



Board of Commissioners Meeting Agenda Item Submittal

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

Board Meeting Date: **March 12, 2024**

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

Overview: During the October 17, 2023, and November 28, 2023, Swansboro Historic Preservation Commission meetings, a request was made by the board to review and amend the current Massing Study Standards found under Section 11 New Construction of our Historic District Design Standards. The Planning Board recommended this amendment to the Board of Commissioners at their February 6, 2024, meeting.

Currently, Section 11 New Construction of our Historic District Design Standards requires all new construction, including additions, require a Massing Study completed by an architect or engineer to make sure anything new is congruous with the special character of the district. The purpose of the draft amendment is to exclude small additions or projects from needing massing studies as is currently required. The 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 a massing study is not required.

Background Attachment(s):

1. Draft Ordinance 2024-04
2. Section 11 New Construction (current massing study requirements)
3. Comprehensive Plan Consistency Statement

Recommended Action:

1. Hold a public hearing;
2. Motion to approve Ordinance 2024-04 amending Appendix III Historic District Design Standards Section 11 New Construction.

Action: _____

