

**TOWN OF BOGUE
PLANNING BOARD MEETING
January 7, 2016**

The Town of Bogue Planning Board met January 7, 2016 at the Bogue Town Hall, 121 Chimney Branch Road Bogue. Chairman John Goguen called the meeting to order at 6:30pm with the following members present: John Goguen, Michael Panzarella, Shirley Page, Julie McSwain, and Alternate Cecil Hurst. Bobby O'Chat and alternate Scott Leahy were excused. Also present was Mayor Ricky Taylor, Attorney Donna Boggs and Town Clerk Elizabeth Sweeney.

Agenda

Michael Panzarella made a motion to accept the agenda. Cecil Hurst seconded the motion. Motion approved unanimously.

Minutes

Michael Panzarella made a motion to accept the November 5, 2015 minutes as written. Motion seconded by Julie McSwain. Motion approved unanimously.

Citizen Comments

There were no citizen comments.

New Business

Clerk Sweeney introduced Carl Edwards to the PB for Rezoning request #3-2015 on behalf of owner Archie Page for PIN #539504520355 (+/- 25 acres) from R-A to IW. Each member had a copy of the application [attached and incorporated to these minutes]. Edwards explained his business and presented a sketch drawing of the project for a commercial storage facility at the site. He pointed out stables are allowed in R-A and in the AICUZ zoning overlay district which can have a significant impact and number of people at one time. Hurst asked how much of the property would be rezoned. Edwards replied about two acres of the parcel; it would be a separate lot if approved. Goguen asked if there would be a fence. Edwards replied if PB required it he would. Ms. Page asked about the AICUZ overlay district. Edwards had not been aware of it until he brought in the completed application. The PB asked more questions about the development planned such as septic, height. Edwards answered he had modified the plans several times to accommodate the AICUZ restrictions and have the least amount of impact. Town Attorney Donna Boggs stated the bulk of the property lies in the CZ and CUZ1 area. The first issue is according to our ordinance it "shall remain R-A". The second is use; the CZ does not allow any development. There was more discussion from PB and Edwards about his project. David Wunder, Attorney for MCAS, said the military completely opposed the rezoning. Our code specifically says no development as Attorney Boggs pointed out. You have no authority to change the zoning.

Edwards then asked if the area was "2000 feet down the road" or on a different tract of land would that be considered. Chairman Goguen said if you want to change the plan you can present it again at the next meeting. Michael Panzarella made a **Motion** to table rezoning #3-2015 until Mr. Edwards has a different plan. Motion was seconded by Julie McSwain. Motion was passed unanimously.

Old Business

Shirley Page said the members of the Bogue Sign Committee are: Ms Page, Scott Leahy, Bud Shipp, and Mike McSwain. The committee will be designing signs for both the east and west ends of town on Hwy 24. They will create a logo, have historical dates of established 1713 and incorporated 1995. The design will include watermelons, aircraft (to represent the military) and other agricultural items. The committee will be getting pricing and size estimates.

Planner Report

Sweeney reported there were several applications for zoning given out and those people had stated they were coming to this meeting. None of them have completed an application and they were

not in attendance. One was for a pool at a residence; another was a driveway and new structure ; another for rezoning, another for a freestanding sign at Bogue Commercial Park.

Miscellaneous Reports/Announcements

The Code of Ordinances will not be placed online due to the initial high cost and yearly updates. The question was asked at a recent Council meeting. Christmas lights were taken down today. After the final electric bill is paid the balance of the funds will be used to purchase more lights. Page noted there were many good comments on the lights. The citizens enjoyed them.

Chairman Goguen requested an item for the next agenda. What is the long term zoning plan for the Highway 24 corridor? Sweeney will add it to the February agenda.

Adjournment

The next meeting will be February 4, 2016. Michael Panzarella made a motion to adjourn the meeting. Motion seconded by Cecil Hurst. Motion passed unanimously. Meeting was adjourned at 7:13pm.

_____ **JOHN GOGUEN, Chairperson**

_____ **ELIZABETH SWEENEY, Town Clerk**