

MEMORANDUM

TO: Roger L. Stancil, Town Manager

FROM: J.B. Culpepper, Planning Director
Gene Poveromo, Development Manager
Rae Buckley, Housing and Neighborhood Services Senior Planner

SUBJECT: Reschedule Public Hearing Schedule for a Pending Text Amendment to the Land Use Management Ordinance Regarding Demolition of Historic Structures to January 20, 2010

DATE: October 12, 2009

PURPOSE

The purpose of this memorandum is to propose an adjustment to the Public Hearing schedule for a pending text amendment to the Land Use Management Ordinance regarding demolition of historic structures that would move the public hearing date from October 19, 2009 to January 20, 2010.

BACKGROUND

On December 8, 2008 the Council adopted a public hearing schedule for a proposed Land Use Management Ordinance text amendment that would prohibit the Town from accepting a development application for any property on which a historic structure has been demolished within the immediately preceding forty-eight (48) months.

Since that time, the Council has re-scheduled the public hearing twice due to staff workload and the need for further discussion about the issue at the advisory board level.

On April 20, 2009, the Council rescheduled the public hearing for the proposed text amendment to October 19, 2009.

DISCUSSION

The proposed Land Use Management Ordinance text amendment regarding the demolition of historic structures was presented to the Historic District Commission and the Planning Board in March, 2009. Both boards raised questions about the proposed text amendment, and the Planning Board indicated a preference to receive the Historic District Commission's recommendation before moving forward with the Planning Board's recommendation.

A discussion of the proposed text amendment was scheduled for the September 10, 2009 Historic District Commission meeting. At that meeting, Commission members chose to move the discussion of the proposed text amendment to their October meeting.

In response to the change in schedule for the Historic District Commission discussion of the proposed text amendment, we recommend rescheduling the October 19, 2009 public hearing to January 20, 2010.

We believe that rescheduling the public hearing date to January 20, 2010 will allow time for the Historic District Commission and Planning Board to consider the proposed text amendment as well as time for a public information meeting about the issue, if needed.

RECOMMENDATION

We recommend that the Council adopt the attached resolution which would schedule a public hearing for January 20, 2010 to consider a Land Use Management Ordinance text amendment to regulate the demolition of historic structures.