

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2005**

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**HOUSE BILL 1020**

Short Title: Statesville Historic Structures.

(Local)

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Sponsors: Representatives Ray, Howard (Primary Sponsors); and Setzer.

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Referred to: Local Government II.

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March 31, 2005

A BILL TO BE ENTITLED

1 AN ACT AUTHORIZING THE CITY OF STATESVILLE TO REGULATE THE  
2 DEMOLITION OF STRUCTURES WITHIN THE CITY'S HISTORIC  
3 DISTRICTS.  
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5 The General Assembly of North Carolina enacts:

6 **SECTION 1.(a)** Notwithstanding the provisions of G.S. 160A-400.14, a  
7 municipality may adopt an ordinance providing that no structure within a historic  
8 district in the municipality may be demolished without a permit issued by the city  
9 council. The city council shall consider the following in deciding whether to issue a  
10 permit: (i) the location of the structure within the historic district; (ii) the state of repair  
11 of the structure; (iii) the architectural and historical significance of the structure; (iv) the  
12 owner's plans with regards to replacing the structure; (v) the overall impact of the  
13 demolition of the structure on the historic district; and (vi) the economic impact of the  
14 denial of the permit upon the owner of the structure.

15 **SECTION 1.(b)** The city council may, as a condition of issuing a permit for  
16 demolition, require the owner to replace the structure to be demolished with another  
17 structure that meets plans submitted by the owner and approved by the city council.  
18 The city council may establish a reasonable period of time for the owner to replace the  
19 demolished structure.

20 **SECTION 2.** This act applies to the City of Statesville only.

21 **SECTION 3.** This act is effective when it becomes law.