

**TOWN OF BOGUE
Planning Board Meeting
August 7, 2025**

The Town of Bogue Planning Board met August 7, 2025, at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Co-Chairperson Robert O’Chat called the meeting to order at 6:00 pm. Roll Call was taken by the Clerk with the following members present; Robert O’Chat, JoAnn Parker, Cecil Hurst. Not present; David Morris(excused absence), Chris Griffin (excused absence), and Mike Panzarella (resigned). A quorum was present. Also, present; Clerk Barbara Owens, Mary Kay Dennis, Tidewater and Associates and Rhonda Murray, Director, Community Plans & Liaison Office Government and External Affairs.

Agenda

Member Parker made a motion to accept the agenda. Member Hurst seconded the motion. Motion passed unanimously.

Approval of April 3, 2025, minutes, motion was made to approve the minutes by Member Parker, Member Hurst seconded the motion. Motion passed unanimously.

Approval of April 10, 2025, minutes, motion was made to approve the minutes by Member Parker, Member Hurst seconded the motion. Motion passed unanimously.

Citizen Comments There were no citizen comments.

Old Business There was no old business to be discussed.

New Business

Co-Chairperson O’Chat said the first item of business is the resignation of Mike Pazarella, which will be addressed at a Town Council meeting. Item #2 on the agenda is Patrick Seguire and Lauren Abbadessa 105 Creecline Drive, Section 2, Stonegate Estates, this is a property un-combination. All is within the requirements. Member Hurst asked is this existing septic tank able to take care of the mobile home, are they using a well or with West Carteret Water. Ms. Dennis advised that she did not know the answer to that question. Member Parker made the motion to approve the un-combination of the property, Member Hurst seconded, passed unanimously. Item #3 is the last item on the agenda; it is the property split at 185 Guthrie Farm Road the Shirley Guthrie and Tajuana Guthrie Hill Living Trust located in RA (Rural Agriculture). RA has a minimum square footage of fifty thousand square feet. Co-Chairperson O’Chat said this is a little over fifty thousand square feet and does not encompass any part of the conservation easement. Ms. Murray stated that there are many easements involved with this piece of property, restrictive, conservation and there are four different deeds that cover the property and the subdivision would not be impacted. Co-Chairperson O’Chat stated the requirements for RA (Rural Agriculture) have been met. Member Parker made a motion to approve the lot split, Member Hurst seconded, motion passed unanimously for the lot split of 185 Guthrie Farm Road.

Planner Report Zoning permit for 121 Pine Needle Circle

Adjournment

Motion to adjourn was made by Member Parker. Member Hurst seconded the motion. Motion passed unanimously. Meeting adjourned at 6:20 pm.

_____ **Robert O’Chat, Co-Chairperson**

_____ **Barbara Owens, Town Clerk**