



PIEDMONT TRIAD
REGIONAL COUNCIL

Creative Regional Solutions for



CITY OF LEXINGTON HOUSING SUPPLY & AFFORDABILITY PUBLIC MEETING

November 20, 2025

WHO WE ARE & WHAT WE DO

- Lexington is one of our long-standing members, joining the Regional Council in 1969.
- The Piedmont Triad Regional Council (PTRC) is one of 16 regional councils across North Carolina.
- Regional Councils serve as the lead coordinating agencies for their regions - connecting cities, counties, and communities to deliver shared services, support planning efforts, and promote regional collaboration.



PIEDMONT TRIAD
REGIONAL COUNCIL

PROGRAM AREAS

Aging & Health Services

Community Development

Management Technical Assistance

Regional Planning

Workforce & Economic Development

AGENDA / DISCUSSION



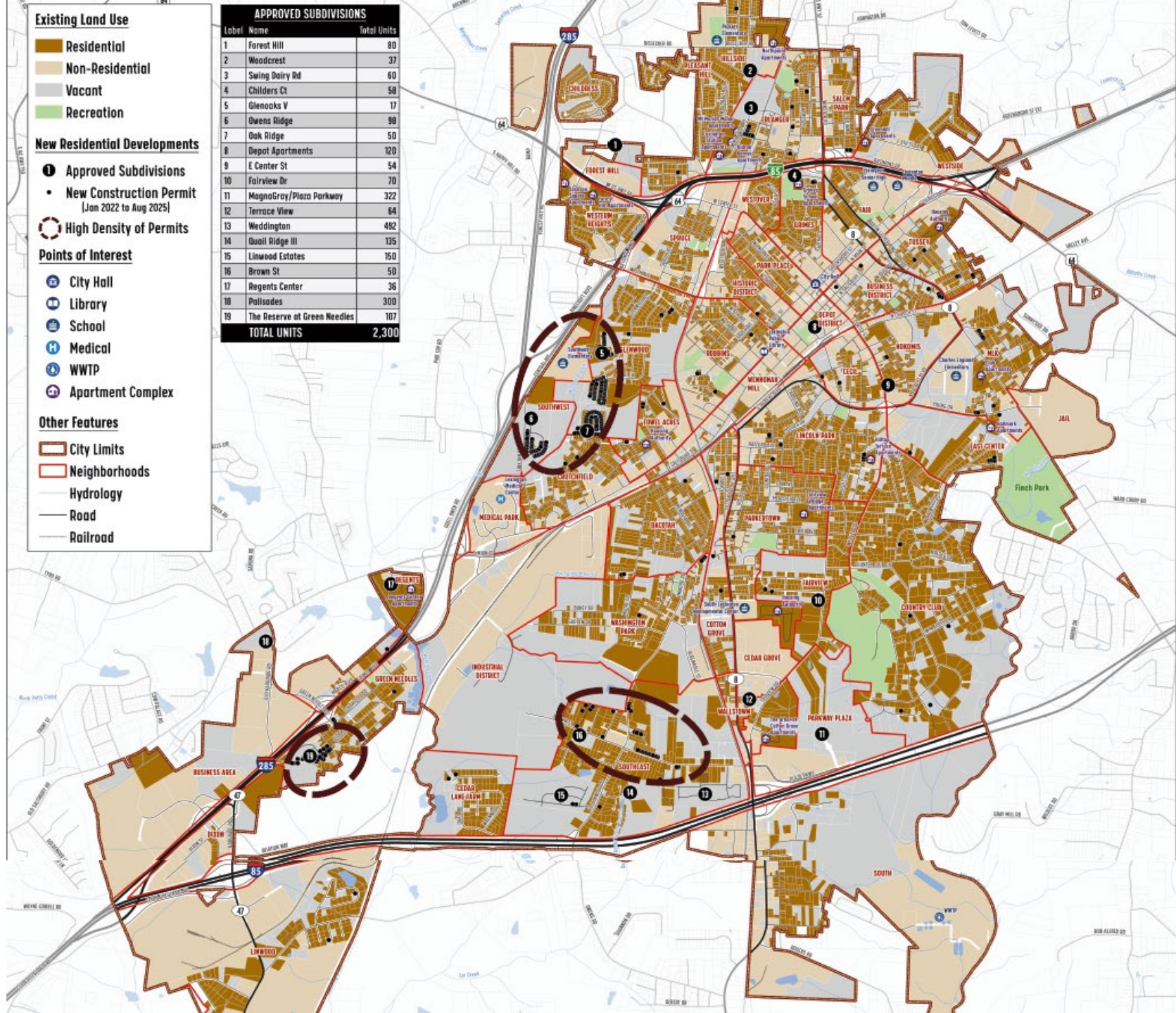
Project
Overview

Review
Land Use
Map

Housing
Data

Existing
Policies

Polling
and
Discussion



Existing Land Use

- Residential
- Non-Residential
- Vacant
- Recreation

New Residential Developments

- Approved Subdivisions
 - New Construction Permit (Jan 2022 to Aug 2025)
- High Density of Permits

Points of Interest

- City Hall
- Library
- School
- Medical
- WWTP
- Apartment Complex

Other Features

- City Limits
- Neighborhoods
- Hydrology
- Road
- Railroad

| Label | Name | Total Units |
|--------------------|------------------------------|--------------|
| 1 | Forest Hill | 80 |
| 2 | Woodcrest | 37 |
| 3 | Swing Dairy Rd | 60 |
| 4 | Childers Ct | 59 |
| 5 | Glenoaks V | 17 |
| 6 | Owens Ridge | 99 |
| 7 | Oak Ridge | 50 |
| 8 | Depot Apartments | 120 |
| 9 | E Center St | 54 |
| 10 | Fairview Dr | 70 |
| 11 | MagnaGray/Plaza Parkway | 322 |
| 12 | Terrace View | 64 |
| 13 | Wedington | 482 |
| 14 | Quail Ridge III | 135 |
| 15 | Linwood Estates | 150 |
| 16 | Brown St | 50 |
| 17 | Regents Center | 36 |
| 18 | Pallsades | 300 |
| 19 | The Reserve at Green Needles | 107 |
| TOTAL UNITS | | 2,300 |



HOUSING DATA

The Unified Development Ordinance (UDO) outlines the City's intended policy, while data shows what is actually happening on the ground.

MORE SINGLE-FAMILY HOMES THAN MULTI-FAMILY

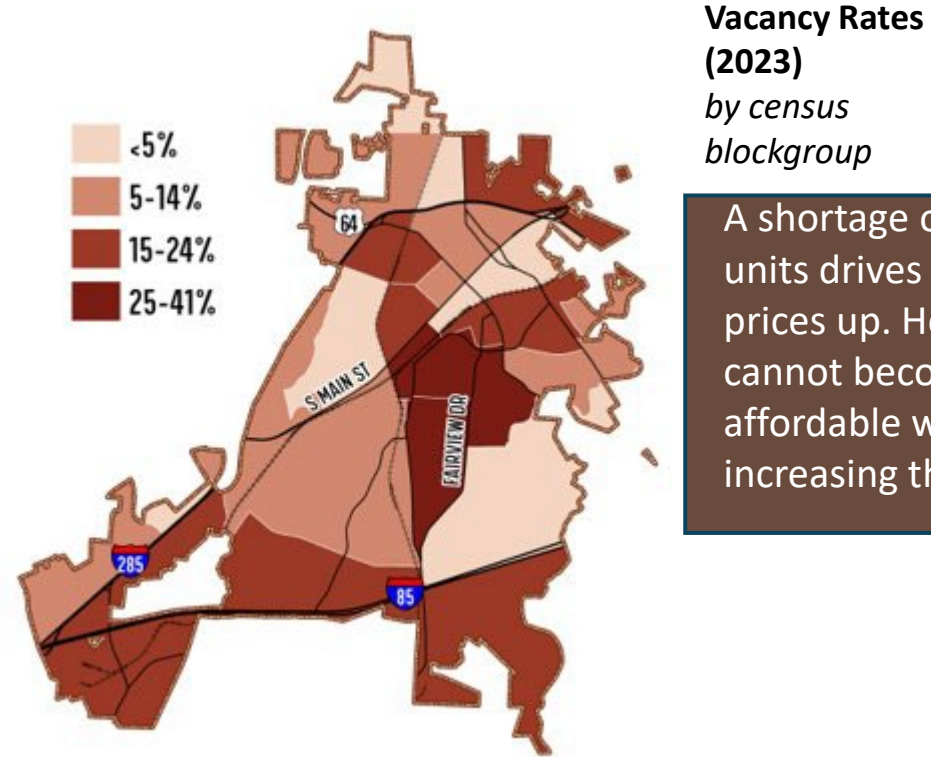
75% of all housing units are single-family homes, while only 25% are multi-family units.

LESS APARTMENT UNITS THAN DUPLEX/TRIPLEXES

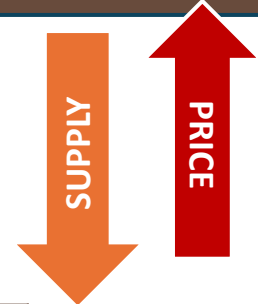
60% of all multi-family units are in duplexes/ triplexes, while only 40% are in larger apartment buildings.

HIGH VACANCY RATES

16% of all housing units are vacant – a growing rate that is higher than in similar cities.



A shortage of housing units drives home prices up. Homes cannot become affordable without increasing the supply.



FUTURE GROWTH

- 2,300 units are approved or underway across 19 subdivisions: 43% single-family homes, 43% apartments, and 14% townhomes/duplexes.
- With an average household size of 2.6 people, every 1,000 new units could add roughly 2,600 new residents.



Data Sources: American Community Survey (2023). NC OSBM, City of Lexington, , & Davidson County Tax Department

Created by the Piedmont Triad Regional Council
Date: November 20, 2025



HOUSING DATA

The Unified Development Ordinance (UDO) outlines the City's intended policy, while data shows what is actually happening on the ground.

FEWER SINGLE-STORY HOMES

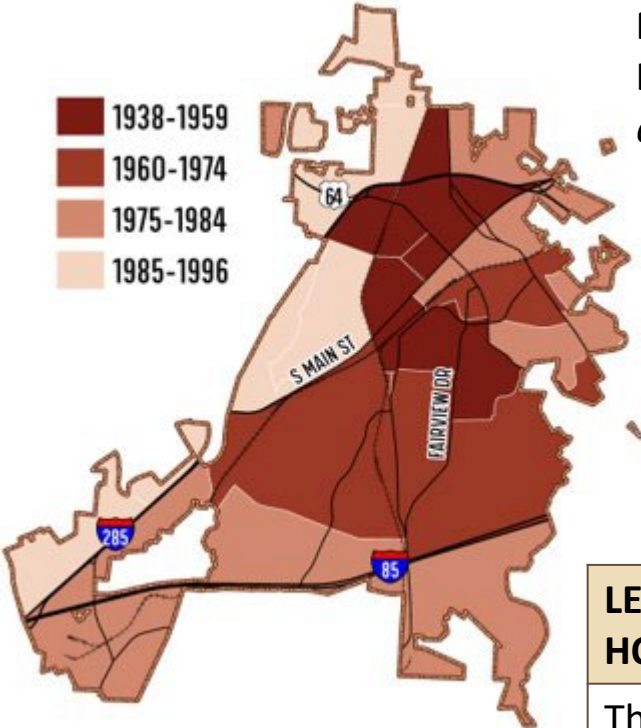
70% of all single-family homes are single-story, but only 25% of homes built since 2010 are single-story.

OLDER HOUSING STOCK

8% of single-family homes were built after 2010, while the median year built for all single-family homes is 1958.

HIGH RENTAL RATES

59% of occupied units are rental units – a growing rate that is higher than in similar cities.




Median Age of Homes (2023) by census blockgroup

LESS AFFORDABLE HOMES

The median appraised value of all single-family homes is \$77,000, but homes built since 2010 have a median appraised value of \$149,000.


Significant growth is occurring across North Carolina. Since 2020, more than **573,000** new residents have relocated to the state. This growth will inevitably extend to communities like Lexington. To ensure the City is prepared, we must **plan proactively** and develop the appropriate **types** and **quantities** of housing units to support this population increase.





Housing

1. Support a variety of housing types (single-family, multi-family, and mixed-use) to provide options in both quality and affordability.
2. Encourage mixed-use development so neighborhoods have convenient access to goods and services
3. Support historic preservation to maintain the City's character.
4. Encourage repurposing and/or renovating existing vacant structures.
5. Encourage development that includes provisions for dogs, such as dog parks and walkable sidewalks/ trails.
6. Support community gardens, edible landscaping, and shared food systems.



Accessibility

1. Prioritize walkability and strong pedestrian/bike connections throughout the community.
2. Ensure pedestrian and bikeway connections are at the forethought of all live, work, gather, and play development designs.
3. Support development that reflects principles of walkability: connectivity, inclusion, nature, and environmental respect.
4. Expand transportation options that improve mobility for all residents.



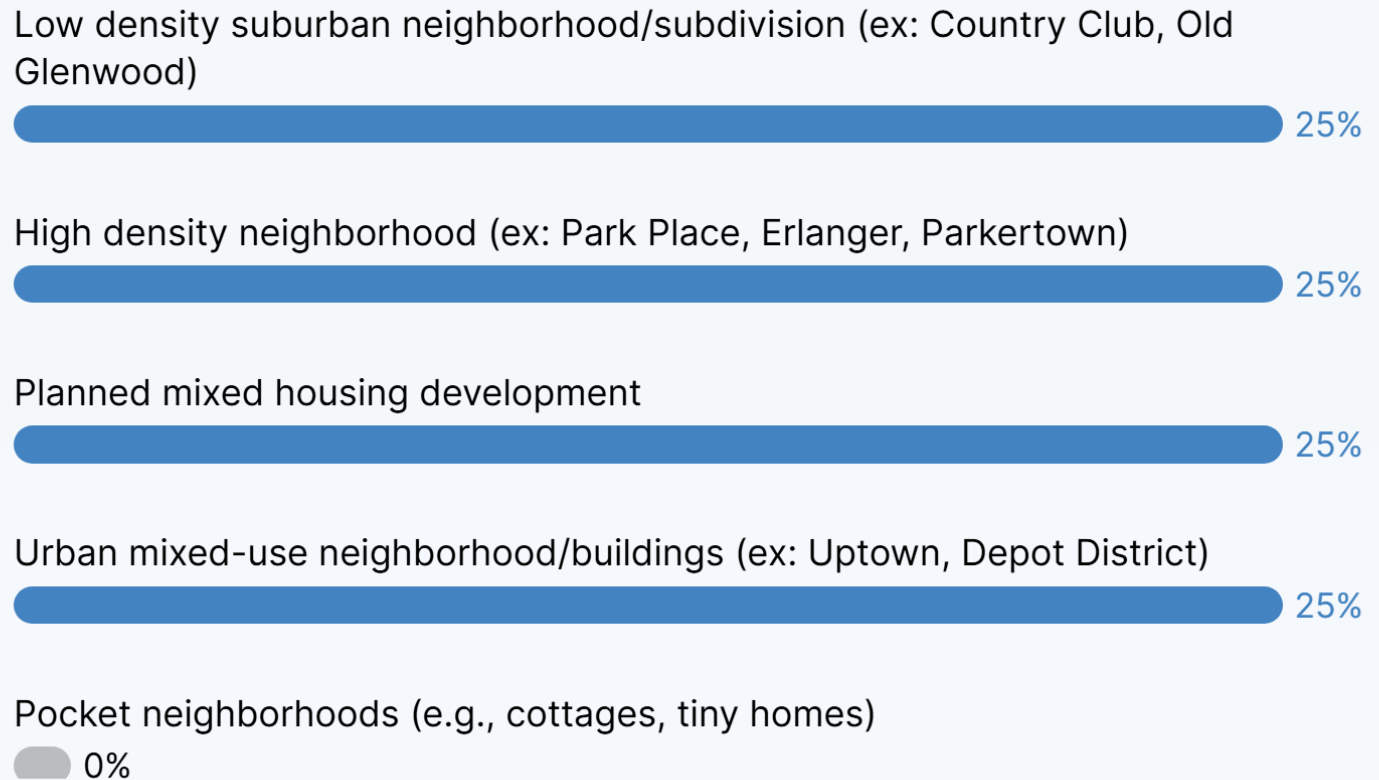
Growth

1. Promote growth patterns that reflect urban, efficient use of land, and protection of natural resources.
2. Design infill to protect the character of established neighborhoods.
3. Ensure lot sizes and densities are comparable with existing surrounding neighborhoods.
4. Encourage development that leverages City-owned utilities and existing infrastructure.



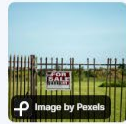
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What is your preferred neighborhood style?

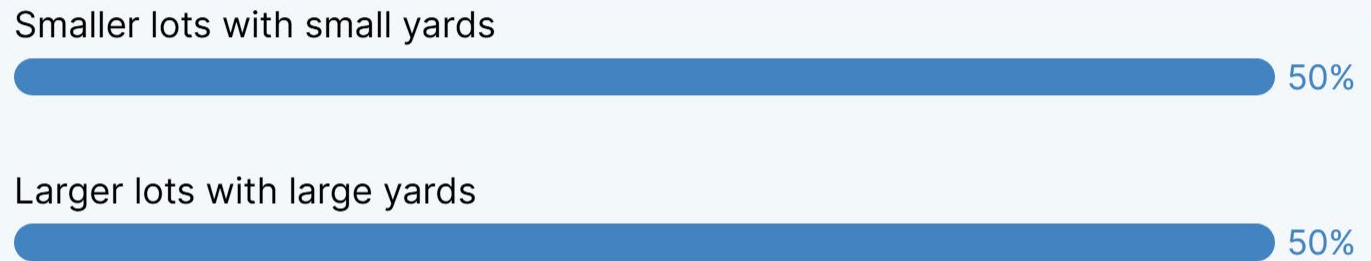




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What style of housing do you prefer for lot size?



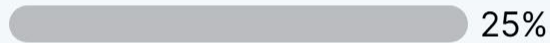


What style of housing lots do you prefer for setbacks?

House close to street large rear yard



House set back from street with front yard



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Two-story with rear garage



A

One-story with front garage



B

Two-story with front garage



C

One-story with no garage



D

What is your visual preference for single family homes?

D



A



B



C





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**Cottage home
with shared green space**



A

**Tiny house
neighborhood**



B

**Detached
cottage home**



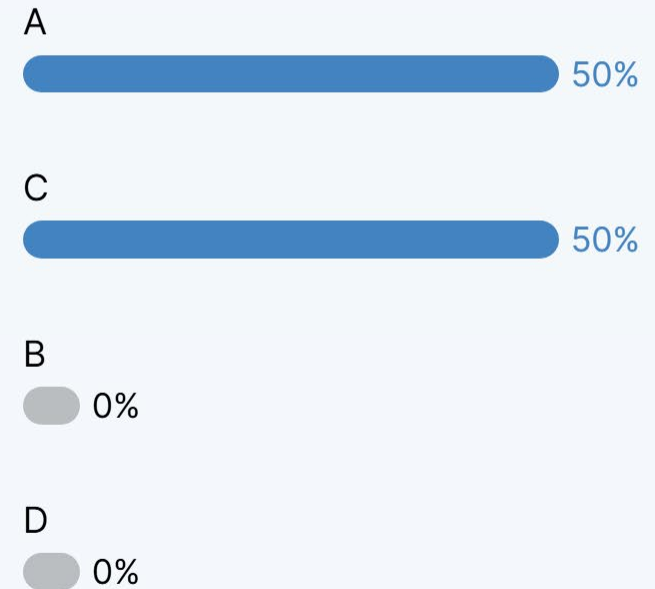
C

**Individual
tiny home**



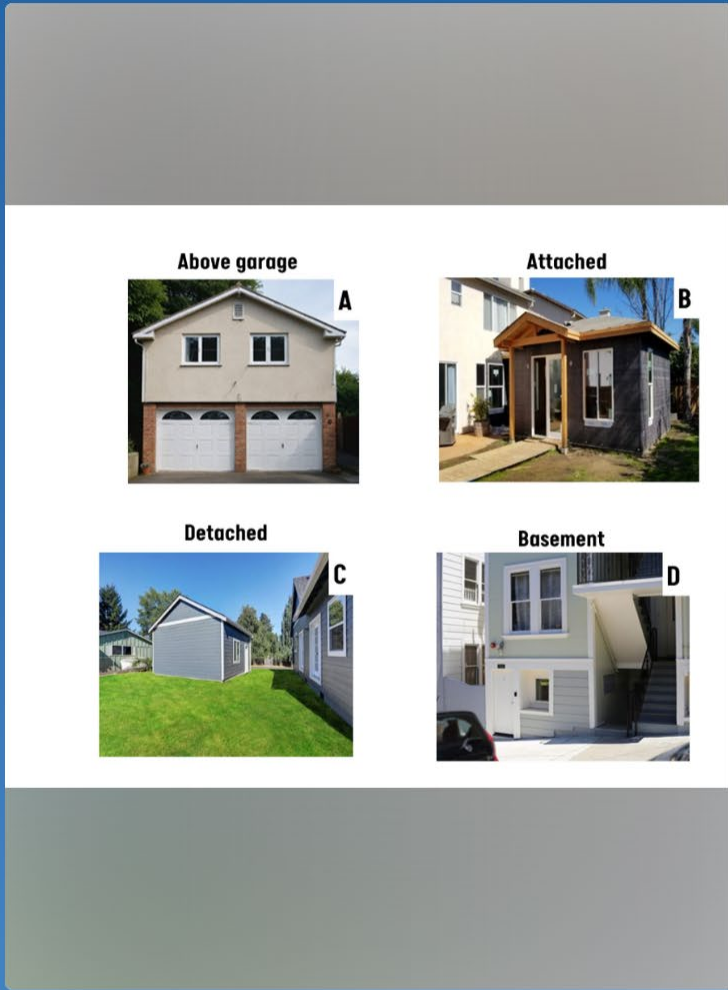
D

What is your visual preference for smaller housing options?

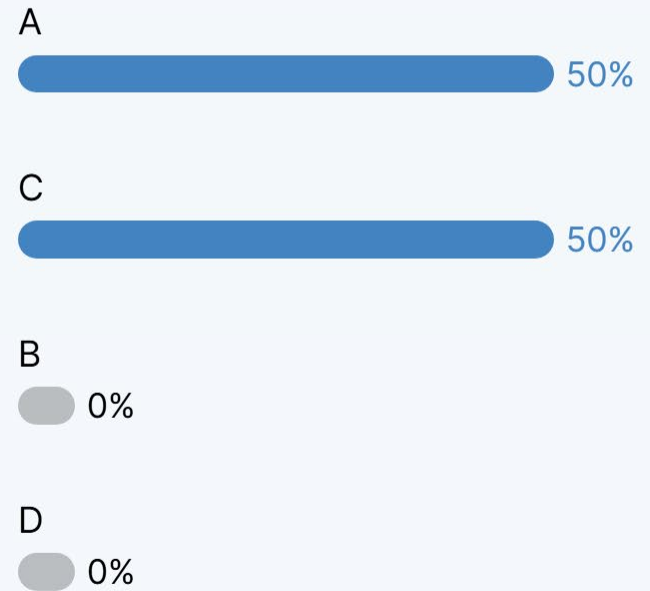




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What is your visual preference for Accessory Dwelling Units?





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Parking in rear with flat roof



Parking in rear with gable roof



Parking in front



What is your visual preference for traditional multi-family apartments?

A



B



C





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Above commercial center



A

Above commercial space



B

Above grocery store



C

What is your visual preference for urban/mixed-use apartments?

B



A



C





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Apartment with shared green space



Apartment with shared pool



Apartment with hosting/event space



What is your visual preference for Apartment complexes with shared amenities?

A



B



C





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Split-level duplex with shared driveway



A

Two-story duplex with separate side driveways



B

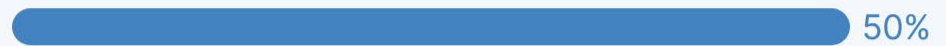
Two-story duplex with drive-under basement



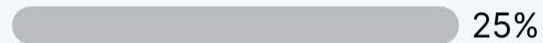
C

What is your visual preference for Duplexes?

B



A



C





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Stacked triplex with one entrance on main floor



A

Quadplex with one shared entrance



B

Quadplex with separate entrances



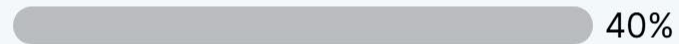
C

What is your visual preference for triplexes/quadplexes?

B



C



A





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**Downtown townhomes (2-stories)
with rear parking**



**Neighborhood townhomes (2-stories)
with separate driveways**



**Neighborhood patio homes (1½ - stories)
with separate driveways**



What is your visual preference for Townhomes/Patiohome?

B



C



A





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If you had to pick one type of housing to incentivize for future development, what would it be?

Single-family homes



Cottage homes



Multi-family apartments



Townhouses



Tiny homes



Duplexes



Triplexes/quadplexes

Lexington Housing Needs Survey

Follow the QR code



Or go to

www.lexingtonnc.gov/housingsurvey

A screenshot of a web application titled "City of Lexington: Housing Needs Survey - Address Lookup Tool". The interface includes a search bar at the top with the placeholder text "Type in your home address...". Below the search bar is a "Welcome!" message and the City of Lexington logo. The main content area features the heading "Share Your Input on Lexington's Housing Needs" and a paragraph explaining the survey's purpose: "The City of Lexington is conducting a Housing Needs Survey to better understand the housing priorities of our residents. Your feedback will help guide the City's Comprehensive Plan and inform future housing and development decisions." It then prompts users to "Please enter your address above to receive the correct survey link for your area." and provides contact information for Rebecca Hart (City of Lexington Planner) and Jesse Day (Regional Planning Director). On the right side of the page, there is a map of Lexington, North Carolina, with various neighborhoods labeled, including Kentwood, Random Woods, Bryans Woods, Reeds Crossroads, Linberger Acres, Lexington, Linwood, and Homestead Acres. The map shows major roads like W. US Highway 64 and NC Highway 47.



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What amenities would you like to see included in new neighborhoods?

Street trees

Sidewalks on both sides