

TOWN OF BOGUE
COUNCIL MEETING
August 17, 2020

The Town Council of Bogue met Monday, August 17, 2020 at the Bogue Town Hall, 121 Chimney Branch Road.

Mayor Robert O'Chat called the meeting to order at 6:00 p.m.

After the Pledge of Allegiance, Mayor O'Chat led a prayer.

Council members present: Mayor O'Chat, Charles Wilton, David Padgett, Richard Dougherty and Albert Taylor; Herbert Page: excused.

Also present were Town Clerk Shawne Southard, Town Attorney Donna Boggs, Cherry Point Community Plans/Liaison Officer Rhonda Murray and Carteret County Planner Gregg Hartman.

Agenda

Councilman Dougherty made a motion to accept the agenda. Motion was seconded by Councilman Padgett. Motion passed unanimously.

Minutes

Councilman Taylor made a motion to approve the July 20, 2020 minutes as written. Motion was seconded by Councilman Dougherty. Motion passed unanimously.

Citizen Comments

Rudolf Weimann stated he was concerned about the proposed zoning of his property from LIW (Light Industrial Wholesale District) to R20 (Residential District). Mr. Weimann's main concern was would he have to change or do anything differently to his property; Mayor O'Chat informed him he would not have to change or do anything if the new map gets approved.

Old Business

None

New Business – Public Hearing on Zoning Ordinance Rewrite

Councilman Dougherty made a motion to go into a Public Hearing. Councilman Wilton seconded. Motion passed unanimously.

Cecil Hurst asked if zoning changes from residential to business would affect how it's being used. It was explained that the property would be considered existing nonconforming; meaning it can still be used as a residential property. Nonconformities can continue until they are removed or when needed repairs and maintenance exceed 50% of the replacement cost. Mary Morris asked if it was possible to add onto a structure that is rezoned? Attorney Boggs stated they would need a special use permit. Ms. Morris asked how the rezoning would affect taxes? After much discussion it was decided to get more information from the Carteret County Tax Department. Ms. Morris is concerned with the verbiage regarding penalties in §154.018.003. Attorney Boggs explained we must have penalties in case a property owner refuses to comply. Ms. Morris asked about the Attractive Nuisance policy; Councilman Taylor stated that if there is something in your backyard and can't be seen from the street we are not concerned. Ms. Morris asked about Airbnb usage in town; council stated that the town follows the county rules on them. Ms. Morris was concerned about signs, particularly temporary signs. Town Council explained temporary signs are still permitted.

Councilman Wilton made a motion to end Public Hearing. Councilman Taylor seconded. Motion passed unanimously.

Councilman Padgett made a motion to table the rezoning vote until the September 21, 2020 regular meeting. Councilman Dougherty seconded. Motion passed unanimously.

Department Reports

Finance: Mayor O’Chat stated total Cash funds are \$446,712.00

Budget: Clerk Southard received July property taxes of \$1155.01. No vehicle tax collected for July. The grant for the rewrite of the Zoning Ordinance does not include advertising in the paper. In order to cover the cost of \$1572 there needs to be a budget amendment. Councilman Dougherty made a motion to do a budget amendment moving money from account 5400 Miscellaneous to account 5050 Advertising. Councilman Wilton seconded. Motion passed unanimously.

Planner: Clerk Southard stated Chapter 153 Subdivisions was approved by the Planning Board and that 1 accessory permit was approved for 112 Pine Needle Circle.

ILA: None

Streets: None

Emergency Manager: None

Town Hall: Councilman Wilton stated we weathered Hurricane Isaias ok.

Events: Councilman Dougherty stated that since large gatherings are not permitted we would cancel Bogue Day for the fall; we may try for the spring.

Miscellaneous Reports/Announcements

Clerk Southard stated that there is money from the state for reimbursing municipalities for COVID-19 expenses. The town did not use any funds to purchase anything that would meet the state’s requirements.

Mayor O’Chat asked if the council had looked over the Proclamation for Constitution Week. Councilman Dougherty made a motion to approve a Proclamation for Constitution week. Councilman Wilton seconded. Motion passed unanimously.

Adjournment

At 6:58 p.m. Motion to adjourn was made by Councilman Padgett and seconded by Councilman Wilton. Motion passed unanimously.

_____ ROBERT O’CHAT, MAYOR

_____ SHAWNE SOUTHARD, TOWN CLERK