

**TOWN OF BOGUE  
PLANNING BOARD MEETING  
June 1, 2017**

Prior to the meeting Chair Michael Panzarella presented a commemorative plaque to Cecil Hurst honoring his years of service to the town of Bogue as a Council member and a planning board member. In addition Panzarella praised Hurst's dedication to service to the town and community for his support of faith-based fundraisers and in general helping fellow neighbors. Councilman Herbert Page was present and confirmed the Council appreciated all that Hurst has done for residents. Mr. Hurst accepted the plaque and thanked everyone.

The Town of Bogue Planning Board met June 1, 2017 at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Chair Michael Panzarella called the meeting to order at 6:31pm. Roll Call was taken by the Clerk with the following members present: Michael Panzarella, John Goguen, Shirley Page, and Bobby O'Chat. Absent: Scott Leahy and alternate Richard Franklin. Also present Councilman Herbert Page, Town Clerk Elizabeth Sweeney and Town Attorney Donna Boggs.

**Agenda**

John Goguen made a motion to accept the agenda. Shirley Page seconded the motion. Motion approved unanimously.

**Minutes**

Bobby O'Chat made a motion to accept the May 4, 2017 minutes as written. Motion seconded by John Goguen. Motion approved unanimously.

**Citizen Comments**

None

**Recess Planning Board to Convene as Board of Adjustment**

At 6:33pm Chair Panzarella announced the recess of Planning Board and the start of the Board of Adjustment Hearing on the application for a Variance submitted by John Odom on behalf of Harold Shipp, Jr, [Var17-1] for a sign at Bogue Commercial Park.

Panzarella asked those giving testimony to stand and swear under oath. Mr. Odom and Clerk Sweeney (as Planner/Zoning Administrator) both stood and were sworn. He then asked Sweeney to explain the application. She said it was dated May 4, 2017; payment of the \$200 fee has been received. Notices to the four adjoining property owners were sent by Mr. Odom in certified mail with return receipt on May 16. Two return receipt cards were received and are presented, Shelly Point Assoc. and CVASC, LLC. Two others had not been received at this time, Samuel Shipp and Trustee for Dollar General. Chair Panzarella said he felt ample time has passed since the notice mailings to proceed with the hearing.

Mr. Odom stated the application has been completed as best as he could. A sketch of the sign was submitted with the application and a general map showing the placement on the property. The sign will have six two feet by four feet spaces, for a total of eight square feet each; one for each business lot in the development. Member O'Chat asked if the sign will be lit up. Odom said it will be down lit, like a spotlight, from the top. The sign itself would not light up; there would be no flashing or internal lighting. O'Chat asked it would interfere with someone driving, Odom said no. Odom asked if he should go through each item on the application. Chairman said no, everyone had received the application with

plenty of time to review it. The chair asked if anyone had any questions for Mr. Odom. No one spoke at this time. Odom made a point to state one of the lot owners in the commercial park asked if the eight square feet would not be taken from the allotted 200sqft per business lot, item #1 on the application. Odom asked the board to take that request into consideration.

Shirley Page asked if the sign would be within the park. Odom said yes, similar to a shopping center sign, with all the businesses listed. John Goguen asked if it would be sturdy enough to withstand strong winds. Odom said yes it will, possibly constructed of steel, since it will have to conform to all building permit regulations. Panzarella thanked Odom and he sat down.

A draft proposal of the variance had been submitted to the Board by Clerk Sweeney and it was reviewed. A copy was also given to Odom. Attorney Donna Boggs noted that it does say that the eight square feet will be taken from the maximum allowed 200sqft per lot. Sweeney said any item on the draft could be changed by the board.

Odom asked for clarification on the second item under Location and Dimension Requirements. Sweeney said it came from the Code §154.165(D)(2).

(2) One ground or pole on-premise sign shall be permitted per parcel, unless the use is located within a complex, such as a business complex or office complex and shall not exceed one-half square foot to each linear foot of road frontage (e.g., 100 feet of road frontage would allow a 50 square foot sign);

Attorney Boggs asked what the road frontage is. The road frontage of the subdivision is 891.8 linear feet of road frontage. John Goguen asked for the dimensions of the proposed sign. Odom said the dimensions are 11ft high by 8ft wide, and between 2-4 feet off the ground, with a light on top of sign facing down. Panzarella said it appears the square footage of the sign is within the guidelines of the size. He also questioned, if we approve this how does it affect future signs? Attorney Boggs said every variance is going to have to address that issue. The variance is for the placement of this type of sign on this business property. Size of the sign can be addressed in the variance.

Chair Panzarella asked if there was further discussion on the application and the guidelines. Sweeney said it is recommended to vote on each section of ordinance that the variance is addressing. She asked the board members to state whether they had visited the site. Mr. O'Chat and Mr. Panzarella had visited the site. Attorney Boggs said each line item on the draft does not need a vote, only the items that are a variance of our ordinance.

John Goguen made a **Motion** to Allow a sign that is Not permitted in B-1, due to the type of sign, Code §154.165 and that the eight square feet of sign area per occupant of the commercial park Not be deducted from the total square feet allowed per lot, Code §164.167(A) (1). The sign shall in all other aspects comply with Sign Requirements, Code §154.165. Motion seconded by Bobby O'Chat.

Chair Panzarella noted the motion was passed unanimously. The variance will be written and signed. The Board of Adjustment session ended at 7:14pm. Recorded in folder C (1).

The Planning Board meeting resumed.

### **Planner Report**

There were no permits issued since last meeting. Several inquiries regarding permits but none issued.

**Miscellaneous Reports/Announcements**

Chair Panzarella asked if everyone had a chance to visit the traveling Vietnam Memorial Wall while it was at Glad Tidings Church in Morehead City. It was a moving experience, very somber to see the names of all the lives lost.

It does not appear that we have any business pending for July. The next regular meeting of the Planning Board will be Thursday August 3, 2017, pending an agenda.

**Adjournment**

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

Meeting adjourned at 7:19pm.

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

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