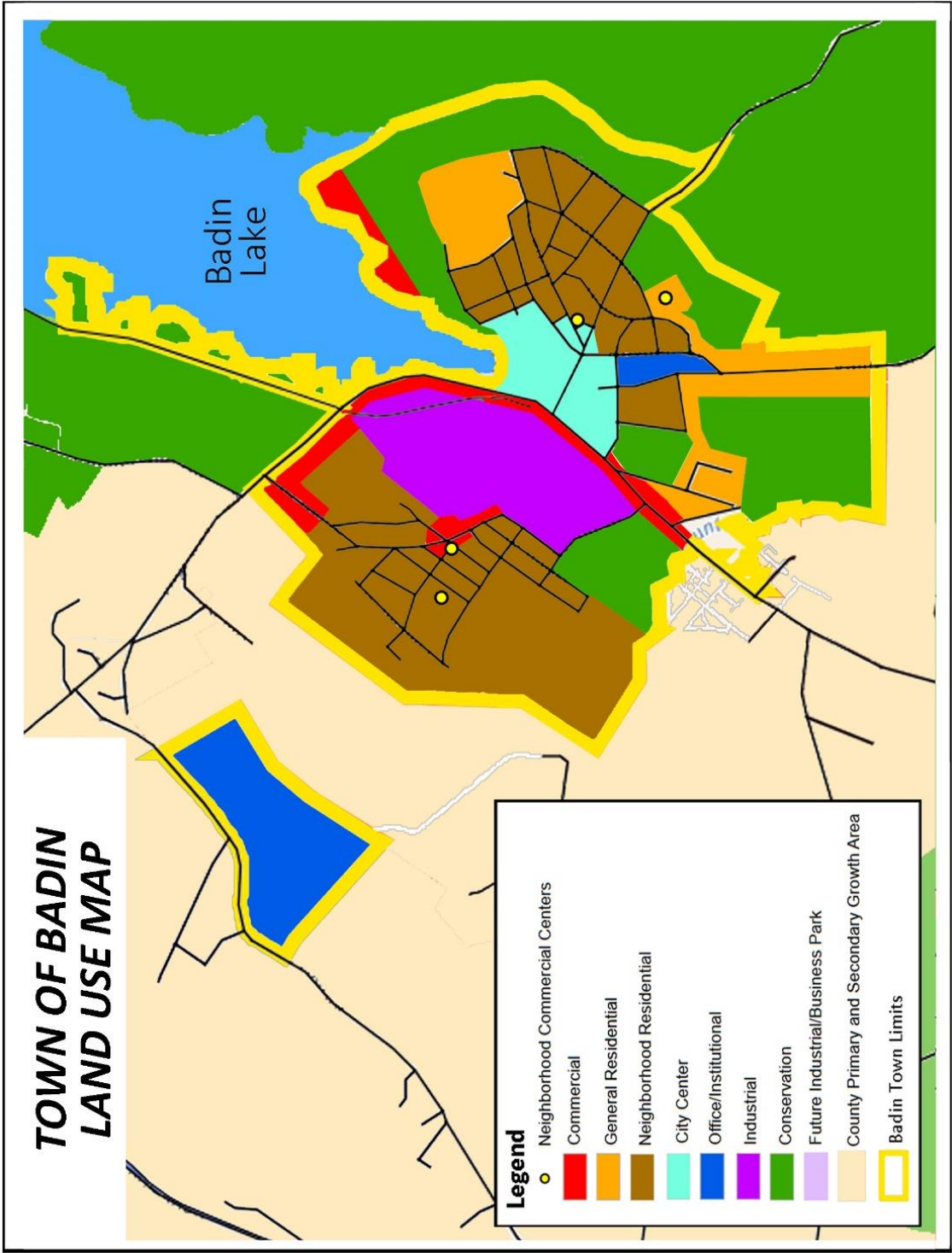
# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN



# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN



# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN



# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

## Demographics at-a-glance

INDICATOR	DATA
Population*	2,009 <sup>1</sup>
Total Housing Units	651 <sup>2</sup>
Median Age	46.9 <sup>3</sup>
Poverty Rate	8.8% <sup>4</sup>
Median Household Income	\$39,000 <sup>5</sup>
Median Property Value	\$84,100 <sup>6</sup>
Badin Unemployment Rate (ACS 2019 5-Year Estimates)	7.7% <sup>7</sup>
Stanly County Unemployment Rate (as of November 2020)	5.1% <sup>8</sup>
Percent of Population with Associates Degree or Higher	12.2% <sup>9</sup>
Percent of Population with High School Diploma or Higher	78.9% <sup>10</sup>

\*Approximately 30% of the total population is incarcerated at Albemarle Correctional Facility

## Diversity

Badin is home to 2,009 people.<sup>11</sup> Sixty percent of the population identifies as White, 34% Black or African American, 1.5% identifies as another race, and 3.9% identifies as two or more races.<sup>12</sup> Those demographics vary from the larger Stanly County area, in which the population is 83.6% White,<sup>13</sup> 11.4% Black or African American,<sup>14</sup> and 1.8% Two or More Races.<sup>15</sup> Race strongly correlates to median income and poverty and is highlighted in the “Housing and Income” section below.

<sup>1</sup> “ACS Demographic and Housing Estimates 2019 5-Year,” accessed January 15, 2021, <https://data.census.gov/cedsci/table?q=Badin%20town,%20North%20Carolina&g=1600000US3702960&tid=ACSDP5Y2019.DP05&hidePreview=false>.

<sup>2</sup> “ACS Demographic and Housing Estimates 2019 5-Year.”

<sup>3</sup> “ACS Demographic and Housing Estimates 2019 5-Year.”

<sup>4</sup> “Poverty Status in the Past 12 Months 2019 ACS 5-Year Estimates,” accessed January 15, 2021, <https://data.census.gov/cedsci/table?q=Badin%20town,%20North%20Carolina%20Income%20and%20Poverty&g=1600000US3702960&tid=ACSST5Y2019.S1701&hidePreview=false>.

<sup>5</sup> “Income in the Past 12 Months (In 2019 Inflation-Adjusted Dollars) 2019 ACS 5-Year Estimates,” accessed January 15, 2021, <https://data.census.gov/cedsci/table?q=Badin%20town,%20North%20Carolina%20Income%20and%20Poverty&g=1600000US3702960&tid=ACSST5Y2019.S1901&hidePreview=false>.

<sup>6</sup> “Selected Housing Characteristics 2019 ACS 5-Year Estimates,” accessed January 15, 2021, <https://data.census.gov/cedsci/table?q=Badin%20town,%20North%20Carolina%20Housing&g=1600000US3702960&tid=ACSDP5Y2019.DP04&hidePreview=false>.

<sup>7</sup> “Employment Status 2019 ACS 5-Year Estimates,” accessed January 15, 2021, <https://data.census.gov/cedsci/table?q=Badin%20town,%20North%20Carolina%20Employment&g=1600000US3702960&tid=ACSST5Y2019.S2301&hidePreview=false>.

<sup>8</sup> “Nov-2020-County-Release-Combined.Pdf,” accessed January 12, 2021, <https://files.nc.gov/nccommerce/press-release/files/Nov-2020-county-release-combined.pdf>.

<sup>9</sup> “Educational Attainment 2019 ACS 5-Year Estimates,” accessed January 15, 2021, <https://data.census.gov/cedsci/table?q=Badin%20town,%20North%20Carolina%20Education&g=1600000US3702960&tid=ACSST5Y2019.S1501&hidePreview=false>.

<sup>10</sup> “Educational Attainment 2019 ACS 5-Year Estimates.”

<sup>11</sup> “ACS Demographic and Housing Estimates 2019 5-Year.”

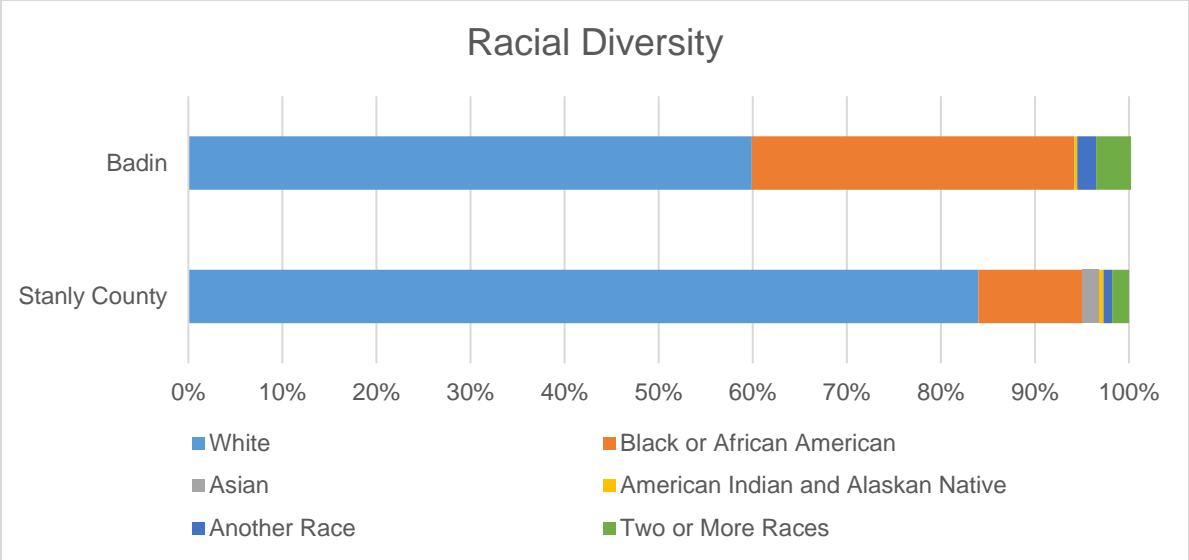
<sup>12</sup> “ACS Demographic and Housing Estimates 2019 5-Year.”

<sup>13</sup> “ACS Demographic and Housing Estimates-Stanly County,” accessed January 7, 2021, <https://data.census.gov/cedsci/table?q=Stanly%20county&tid=ACSDP5Y2019.DP05&hidePreview=false>.

<sup>14</sup> “ACS Demographic and Housing Estimates-Stanly County.”

<sup>15</sup> “ACS Demographic and Housing Estimates-Stanly County.”

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN



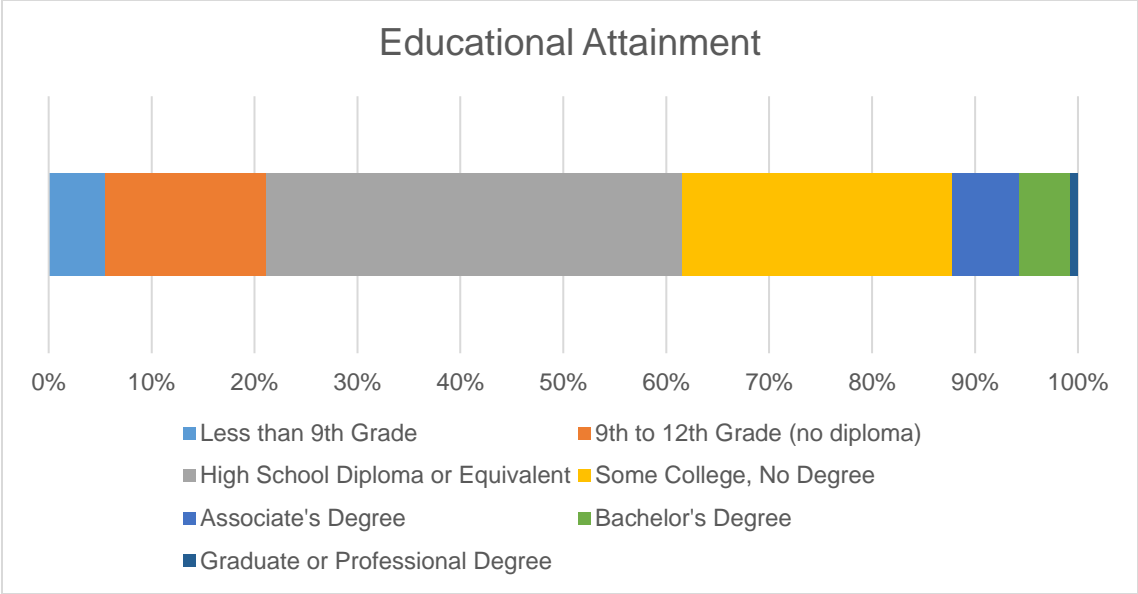
## Education

According to GreatSchools.org, Badin has one school, Badin Elementary School. Nearby, Stanly Community College has a campus in Albemarle, (7 miles), and Montgomery Community College has a campus in Troy, (22 miles). Pfeiffer University has a Health Sciences campus in Albemarle and a main campus in Misenheimer (11 miles). Southern Piedmont Community College and Wingate University are also nearby. UNC Charlotte is 40 miles from Badin, as are a number of colleges, universities, and high schools.

Of the population above age 25, less than 1% obtained a graduate or professional degree, nearly 5% obtained a bachelor's degree, 26% obtained an associate degree, 26% received some college but did not attain a degree, 40% achieved a high school degree, and 21% did not receive a high school degree or alternative.<sup>16</sup>

<sup>16</sup> "Educational Attainment 2019 ACS 5-Year Estimates."

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN



## Housing and Income

Badin has 651 housing units.<sup>17</sup> Owner-occupied units account for 65%, renter-occupied units account for 35%.<sup>18</sup> Of the total housing units, 78% are occupied, and 22% are vacant.<sup>19</sup> Of the owner-occupied households, 22% are cost-burdened, meaning those households contribute 30% or more of their income to housing.<sup>20</sup> Of renter-occupied households, 31% are cost-burdened.<sup>21</sup>

Median property value in Badin is \$84,100.<sup>22</sup> Median household income in Badin is \$39,000,<sup>23</sup> an amount lower than the median in Stanly County, \$52,623.<sup>24</sup> Economic disparities are more apparent comparing median income by race. For Black households in Badin, median income is \$21,393, more than \$27,500 less than median income for White households, \$48,947.<sup>25</sup> For Black households in Stanly County, median income is \$24,862,<sup>26</sup> \$30,000 less than white households. The overall poverty rate in Badin is nearly 9%, and Stanly County is nearly 13%, according to ACS 2019 5-year estimates from the

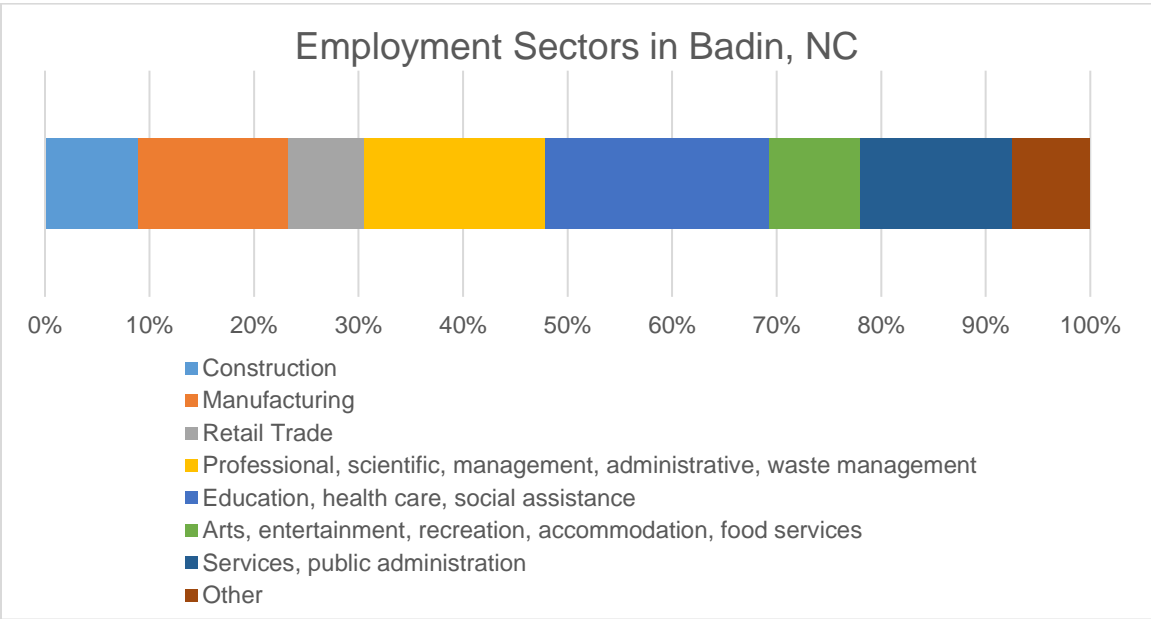
<sup>17</sup> "ACS Demographic and Housing Estimates 2019 5-Year."  
<sup>18</sup> "Selected Housing Characteristics 2019 ACS 5-Year Estimates."  
<sup>19</sup> "Selected Housing Characteristics 2019 ACS 5-Year Estimates."  
<sup>20</sup> "Selected Housing Characteristics 2019 ACS 5-Year Estimates."  
<sup>21</sup> "Selected Housing Characteristics 2019 ACS 5-Year Estimates."  
<sup>22</sup> "Selected Housing Characteristics 2019 ACS 5-Year Estimates."  
<sup>23</sup> "Income in the Past 12 Months (In 2019 Inflation-Adjusted Dollars) 2019 ACS 5-Year Estimates."  
<sup>24</sup> "Median Income in the Past 12 Months (In 2019 Inflation-Adjusted Dollars)-Stanly County ACS 2019 5-Year Estimates," accessed January 7, 2021, <https://data.census.gov/cedsci/table?q=Stanly%20County,%20North%20Carolina%20Income%20and%20Poverty&tid=ACSST5Y2019.S1903&hidePreview=false>.  
<sup>25</sup> "Median Income in the Past 12 Months (In 2019 Inflation-Adjusted Dollars) 2019 ACS 5-Year Estimates," accessed January 15, 2021, <https://data.census.gov/cedsci/table?q=Badin%20town,%20North%20Carolina%20Income%20and%20Poverty&q=1600000US3702960&tid=ACSST5Y2019.S1903&hidePreview=false>.  
<sup>26</sup> "Median Income in the Past 12 Months (In 2019 Inflation-Adjusted Dollars)-Stanly County ACS 2019 5-Year Estimates."

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

U.S. Census Bureau.<sup>27, 28</sup> The poverty rate among the Black population in Badin is more than triple that of the White population at 19% and 6%, respectively.<sup>29</sup> Those disparities are greater in Stanly County poverty rates. The Black population in Stanly County has a poverty rate of 38%, and the White population has a poverty rate of 10%.<sup>30, 31</sup> Those numbers suggest a need to address equity in Badin and Stanly County's social, community, and economic development plans.

## Economic Characteristics

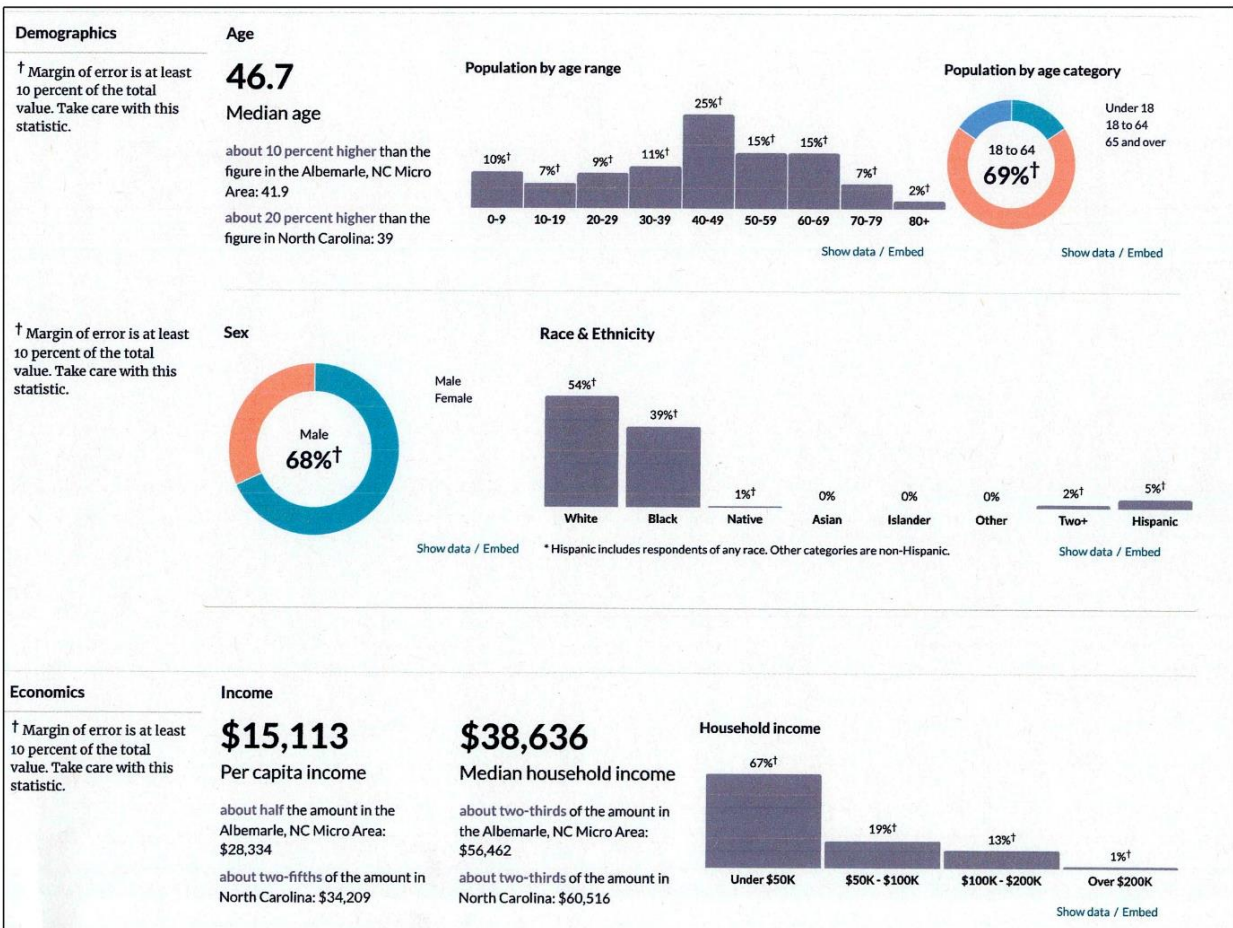
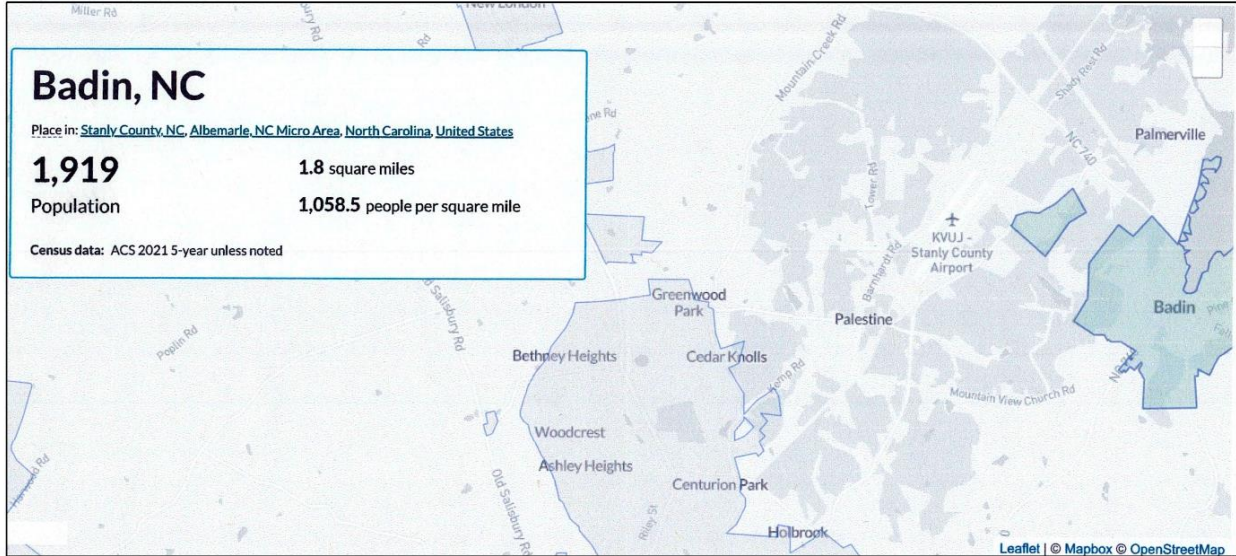
Education, health care, and social assistance represent 21% of employed Badin residents over the age of 16. The second largest industry is professional, scientific, management, administrative, and waste management, representing 17.4% of jobs.



Unemployment estimates for Badin show an unemployment rate of nearly 7.7%,<sup>32</sup> higher than national, state, and county estimates for the same period, when Stanly County's unemployment rate was 5.7%.<sup>33</sup> For context, North Carolina's unemployment rate in August 2020 was 6.5%. During the same period, the United States' unemployment rate was slightly higher at 8.5%.<sup>34</sup>

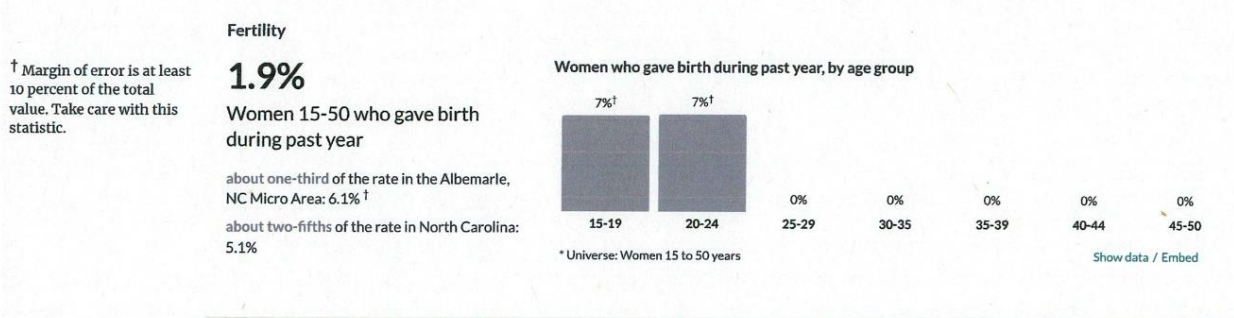
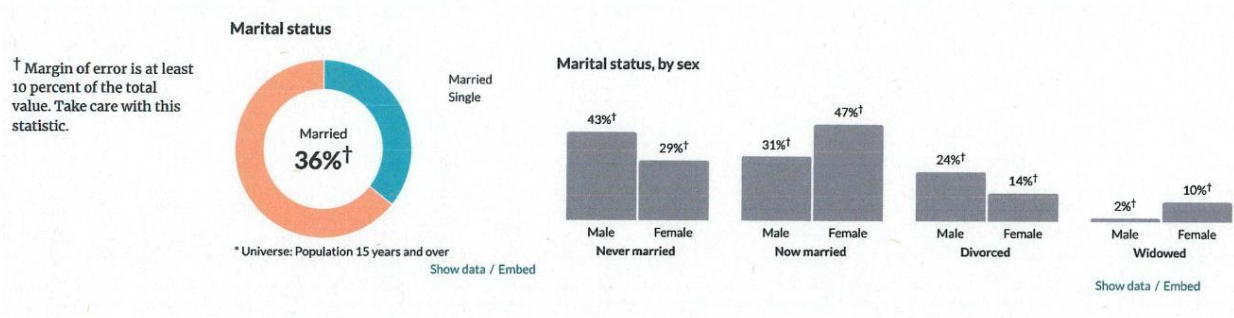
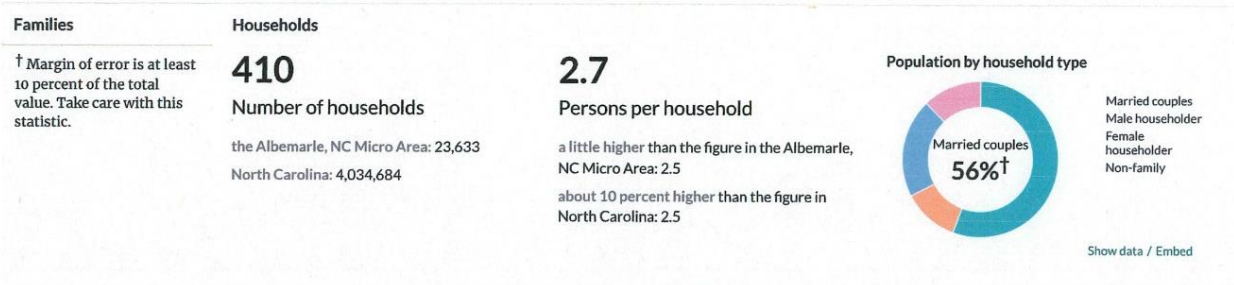
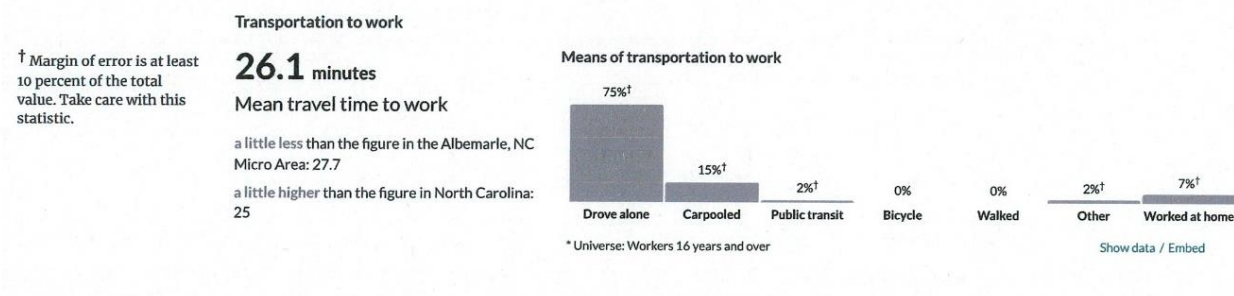
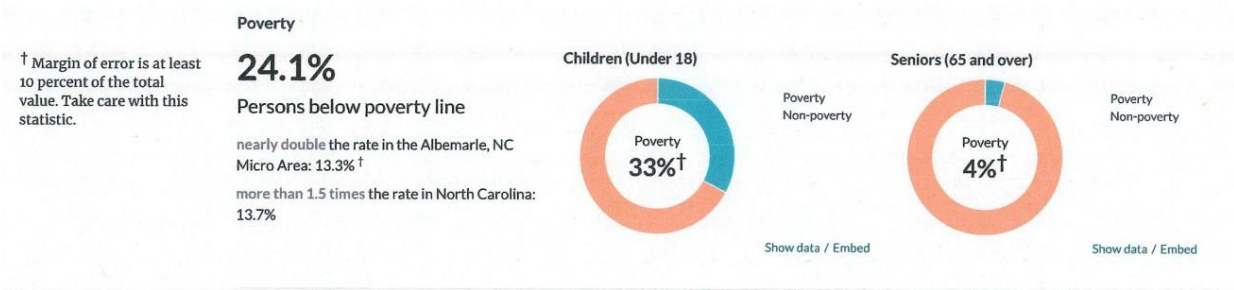
<sup>27</sup> "Poverty Status in the Past 12 Months 2019 ACS 5-Year Estimates."  
<sup>28</sup> "Poverty Status in the Past 12 Months-Stanly County ACS 2019 5-Year Estimates," accessed January 7, 2021, <https://data.census.gov/cedsci/table?q=Stanly%20County,%20North%20Carolina%20Income%20and%20Poverty&tid=ACSSST5Y2019.S1701&hidePreview=false>.  
<sup>29</sup> "Poverty Status in the Past 12 Months 2019 ACS 5-Year Estimates."  
<sup>30</sup> "Poverty Status in the Past 12 Months-Stanly County ACS 2019 5-Year Estimates."  
<sup>31</sup> "Poverty Status in the Past 12 Months-Stanly County ACS 2019 5-Year Estimates."  
<sup>32</sup> "Employment Status 2019 ACS 5-Year Estimates."  
<sup>33</sup> "Employment Status-Stanly County ACS 2019 5-Year Estimates," accessed January 7, 2021, <https://data.census.gov/cedsci/table?q=Stanly%20County,%20North%20Carolina%20Employment&tid=ACSSST5Y2019.S2301&hidePreview=false>.  
<sup>34</sup> "Aug-2020-State-Release-Combined\_0.Pdf," accessed October 19, 2020, [https://files.nc.gov/nccommerce/press-release/files/Aug-2020-state-release-combined\\_0.pdf](https://files.nc.gov/nccommerce/press-release/files/Aug-2020-state-release-combined_0.pdf). Demographics, Diversity, Education, Housing and Income, and Economic Characteristics data compiled by NCGrowth.

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN





# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN



# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN

## Housing

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

## Units & Occupancy

**504**

Number of housing units

the Albemarle, NC Micro Area: 27,600  
North Carolina: 4,673,933

### Occupied vs. Vacant



Occupied

Vacant

Show data / Embed

### Ownership of occupied units

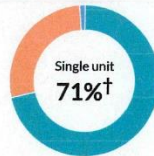


Owner occupied

Renter occupied

Show data / Embed

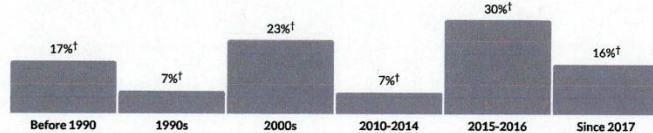
### Types of structure



Single unit  
Multi-unit  
Mobile home  
Boat, RV, van, etc.

Show data / Embed

### Year moved in, by percentage of population



Show data / Embed

## Value

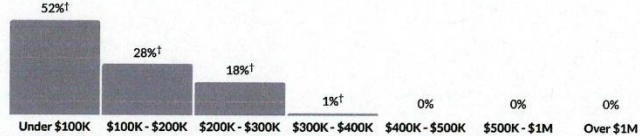
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

**\$98,100**

Median value of owner-occupied housing units

about three-fifths of the amount in the Albemarle, NC Micro Area: \$161,900  
about half the amount in North Carolina: \$197,500

### Value of owner-occupied housing units



Show data / Embed

## Geographical mobility

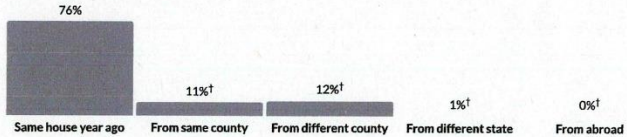
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

**24%**

Moved since previous year

nearly double the rate in the Albemarle, NC Micro Area: 12.8%†  
more than 1.5 times the rate in North Carolina: 14.1%

### Population migration since previous year



Show data / Embed

## Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

### Educational attainment

**75.4%**

High school grad or higher

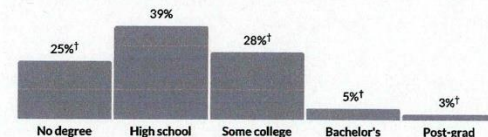
about 90 percent of the rate in the Albemarle, NC Micro Area: 86.1%  
about 80 percent of the rate in North Carolina: 89%

**7.6%**

Bachelor's degree or higher

about two-fifths of the rate in the Albemarle, NC Micro Area: 17.9%  
about one-quarter of the rate in North Carolina: 33%

### Population by highest level of education



\* Universe: Population 25 years and over

Show data / Embed

## Language

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

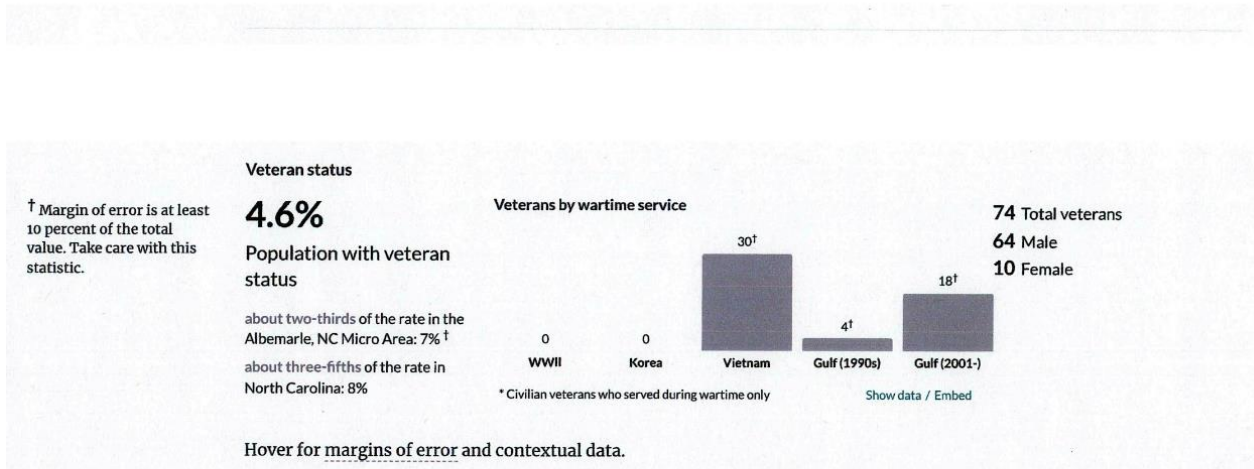
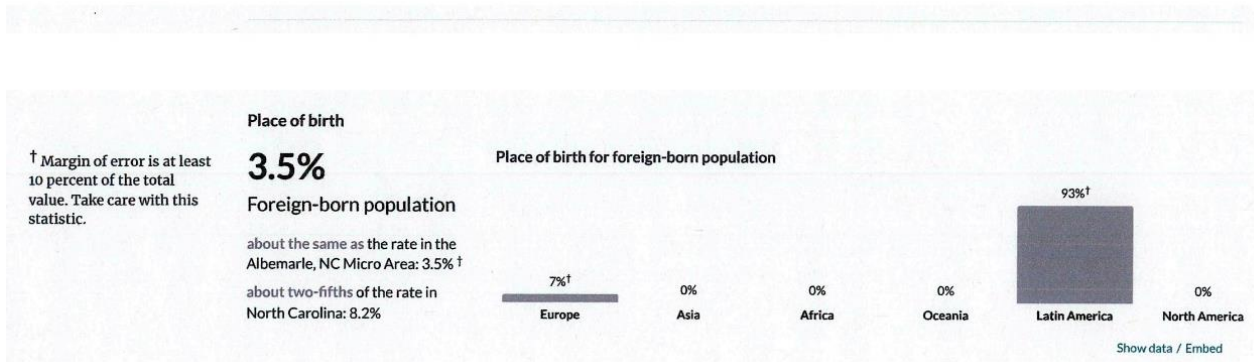
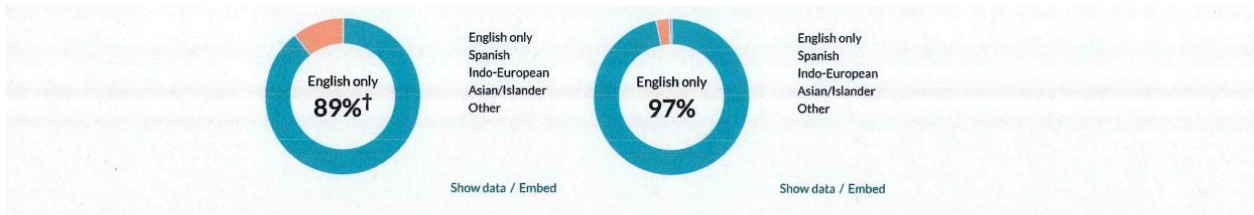
**N/A**

Persons with language other than English spoken at home

Language at home, children 5-17

Language at home, adults 18+

# TOWN OF BADIN - COMPREHENSIVE LAND USE PLAN



Citation: U.S. Census Bureau (2021). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Badin, NC* <<http://censusreporter.org/profiles/16000US3702960-badin-nc/>>