

**TOWN OF BOGUE  
PLANNING BOARD MEETING  
November 10, 2016**

The Town of Bogue Planning Board met October 13, 2016 at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Roll Call was taken by the Clerk at 6:30pm with the following members present: Michael Panzarella, John Goguen, Shirley Page, Cecil Hurst, and Bobby O'Chat. Also present was Town Clerk Elizabeth Sweeney, alternate Scott Leahy, and Councilman Page.

Chair Panzarella read an email from alternate Richard Franklin. Franklin was unable to attend and asked for access to the online training courses. He will complete them on his own.

**Agenda**

Clerk Sweeney asked to add an item to New Business. Rezoning #2016-3, PIN 5385 2081 8072 000. Chair Panzarella agreed. John Goguen made a motion to accept the amended agenda. Shirley Page seconded the motion. Motion approved unanimously.

**Minutes**

John Goguen made a motion to accept the October 13, 2016 minutes as written. Motion seconded by Cecil Hurst. Motion approved unanimously.

**Citizen Comments**

Ken Hurst said he was here for the rezoning. Shirley Page said it was later.

**Old Business**

Chair Panzarella said there are 3 and a half segments left to the training lessons. The Board has met three times to complete them and also have done some on their own. He encouraged the members that have not done the training to get the login information from Clerk Sweeney after the meeting. Next training session will be Monday November 21 at 2pm here at Town Hall.

**New Business**

-Rezoning Application #2016-2, PIN 5395 0300 3723 000, R-15M to B-1. The current owner is Cecil Hurst, he will not be voting on this rezoning. Members had map with current zoning of the property and the surrounding properties. The request came from a potential purchaser that was not in attendance. Chair Panzarella asked John Odom to speak. Mr. Odom said he was not 100% sure of Mr. David Stroehmann's (potential buyer) plans. Mr. Stroehmann repairs/refurbishes used box trucks, ambulances and similar vehicles. He approached Mr. Hurst to buy the property if it could be rezoned for his business. Cecil Hurst said he did not think there would be any signage as the sales have currently been online. It would not be a retail sales business. Mr. Odom said the building may be approximately 40x80ft to do the repair work and include a small office.

Clerk Sweeney said military community liaison Darlene Jones left a message that she had intended to be here but was taken suddenly ill. She left a voicemail that the military *'recommend to not rezone the Hurst property to commercial'*. There was no other information from the military.

John Goguen asked for the facts on why people were opposed to the rezoning. Mr. Ken Hurst handed out a map and photos of the area. Sweeney noted the date on the map was 2011 and advised they only use the current map to refer to, even though there appeared to be no changes. Ken Hurst said he was opposed because: 1) 25 foot frontage access to Hwy 24 with utility posts in it limits access for ambulance or fire trucks. 2) Current drainage concerns. The photos he submitted were reviewed.

3) Current driveway access had drainage concerns and was filled in which may not support heavy vehicle traffic.

Mr. Odom stated the drainage and driveway would be addressed as part of a building plan and may actually help the adjacent property drainage issues. Mr. Cecil Hurst stated the utilities were already in process of being moved to not block the 25 foot frontage.

Planning Board members had a brief discussion. John Goguen made a **Motion** to table the rezoning request to discuss and investigate this further. Motion was seconded by Bobby O'Chat. Motion passed by all except Mr. Cecil Hurst who did not vote.

-Rezoning #2016-3, PIN 5385 2081 8072 000, 5418 Hwy 24 from R-15M to B-1. Requested by Herbert Page, property owners are Herbert and Shirley Page. Mrs. Page will not vote on this rezoning. Members had map showing current zoning for property and surrounding properties. There is a minimum of 20,000sqft for B-1. The map shows a dotted line enclosing an area that Mr. Page would add to the current lot to equal approximately 0.5acres which is more than the required lot size for B-1. Mr. Page owns the adjacent property on the East side. The military and the adjoining property owners have not been notified yet due to this Rezoning application was submitted this afternoon. Chair Panzarella said that historically we have notified them on the first review. He asked Mr. Page to speak. Mr. Page would like to lease the property to a business that would sell storage buildings on site, and include an office. There is power, well and septic on the property. There was no more discussion. John Goguen made a **Motion** to approve rezoning to B-1. Seconded by Bobby O'Chat. Motion passed by all except Mrs. Shirley Page who did not vote. Clerk Sweeney noted military has not been notified. She asked if the Board wanted to table this until notifications were sent. John Goguen said this is not in the 'no-fly' zone; there are no tall structures to interfere with flight patterns. Chair Panzarella said if we had notified them on the previous rezoning we should on this one also. John Goguen made a **Motion to Rescind the Previous Motion**. Seconded by Cecil Hurst. Motion passed by all except Mrs. Shirley Page who did not vote.

#### **Planner Report**

-A letter was sent on behalf of the Board to the church regarding outdoor merchandise sales.

-Four zoning permits issued since last meeting: enclosing a deck, 105 Hunting Bay Dr; change of use, 5354 Hwy 24, retail antiques to sign/print shop; Bogue RV Sales at Bogue Commercial Park; addition to existing home, 133 Franklin Place.

#### **Miscellaneous Reports/Announcements**

-Next Planning Board meeting will be on Thursday December 1, 2016 at 6:30pm. The Agenda to include only these rezoning, if possible.

-A second December meeting to coincide with the Town Council meeting will be Monday December 12 at 5pm for a Christmas party. Families are invited to attend. The time is subject to change. Notice will be sent.

#### **Adjournment**

Motion to adjourn was made by John Goguen, seconded by Bobby O'Chat, approved unanimously. Meeting adjourned at 7:15pm.

\_\_\_\_\_  
MICHAEL PANZARELLA, Chairperson

\_\_\_\_\_  
ELIZABETH SWEENEY, Town Clerk