

**TOWN OF BOGUE
PLANNING BOARD MEETING
May 4, 2017**

The Town of Bogue Planning Board met May 4, 2017 at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Chair Michael Panzarella called the meeting to order at 6:30pm. Roll Call was taken by the Clerk with the following members present: Michael Panzarella, John Goguen, Shirley Page, Cecil Hurst, Bobby O'Chat and Alternate Scott Leahy. Absent: Alternate Richard Franklin. Also present Town Clerk Elizabeth Sweeney.

Agenda

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

Minutes

Cecil Hurst made a motion to accept the April 6, 2017 minutes as written. Motion seconded by Shirley Page. Motion approved unanimously.

Citizen Comments

Ann Goguen stated she read in the paper of zoning corrections the town clerk was working on. Ms Goguen wanted to know if every parcel in the town was going to be reviewed for correct zoning. Chair Panzarella said the clerk was working on those that were known to be incorrect along Hwy 24. Some were brought to the forefront that started the review.

Jeremy Maia of Bogue Loop Rd spoke, asking who owns and maintains Wild Oak Drive. It is part of Bogue Bluff subdivision. He has been told it was private, and then told it was public. Mr. Maia does not live in the subdivision; his property is next to it. He wants to put in a driveway from his property to Wild Oak Drive. Chair Panzarella asked Clerk Sweeney if we receive Powell Bill money for that road. She replied no, it is a private road. He asked if we know who owns the road. She said it was last owned by Keelner Corporation, which does not exist anymore. She stated it was incorrectly recorded as a public road. The NC DOT and the Town have sent letters to the County GIS to correct the error and mark it a private road. Clerk Sweeney had talked to Mr. Maia previously and told him there is no authority for the town to give him a permit for a driveway to a private road. A homeowners association was to take over the road but it was never formed. It was the opinion of the chair that the Keelner Corporation is the one responsible and the town cannot arbitrarily get involved. Several members told Mr. Maia to get an attorney to assist. Mr. Maia asked for copies of the zoning permits that had been issued for the homes built in Bogue Bluff. Clerk Sweeney said the permits may not help him to find out who the Keelner Corporation is and again suggested he seek an attorney. She asked him to email the request being specific on what information he was requesting. Mr. Maia was given fifteen minutes of comment time.

Recess Planning Board to Convene as Board of Adjustment

Chair Panzarella said the variance application for a sign at Bogue Commercial Park was just received today. The board and the attorney did not have time to review it prior to the meeting. Proof of notification to the adjoining property owners was not available. The item will be put on the June 1, 2017 agenda for the Board of Adjustment.

New Business

The rezoning request by Bell & Phillips Surveying/Alan Bell {for Rezoning Application 17-2 [PIN 538519704019000] R20 to B1} will be delayed due to a conflict Mr. Bell had. He asked for the rezoning to be heard at 7:00pm. Chair Panzarella moved to the next item of business.

Planner Report

There were no permits issued since last meeting.

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.

Recess

6:48pm: At this time there was a short recess.

7:02pm: Meeting reconvened.

New Business

The rezoning request by Bell & Phillips Surveying/Alan Bell for Rezoning Application 17-2 [PIN 538519704019000] R20 to B1. Mr. Bell was asked who the current owner is, he replied Shelly Point Associates which is a subsidiary of LB Page. When asked why Shelly Point Associates wanted to rezone the property Mr. Bell said to make it more valuable and be consistent with the surrounding property. There are currently no plans to develop it. There was discussion on the adjoining properties zoning, some of which is in Cape Carteret. The Cape Carteret zoning is not relevant to the board’s decision. Also there is no access to the property. Scott Leahy noted §154.013 says every lot must abut a street, to be developed. Mr. Bell said that would be addressed in any plans when the property applies for permits. Rezoning is the first step, then a plan for access and development.

John Goguen made a **Motion** to make him aware of §154.013 and to recommend approval of Rezoning 17-2, R20 to B1, to the Town Council. Cecil Hurst seconded the Motion. Motion passed unanimously.

Chair Panzarella said the next meeting is on June 1, 2017 and will be for the Board of Adjustment for the variance. The July meeting is two days after the Fourth of July holiday. There may be no meeting in July or it may be postponed to another day if there is business pending.

Board member Cecil Hurst said his term is up this month and he will not request the Town Council to reinstate him to the board. He has health concerns. Alternate Scott Leahy will take his place and another alternate will be appointed by the Town Council.

Adjournment

Motion to adjourn was made by John Goguen, seconded by Bobby O’Chat, approved unanimously.

Meeting adjourned at 7:20pm.

_____ **MICHAEL PANZARELLA, Chairperson**

_____ **ELIZABETH SWEENEY, Town Clerk**