

**TOWN OF BOGUE
PLANNING BOARD MEETING
February 7, 2019**

The Town of Bogue Planning Board met February 7, 2019 at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Chair Scott Leahy called the meeting to order at 6:30pm. Roll Call was taken by the Clerk with the following members present: Scott Leahy, Michael Panzarella, John Goguen, Shirley Page, and Bobby O'Chat. Absent: alternate Rick Dougherty. Also present was Clerk Elizabeth Sweeney, and Town Attorney Donna Boggs.

Agenda

Michael Panzarella made a motion to accept the agenda. John Goguen seconded the motion. Motion approved unanimously.

Minutes

Michael Panzarella made a motion to accept the January 3, 2019 minutes as written. Motion seconded by Shirley Page. Motion approved unanimously.

Citizen Comments

Ethan Brogden, Carteret County Planner, spoke to the board about the progress of the JLUS initiative to rewrite the Bogue Ordinance. In late 2017 the grant was awarded but there have been several delays in the process. Now there is the Hwy 24 Corridor study which has just begun. The corridor study will produce information directly relating to the town's future. One of the main goals of the ordinance rewrite is to minimize non compatible land use. The consultant working on the project is Eastern Carolina Council of Governments (ECC).

Chad Davis, Eastern Carolina Council of Governments Planning Director, introduced himself to the board. He said they would incorporate ordinances the town has already reviewed. The Hwy 24 study is expected to have a preliminary report in six months. John Goguen asked about the future of Bogue Field, will it shut down. Mr. Davis said there is always a possibility, which is why it is important to prevent incompatible developments. There are other studies being done in the county close to Bogue and there may be information from them to consider in the ordinance rewrite.

Chair Scott Leahy thanked them for coming to the meeting and keeping the board informed. [Mr. Brogden and Mr. Davis left at 6:39pm.]

Old Business

The setbacks in residential zones were discussed, and setbacks of several other jurisdictions reviewed. There were no changes suggested for the current setbacks.

New Business

Rezoning #1-19: 174 West Hilltop Dr, from R15M to B-1. John Odum of Prestige Land Surveying requested the rezoning on behalf of the property owner. The property is proposed to have two zonings as shown on the attached map. The side setback between the two zoned areas was questioned. The map shows 10.96 feet from the brick house to the rezoning line but no dimension for the setback between the brick office and the rezoning line. Mr. Odum was uncertain of that measurement and stated he would get it as soon as possible.

There was discussion of buffering between the business property and the residential property. A subdivision of the parcel was not requested at this time. There will be two zones on the property. The residential section of the lot meets the minimum dimensional requirements for R15M.

There was discussion on the reason for the rezoning request. The current zoning is non-conforming to the use.

If the property is subdivided in the future a buffer may be required between the two zoned areas.

Bobby O'Chat made a **Motion** to recommend approval of the Rezoning from R-15M to R-15M and B-1, according to the map rezoning line, as long as the minimum side setback of the office to the rezoning line is at least ten feet. Michael Panzarella seconded the motion. Motion passed unanimously.

[NOTE: On Friday 2/8/19 at 1:15pm a new map was submitted to the Clerk showing that measurement to be 12.57 feet. The required side setback is 10 feet.]

Chair Scott Leahy asked the board to keep in mind for any future subdivisions of this lot buffering may be required.

Discussion of possible rezoning at Bogue Commercial Dr. The board started a discussion of the addition of a propane tank at Bogue RV Sales, the various business zones and uses, and the changes that may be necessary in order to permit it. The propane tank has been installed prior to getting an approved zoning permit. It was brought to the planner's attention when the county was about to do an electrical inspection at the propane tank. The propane tank was installed at Bogue RV to use for filling smaller tanks. This was discovered by Clerk/Planner Sweeney in November 2018. The board decided to issue a letter to the owner requiring him to remove the tank and all associated parts, allowing him 90 days to do so. After the tank and associated parts are removed, Bogue RV Sales can submit the appropriate paperwork with the town to consider the use. If after 90 days the tank has not been removed other legal action may be taken.

Planner Report

None

Miscellaneous Reports/Announcements

None

Adjournment

Motion to adjourn was made by Michael Panzarella, seconded by Bobby O'Chat, approved unanimously. Meeting adjourned at 7:36pm.

_____ **SCOTT LEAHY, Chairperson**

_____ **ELIZABETH SWEENEY, Town Clerk**