

**Staff Report and Comments
Midwood Elementary School
1817 Central Avenue, Charlotte, NC 28205
Application for COA HLC343**

Exhibits presented to and considered by the Commission:

Exhibit A – Project description

Demolition

Exhibit B – Map

Exhibit C - Designation Report

Based upon the information presented in the application, staff offers the following suggested findings of fact:

- A.** The proposed demolition is incongruous to the HLC STANDARDS.
- B.** The HLC cannot deny a COA for demolition, but it can delay the effective date of the COA for 365 days.
- C.** The HLC must act on a COA application within 180 days of its filing. [NCGS 160D-9-47 (d)] and if the HLC fails to issue a COA before February 6, 2024 for the demolition for the Midwood Elementary School, the owners will be able to proceed without a COA.
- D.** The last regular meeting of the HLC before the 180 day period is over is January 8, 2024, and however unlikely the HLC may not have a quorum at their January 8, 2024 regular meeting.
- E.** HLC Staff has met with the owners of the property and they are willing to discuss options other than full demolition of the historic building.

Staff recommends that the Commission vote to issue the COA no later than December 11, 2023.

During that delay Staff can work with the applicant and other parties to develop a feasible plan to prevent the demolition of the Midwood Elementary School.