

**TOWN OF BOGUE  
PLANNING BOARD MEETING  
December 10, 2018**

The Town of Bogue Planning Board met December 10, 2018 at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Co-Chair John Goguen called the meeting to order at 5:34pm. Roll Call was taken by the Clerk with the following members present: Scott Leahy, John Goguen, and Bobby O’Chat. Absent: Michael Panzarella, Shirley Page, and alternate Rick Dougherty. Also present was Clerk Elizabeth Sweeney, Town Attorney Donna Boggs, and Mayor Ricky Taylor. [During the meeting the majority of the Town Council arrived.]

**Agenda**

Bobby O’Chat made a motion to accept the agenda. Scott Leahy seconded the motion. Motion approved unanimously.

**Minutes**

Scott Leahy made a motion to accept the November 1, 2018 minutes as written. Motion seconded by Bobby O’Chat. Motion approved unanimously.

**Citizen Comments**

None

**Old Business**

None

**New Business**

A rezoning has been submitted by town planner on behalf of the owner, Lloyd Futrell, and Prestige Surveying. The doublewide mobile home at 122 Old Walnut Lane was destroyed in Hurricane Florence. The owner wants to build a house to replace it. John Odum of Prestige Surveying called to verify the zoning and setbacks. The lot is currently zoned RA, but does not meet the dimensional requirements of 50,000sqft (1 acre). The doublewide had been moved there about 1994 after the previous home had burned down. The previous home had been there since the 1940’s. The owner wants to build on the same site due to the septic area and the level of the land. The lot is about one half acre. The setbacks of R15M, R15, R20, and RA were reviewed.

	RA	R20	R15 & R15M
FRONT	50ft	30ft	20ft
REAR	30ft	30ft	25ft

The setbacks for R20 will restrict the home site due to the septic location and the planned size of the home. A zoning of R15 is requested, the owner has no interest in a mobile home. The setbacks for R15 and R15M are the same. The zoning in the residential area across the street is R15M, and the lots adjacent are zoned RA.

Bobby O’Chat made a **Motion** to recommend approval of the Rezoning from RA to R15. There was more discussion.

Scott Leahy asked if the new home will encroach further into the setbacks. At this time we do not have a house site plan because they need a zoning determination first. It does not appear that it will

because of the septic area. Mr. Odum told the planner the best site for the home is the same as the previous one.

Attorney Boggs reminded the Board that if a building is nonconforming and is destroyed a new building must conform to current standards. If this is approved we need to be clear it was rezoned because the building was destroyed and the lot is nonconforming for RA. There was more discussion of the surrounding zoning.

John Goguen reminded the board a **Motion** to recommend approval to rezone from RA to R15 was on the table. Scott Leahy seconded the Motion, approved unanimously. Planner will write a letter to Town Council. [At this time the mayor and four of the Town Council was in attendance.]

**Planner Report**

Zoning permits issued since last meeting:

- Temporary FEMA trailer- 1
- Accessory (shed) – 1
- Sign - 1
- Single family – 1, not hurricane related, a street deposit was taken.

**Miscellaneous Reports/Announcements**

The January 3<sup>rd</sup> meeting will be held.

**Adjournment**

Motion to adjourn was made by Bobby O’Chat, seconded by Scott Leahy, approved unanimously. Meeting adjourned at 5:52pm.

\_\_\_\_\_ **SCOTT LEAHY, Chairperson**

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