



Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Text Amendment to Massing Standards in the Historic District**

Board Meeting Date: **December 19, 2023**

Prepared By: **Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO**

Overview: At the regular October SHPC meeting, a request was made by the Historic Board to amend the massing standards to exclude small additions or projects. A draft text amendment was brought to the SHPC at the November meeting, and it was tabled for more review. The updated draft ordinance proposed to the Swansboro Unified Development Ordinance adds to *Appendix III Section 11.1 New Construction Standards* that if a small outbuilding is 150 square feet or less or if an addition of a home is 250 square feet or less or not visible from any street, a massing study is not required.

Background Attachment(s): Draft Ordinance

Recommended Action: Make a motion to recommend amending *Appendix III Section 11.1 New Construction Standards* to the Unified Development Ordinance and forward those recommended changes to the Planning Board for their review.

Action: _____

