

**TOWN OF BOGUE
PLANNING BOARD MEETING
July 9, 2020**

The Town of Bogue Planning Board met July 9, 2020 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, Bobby O'Chat, alternate Rick Dougherty. Excused absent Shirley Page and John Goguen. Unexcused absent were Michael Panzarella and alternate Chad Fenton. A quorum was present. Also present was town clerk Elizabeth Sweeney, town attorney Donna Boggs, Cherry Point Community Plans/Liaison Officer Rhonda Murray, Carteret County Planner Ethan Brogden.

Agenda

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

Minutes

Bobby O'Chat made a motion to accept the March 5, 2020 minutes as written. Motion seconded by Rick Dougherty. Motion approved unanimously.

Citizen Comments

Donald Blais asked about mosquito spraying on Chimney Branch Rd. Chair Scott Leahy stated it was not within the control of the Planning Board to authorize it. Bobby O'Chat asked if he could address the concern, as he is the mayor and had information on it. O'Chat said he had spoken to Carteret County about spraying for residents as it is a health concern. The response was we are on the list for it, funding has been cut so it may not be as often.

Old Business none

New Business

Review of completed draft zoning ordinance. Ethan Brogden of Carteret County Planning spoke to the board first by outlining the history of and reasons for the project. It was to minimize the potential for non-compatible land uses surrounding MCALF Bogue, to streamline the ordinance to make it more user friendly, to incorporate NCGS 160D provisions, to remove legal inconsistencies. The major change was creation of Office and Institution District (O&I) along Highway 24, reduction of the number of properties zoned R15M, reduction and consolidation of business districts, content neutrality of sign ordinance, standardize parking regulations, consistent definitions throughout. Along with this the zoning map was updated. A table of permitted and special uses was created to replace the lengthy and repetitive uses list.

The board asked questions about the next steps if they approve this. Since approximately 70-80 properties will have a change in zoning if the board approves and sends a positive recommendation to the Town Council, there will be a half page ad in the newspaper for two consecutive weeks prior to the public hearing date. Due to the calendar dates and legal advertising the approximate date of the public hearing will be August 17. This date will be determined by the Town Council.

The new draft map was reviewed by the board. There was discussion on the changes and its effects on current uses. Some properties will have nonconforming uses if this is approved. It will be

allowed to continue as *existing nonconforming* unless there are damages of more than 50% of value. At that time, the use and structure will have to conform to the newest regulation.

The board reviewed the table of uses and added Manufactured Homes as a Special Use in Rural Agricultural District. Rhonda Murray agreed with this addition and stated it was acceptable. Bobby O'Chat made a **Motion** to accept the changes to Chapter 154 Zoning including the addition of Manufactured Homes as a Special Use in RA zone, including the revised Zoning Map. Rick Dougherty seconded the Motion, passed unanimously. The planner will compose the positive recommendation letter from the Chair and deliver it to the Mayor and Town Council.

Planner Report

There are other sections in division XV (Land Usage) of the Bogue Code of Ordinances that have undergone changes to comply with NCGS 160D and be consistent with the Zoning chapter. Chapter 151 Group Housing had many inconsistencies which have been addressed, definitions have been updated and now match other definitions. The setbacks and procedures to apply for a group housing project are now consistent. The screening and buffering requirements were discussed. **Motion** to accept the changes and send the recommendation to the Town Council was made by Rick Dougherty, second by Bobby O'Chat, passed unanimously.

The planner asked for a complete removal of Chapter 152 due to a mobile home park not being an allowed use in any zone. After a short discussion Bobby O'Chat made a Motion to recommend the complete removal of Chapter 152 Mobile Homes and Travel Trailers. Second by Rick Dougherty, motion passed unanimously.

The planner will compose the positive recommendation letter from the Chair and deliver it to the Mayor and Town Council.

Miscellaneous Reports/Announcements

Clerk Sweeney announced this is her last Planning Board meeting as Clerk/Planner. She is resigning and the new clerk will be announced at the Town Council meeting on July 20. Ms. Sweeney's last day is July 30.

Adjournment

Motion to adjourn was made by Rick Dougherty, seconded by Bobby O'Chat, approved unanimously. Meeting adjourned at 7:19pm.

_____ **SCOTT LEAHY, Chairperson**

_____ **SHAWNE SOUTHARD, Town Clerk**