

**TOWN OF BOGUE
PLANNING BOARD MEETING
April 6, 2017**

The Town of Bogue Planning Board met April 6, 2017 at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Chair Michael Panzarella called the meeting to order at 6:33pm. Roll Call was taken by the Clerk with the following members present: Michael Panzarella, John Goguen, Cecil Hurst, and Bobby O'Chat. Absent: Shirley Page, alternate Richard Franklin, and alternate Scott Leahy. Also present was Town Clerk Elizabeth Sweeney, and Attorney Donna Boggs.

Agenda

John Goguen made a motion to accept the agenda. Bobby O'Chat seconded the motion. Motion approved unanimously.

Minutes

John Goguen made a motion to accept the January 12, 2017 minutes as written. Motion seconded by Bobby O'Chat. Motion approved unanimously.

Citizen Comments

There were no citizen comments. Clerk Sweeney noted a resident emailed to say they were going to be at this meeting to present a variance request but they were not present. Chair Panzarella said if they arrived he would make an effort to let them speak.

Old Business

There was no Old Business.

New Business

1- John Odom of Prestige Surveying had several concerns to discuss which may involve a variance. First was a sign at Bogue Commercial Park which is in B-1 district. Sign requested is one that would be allowed in B-3, but not allowed in B-1; a free standing sign such as one in a shopping center, with space for all lots/businesses within the center. Mr. Odom presented a sketch to the board. He requested verification that a variance request is the proper method to get a permit for this type of sign in the B-1 district. He will bring an accurate design with the variance application. Cecil Hurst asked if it would be a lighted sign, Mr. Odom replied it may be. Bobby O'Chat clarified the variance would be for the type of sign not the size of the sign. Odom said yes, this type of sign is not permitted in B-1. Odom said the sign would have space for the lots that do not have highway road frontage. There are five lots along Hwy 24 and five with no highway frontage. Mike Panzarella said his concern is sufficient area around the fire hydrant for emergency vehicles. Odom asked Attorney Donna Boggs if a variance was the correct approach. She confirmed that it would be. Odom will proceed with the variance application. [A map of the lots on Bogue Commercial Drive, showing location of proposed sign, is attached to the minutes.]

2-Mr. Odom then presented the property owned by Budd and Kenneth Shipp that currently is zoned B-3, and has a nonconforming billboard on it. The billboard was placed before the town was incorporated. The owners want to divide the lot in two, with equal road frontage, and keep the billboard on one lot. A billboard is only allowed in IW (industrial wholesale) and if the property is divided into two parcels only one will have enough square footage to be B-1 and neither will have enough to be IW. Being nonconforming if the billboard is damaged more than 50%, it must be removed and cannot be replaced.

A variance seems to be the closest option but may not be possible in this instance. Mike Panzarella asked Attorney Boggs to research to determine if a variance is the proper method to address the issue. [A map of location of the lot and billboard is attached to the minutes.]

3-Zoning map corrections were presented by Planner Sweeney. After researching when rezonings have occurred within the town she noticed errors on the current zoning map. There are nine properties that are not identified correctly on the map but the rezonings had followed proper procedures. The map will be updated to reflect the corrections. [A map and list is attached to the minutes.]

Three rezonings that will need to be presented to the Town Council and have Public Hearings are based on current use, historic use, and a registered conservation and military easements.

- 1) 5276 Hwy 24 was rezoned from R15M to R20 at the request of the property owner on 6/15/2004. It has been used as B1, with zoning permits issued as such [4/29/2008 and going forward] Property should be B1. (#14 on map)
- 2) Some of the Guthrie Farm properties had conservation and military easements filed on 8/20/2012. Properties should be RA. (#22 on map)
- 3) 5306 Hwy 24 has been residential with a house built in 1955. It was sold in a private sale in 2016. The zone shows as B1 on the map but the property has never been used as a business and the new owner wants to use it as a second home. Property should be R20. (#35 on map)

A **Motion** was made by Bobby O'Chat recommending the three rezonings as stated above to the Town Council. Motion was seconded by Cecil Hurst. Motion passed unanimously.

Planner Report

Permits issued since last meeting: two for new home construction, four for business change of use, and two for business signs.

Miscellaneous Reports/Announcements

Community shred event sponsored by Cape Carteret, Emerald Isle, Cedar Point, Peletier and Bogue will be on Saturday May 6, 9am-1pm. This is for residents. Businesses and the towns will be allowed to shred from 12-1pm if there is space available in the trucks.

Adjournment

Motion to adjourn was made by John Goguen, seconded by Cecil Hurst, approved unanimously. Meeting adjourned at 7:39pm.

_____ **MICHAEL PANZARELLA, Chairperson**

_____ **ELIZABETH SWEENEY, Town Clerk**