



MEMORANDUM

TO: Chairman Durham and Planning Commissioners
FROM: Bailey Thompson, Community Development Planner II
Mike Craig, Principal Planner
Chuck Johnston, Director, Community Planning & Building Department
DATE: August 23, 2024 (for the August 28 meeting)
RE: Tear Down & Infill Housing Analysis

RESEARCH

The Planning Department was asked to research the recent history of tear downs and infill housing within the City.

The analysis looked at the number of new home permits, demolition permits, the characteristics of infill housing and neighboring properties, and a review of the 1981 Fredericksburg Development Company map. The history of infill and demolition permits ranges from FY20 to FY24.

Part of the analysis was to look at where the underlying lot pattern may differ from the consolidated tax parcels shown in the City's GIS system. While the areas identified *may* have a lot pattern that differs from the GIS system, this analysis does not include the level of land title and deed research necessary to establish the existence of, actual location of, or configuration of existing lots of record.

The analysis is attached to this memo for presentation at the August 28 Planning Commission.