

TOWN OF BOGUE
Council Meeting
MAY 14, 2026
6:00 PM

Roll Call

Mayor O'Chat, Councilmember Cannon, Councilmember Crose, Councilmember Dale, Councilmember Parker, Councilmember Taylor, Attorney Boggs, Town Clerk, Barbara Owens.

Approval of Agenda motion _____ 2nd _____ unanimously _____

Approval of Minutes

April 20, 2026, Regular Meeting Minutes motion ____ 2nd ____ unanimously ____

Citizen Comments

Unfinished Business

New Business

- 1.) Special Use Permit Public Hearing for the property located at 5368 Hwy 24, by Lea McMillan, owner of Lea's Herbs.
- 2.) Town of Bogue draft budget.
- 3.) Discuss December 2026 date of the town's Santa flight.
- 4.) Closed Session for the purpose of Attorney Client Privilege § 143-318.11 (a)(3)

Department Reports

Finance Officer: Mayor O'Chat
Budget Officer: Clerk Owens
Town Planner: Clerk Owens

ILA Representative: Mayor O'Chat and Councilmember Dale
Street Manager: Councilmember Taylor and Councilmember Crose
Emergency Manager: Mayor O'Chat and Clerk Owens
Town Hall Manager: Councilmember Dale
Events Manager: Councilmember Cannon and Councilmember Parker

Miscellaneous Reports/Announcements

Adjournment

Next Council Meeting

June 15, 2026

**TOWN OF BOGUE
COUNCIL MEETING
April 20, 2026**

The Town Council of Bogue met on Monday, April 20, 2026, 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, Councilmember Crose led the prayer.

Town Clerk Owens took roll call.

Council Members present were Mayor O'Chat, JoAnn Parker, John Dale, Mike Crose, and Allison Cannon. Also, and Town Clerk Barbara Owens. Council member Albert Taylor had an excused absence, town attorney Donna Boggs arrived late.

Agenda

Mayor O'Chat asked for a motion to approve the agenda as written. Councilmember Dale made the motion to approve the agenda as written, Councilmember Crose seconded the motion, motion carried.

Minutes

Councilmember Parker made a motion to approve March 16, 2026, regular meeting minutes Councilmember Dale seconded. Motion passed unanimously.

Public Comment

Mayor O'Chat asked if there was anyone signed up with public comment. Clerk Owens stated that no one had signed up to speak.

Unfinished Business

Mayor O'Chat stated there was no unfinished business to discuss.

New Business

Mayor O'Chat stated the first item for new business is Misty Long, Carteret County Emergency Services is here to speak about the Carteret County Senior Program. Ms. Long stated that the Senior Safety Program is a program that the county is trying to get the word out to residents about. It consists of a call to each participant in the program at a specified time each morning to conduct a welfare check. The calls are made seven days a week. If there is no answer, law enforcement will respond to the residence first. If determined that rescue is necessary, they will respond to the location as well. The participants fill out a detailed form upon registration in the program that assists law enforcement and rescue with critical information regarding the participant and their caregiver's contact information. Detailed information is crucial. The enrollment in the program must be updated yearly to ensure accurate information. There is also a medically fragile program that the county offers to citizens. Participation in this program allows emergency services to know where the county's medically fragile residents reside and in the event of a natural disaster they deploy law enforcement to check on the participants in the areas that were affected, and make sure that they are able to receive care, transport to shelter, that their medical equipment is functioning. They are also able to make recommendations to participants prior to an event so that they are prepared with medication for extended periods, battery power for medical equipment, etcetera. She also discussed additional community events that Carteret County Emergency

Services will be offering. Ms. Long advised that a lot of the fire departments have a "knox box" program where a box with an entry key into the residence is in a box with a punch pad. It is a completely secure program and beneficial for first responders to be able to enter a residence in the case of an emergency. She encouraged the council to speak to people about the programs and have them sign up either online, mailing the documentation in or calling her office. Mayor O'Chat thanked Ms. Long for coming to speak about the Senior Program. Mayor O'Chat mentioned how beneficial this program will be for some of the residents in Bogue. Ms. Long stated that participants in the programs will be reminded of the need to get at least fourteen (14) days of medication, since Hurricane Florence they are now suggesting more days of medication. Please pass the word around as there are so many seniors that do not have any help in the area. Ms. Long discussed the post disaster simulation event that they have partnered with Trillium on. The simulation will give advice to participants on all aspects of post disaster recovery processes through different scenarios helping to prepare for post disasters. Also, the hurricane expo that is offered each year is May 30, 2026 at the Carteret Community College Civic Center. Attorney Boggs said that she does a lot of wills and estate planning for older people and I would like to provide this information to them because I do not believe many people know about this program. Ms. Long agreed that it would be a good idea they are trying to get the word out. Mayor O'Chat thanked Ms. Long for all the information that she provided in the presentation.

Mayor O'Chat stated item number two (2) Town of Bogue property acquisition deeded to the town by the Conservation Fund and the Military, there is an attached GIS map in the agenda packet, and we have Mrs. Rhonda Murray here to give a brief overview. Rhonda Murray, Director Community Plans and Liaison Office, gave a brief about the property acquisition. Ms. Murray said the Federal government has the Readiness and Environmental Protection Program which partnered with the Conservation Fund and with the Department of Navy. The Conservation Fund purchased the property then got a grant through the North Carolina Land and Water and split the acquisition costs, which were ninety-five thousand dollars (\$95000.00) for each one of the partners. They then deeded the property to the Town of Bogue for a park. There are North Carolina Land and Water Fund restrictions and maintenance of the creek, for the Department of Navy it must remain a park, no housing which is not compatible with the flying mission; or any other types of uses that would be congregation of people or anything of that nature. It was a great partnership. The Department of Navy has done this with the Town of Emerald Isle, the park that they have near their administrative buildings, which was a partnership with the Department of Navy. It is a great program, and they enjoy working with local communities for these types of outcomes. Attorney Boggs said she just received the title insurance. Mayor O'Chat thanked Mrs. Murray for attending the meeting. Mayor O'Chat asked if there were any questions relating to the property acquisition. There were none. Mayor O'Chat said item number three (3) will require a motion, is to fill the vacancy on the planning board. There are two alternates, Cecil Hurst and Scott Stoner. Mayor O'Chat inquired if Mr. Hurst wanted to remain an alternate. Mr. Hurst said he wanted to remain an alternate on the planning board. Council member Parker motioned to appoint Scott Stoner to the planning board as a regular member. Councilmember Cannon said this will leave us with just one alternate on the planning board. Mayor O'Chat stated that is correct and we will fill it later. Mayor O'Chat said we have a motion, does anyone want to second it? Councilmember Dale seconded the motion, Councilmember Cannon asked Mr. Stoner if he was interested in the position. Mr. Stoner said he was interested in the position. The council voted unanimously to appoint Scott Stoner to the planning board vacancy. Mayor O'Chat said that has passed. Mayor O'Chat said that we will hear the department reports before our next item.

Department Reports

Finance: Mayor O'Chat stated total cash funds are \$678,340.

Budget: Clerk Owens stated that the sales tax has been received by the town through February, Property tax through March, vehicle tax through February and Utilities Franchise tax through the fourth quarter.

Planner: The town has an application for a Special Use Permit which will come up next month for retail sales in Business one (B1) zoning district, with retail sales being listed as a special use in the town.

Attorney Boggs mentioned the only issue with that is she would not be able to attend the May 18, 2026, town council meeting due to a previously scheduled medical procedure. She advised that it would be prudent to move the meeting to another date, allowing her to attend the meeting as there will be a Special Use Permit coming before the council. Discussion ensued. Mayor O'Chat asked for a motion to cancel the May 18, 2026, Town Council meeting and reschedule the May town council meeting to be held May 14, 2026. Council member Crose made a motion to cancel the May 18, 2026, council meeting and reschedule it for Thursday May 14, 2026, at 6:00 p.m., Council member Cannon seconded the motion. Motion carried unanimously to cancel the May 18, 2026, council meeting and reschedule the meeting to Thursday, May 14, 2026, at 6:00 p.m.

ILA: Mayor O'Chat asked if there was anything new with the ILA. Councilmember Dale said Western Fire Department hired Dustin Clapp Fire Chief full time, with a six-month probationary period.

Streets: Mayor O'Chat stated the paving for Chimney branch is scheduled for June

Emergency Manager: no report.

Town Hall: Councilmember Dale no report.

Events: Councilmember Cannon and Councilmember Parker stated no report.

Miscellaneous Reports/Announcements

There are no miscellaneous reports/announcements.

Mayor O'Chat stated the next item is for the council to go into closed session. We will have to ask everyone to step outside. Mayor O'Chat stated we will need a motion to enter closed session for the purpose of Attorney Client Privilege SS 143-318.11(a)(3). At 6:25 p.m. Council member Parker made the motion to enter closed session for the purpose of Attorney Client Privilege SS 143-318.11(a)(3), Council member Dale seconded the motion to enter closed session for the purpose of Attorney Client Privilege SS 143-318.11(a)(3), motion to enter closed session for the purpose of Attorney Client Privilege SS 143-318.11(a)(3) passed unanimously.

At 7:15 p.m. Council member Crose made a motion to come out of closed session for the purpose of Attorney Client Privilege SS 143-318.11(a)(3), Council member Parker made the second to come out of closed session for the purpose of Attorney Client Privilege SS 143-318.11(a)(3), motion carried unanimously.

Mayor O'Chat stated the next Town Council meeting is May 14, 2026.

Adjournment Council member Dale made a motion to adjourn, Council member Parker seconded, town council meeting adjourned at 7:26 p.m. with a unanimous vote.

ROBERT O'CHAT, MAYOR

BARBARA OWENS, TOWN CLERK

DRAFT

Mayor Robert O'Chat
Mayor Pro Tem John Dale
Councilmember Albert Taylor
Councilmember Mike Crose



Councilmember JoAnn Parker
Councilmember Allison Cannon
Town Clerk Barbara Owens
Town Attorney Donna Boggs

PUBLIC NOTICE

CHANGE OF TOWN COUNCIL MAY MEETING DATE

THE TOWN OF BOGUE TOWN COUNCIL MEETING SCHEDULED FOR MAY 18, 2026, AT 6:00 PM HAS BEEN CANCELLED. THE RESCHEDULED BOGUE TOWN COUNCIL MEETING WILL BE ON THURSDAY, MAY 14, 2026, AT 6:00 PM AT BOGUE TOWN HALL, 121 CHIMNEY BRANCH ROAD, BOGUE, NC.

BARBARA OWENS
TOWN CLERK

Mayor Robert O'Chat
Mayor Pro Tem John Dale
Councilmember Albert Taylor
Councilmember Mike Crose



Councilmember JoAnn Parker
Councilmember Allison Cannon
Town Clerk Barbara Owens
Town Attorney Donna Boggs

May 14, 2026

SPECIAL USE PERMIT: LEA'S HERBS

Please see attached Special Use Permit for Lea's Herbs, a retail establishment

According to the Town of Bogue Table of Permitted and Special Uses retail sales in the B-1 (Business 1) zoning district are prohibited from operation in the Town except by application and approval of a Special Use Permit issued by the Town Council.

On May 7, 2026, the Town of Bogue planning board voted to recommend approval of this permit with the following conditions:

1. Marking of parking spaces
2. Display a placard for Handicapped Parking

The application, letter of recommendation from the planning board, and supporting documents are enclosed for your review.

PUBLIC NOTICE

Pursuant to Chapter GS 160D-406(b) of the General Statutes of North Carolina, the Town Council for the Town of Bogue will hold a Public Hearing at 6:00 p.m. May 14, 2026 in the Town Hall, 121 Chimney Branch Road, Bogue, North Carolina, to consider amending the Bogue Zoning Ordinance to allow Retail Sales as a Special Use for the property located at 5368 NC Highway 24, Newport, NC 28570. Copies of the submitted Special Use Permit are available for public inspection at the Bogue Town Hall between the hours of 9 a.m. and 1 p.m. Mondays, Tuesdays, and Thursdays. Any questions should be directed to the Town Clerk at 252 393-3055.

Mayor Robert O'Chat
Mayor Pro Tem John Dale
Councilmember Albert Taylor
Councilmember Mike Crose



Councilmember JoAnn Parker
Councilmember Allison Cannon
Town Clerk Barbara Owens
Town Attorney Donna Boggs

NOTICE OF AN EVIDENTIARY HEARING

April 22, 2026

Dear Abutting Property Owner,

This correspondence is to inform you that the property located at 5368 NC Highway 24, Bogue, NC 28570, has applied for a Special Use Permit to allow for retail sales on the property.

The Town Council will hold an Evidentiary Hearing on May 14, at 6:00 PM on the Special Use Permit request. If you would like to speak at the Evidentiary Hearing, please contact Barbara Owens at boguetown@outlook.com or call 252-393-3055 by 12:00 PM on May 14, 2026, to add your name to the Public Comment list. If you are unable to attend the meeting, you can submit comments to boguetown@outlook.com.

Public Hearing Date: May 14, 2026, at time: 6:00 PM

Location: Bogue Town Hall, 121 Chimney Branch Road, Bogue, NC 28570

Please feel free to reach out to Barbara Owens at boguetown@outlook.com or call 252-393-3055 if you have any questions or need additional information pertaining to this matter.

Planning Board/Board of Adjustment

Town of Bogue
121 Chimney Branch Road
Bogue, NC 28570


TJ Southard, Chairperson
Chris Griffin, Co-Chairperson

May 7, 2026

Honorable Mayor Robert O'Chat and Town Council:

The Planning Board met on May 7, 2026, to review a Special Use Permit for retail sales by Lea's Herbs (Lea McMillan) for the property address of 5368 NC Hwy 24, Bogue. The motion was made by the Planning board to recommend not recommend the Town Council to approve the Special Use Permit by Lea's Herbs Chris Griffin and seconded by Scott Stoner. The motion carried with a vote of Unanimous for the Special Use Permit.

Respectfully,



TJ Southard, Chairperson

SPECIAL USE PERMIT
TOWN OF BOGUE
121 CHIMNEY BRANCH ROAD
BOGUE, NC 28570

OFFICE: 252.393.3055 FAX: 252.764.0845 EMAIL: boguetown@outlook.com

Tax Parcel ID Number 538520918363000
Business Owner Name Lea McMillan Phone Number 803-549-6098
Address 108 Wild Oak Drive Newport, NC 28560
Property Owner (if not applicant) Sam Shipp
Site Address 5368 NC 24 Newport, NC 28570
Type of Request To open a retail health business Date 4-8-2026
Or

Proposed Project Description (Must submit a site plan with this application)

I hope to open a retail shop providing customers with chemical free options for self and home. I make herbal remedies, beeswax candles, chemical free bath + skincare, salves and tinctures, Fire Cider, seasonal live herbs and herbloom tomatoes. I am a retired paramedic and certified herbalist. I am also a BC Master Gardener. I will also teach various classes pertaining to herbalism and growing.

Current Zoning B1
Hours of Event (if applicable) n/a
Proximity to Residential Housing 263 ft

Applicant attests that under the pains and penalties of perjury, they are in compliance with all local and state ordinances, rules and regulations.

Signature of applicant Lea McMillan Date 4-8-2026

TOWN OF BOGUE:

Approved by _____
Date _____ Time Limit (if applicable) _____

- Special Use Permits are subject to review at any time by the Town Council.

AIR INSTALLATION COMPATIBLE USE ZONES

DISCLOSURE FORM

For use prior to building permit

The property at the following location:

Parcel ID: 538570918363000

Address: 5368 Hwy 24

For which a building permit has been requested is situated within the following zones of the Air Installation Compatible Use Zones (AICUZ) of the Marine Corps Air Station (MCAS) Auxiliary Landing Field Bogue.

- Clear Zone (CZ): Greatest potential for accidents and highest noise exposure
- Compatible Use Zone 1 (CUZ 1): Area in close proximity to air base operations
- Compatible Use Zone 2 (CUZ 2): Area in proximity to air base operations
- Noise Exposure Level N3 (75 ldn or higher): Area of significant noise impact
- Noise Exposure Level N2 (65 to 74 ldn): Area of moderate noise impact
- Noise Exposure Level N1 (below 65 ldn): Area of low noise impact

Town of Bogue has placed certain use restrictions and requirements on the development of property within the MCAS AICUZ footprint. Before developing the above property, you should consult the Town of Bogue to determine what restrictions and requirements have been placed on the subject property.

For properties identified as being within the Noise Exposure Level Zones, the Town of Bogue and Carteret County Department of Planning and Development provides information for voluntary methods to reduce noise levels for existing or proposed development.

I, Lea Mc Millan, owner/agent of the subject property, hereby certify the Town of Bogue has informed me that the subject property is located in the Air Installation Compatible Use Zone.

Lea Mc Millan

Owner/Agent

4-8-2026

Date

(Am. Ord. passed 4-19-2005)

TOWN OF BOGUE
121 CHIMNEY BRANCH ROAD
BOGUE, NC 28570
OFFICE: 252.393.3055 FAX: 252.764.0845 EMAIL: boguetown@bizec.rr.com

Date 4-8-26 Tax Parcel ID Number _____
Applicant Name Lea McMillan Phone Number 803-549-1698
Address 108 Wild Oak Drive Newport NC 28570
Site Address 5368 NC 24 Newport NC 28570
Type of Development Commercial
Temporary Use Start Date: _____ Temporary Use End Date: _____

RESIDENTIAL USES:

JURISDICTION: BOGUE ZONE _____ LOT WIDTH _____ LOT AREA _____
EXISTING STRUCTURES 1 MAX BLDG HEIGHT 35 feet HEIGHT CERTIFICATE _____
PROPOSED USE _____ PERMITTED/SPECIAL USE _____
SET BACKS: FRONT _____ SIDE _____ REAR _____
STREET DEPOSIT _____ ACCESSORY _____ ON CORNER _____

COMMERCIAL/INDUSTRIAL USES: LOT AREA _____

JURISDICTION: BOGUE ZONE _____ TYPE OF BUSINESS Retail Health and Wellness
EXISTING STRUCTURES _____ MAX BLDG HEIGHT 35 feet HEIGHT CERTIFICATE _____
PROPOSED USE _____ PERMITTED/SPECIAL USE _____
SET BACKS: FRONT _____ SIDE _____ REAR _____
STREET DEPOSIT _____ ACCESSORY _____ ON CORNER _____
REQUIRED PARKING _____ BUFFERING REQUIREMENT _____

PLANNING/ZONING PERMIT: SIGNS:

TYPE OF SIGN existing sign REQUIREMENTS _____
RENDERING APPROVED _____

COMMENTS: attach additional sheets if necessary



Lea's Herbs
PLANTS FOR EVERYONE

FACEBOOK.COM/LEASHERBS

TABLE OF PERMITTED AND SPECIAL USES

Adopted July 15, 2024

Land Uses	B-I	I-W	OI	RA	R-15	R-15M	R-20
ABC Stores	P						
Accessory Uses	P	P	P	P	P	P	P
Agricultural Uses and Bona Fide Farm(s)				P			
Agricultural Uses (Excluding Livestock)				P			
Ambulance Service, Private	S	S					
Animal Hospital/Veterinary Clinic	P		P				
Animal Kennel	S	S	S	S			
Artisan Studio	S		S				
Auction Facility	S	S					
Automobile/Boat Washing Establishment	S						
Bakery Plants		P					
Banks and Financial Institution	P		P				
Boat Manufacturing, Service, and Repair	S	P					
Boat Sales	P	P					
Building Materials/Garden Supplies/Hardware Store	P						
Cabinet and Woodworking Shop	P	P					
Cemetery			P	P			
Church or Religious Complex	S		P	S	S	S	
Daycare Center	P		P				
Distilleries	S						

Dry Cleaning/Laundry Establishment	P						
Dwelling, Duplex					P	P	S
Dwelling, Multi-Family					P	P	
Dwelling, Single-Family				P	P	P	P
Entertainment Facilities	S						
Entertainment, Outdoor (e.g., Music)	S						
Exterminating Services	P	P					
Fruit or Vegetable Stand	P						
Fruit or Vegetable Stand for Products Grown or Made On-Site				P			P
Government Uses	S	S	S	S	S	S	S
Home Occupations				S	S	S	S
Health Services	P		P				
Heavy Equipment Sales	P						
Heavy Equipment Services		P					
Landscaping Materials/Supplies Sales	P						
Local Municipal Offices and Facilities			P	S	S	S	S
Manufactured Housing				S		P	
Manufacturing and Production of Goods		S					
Mining/Extraction/Excavation				S			
Offices, General	P		P				
Printing and Publishing	P	P					
Private Stables				P			
Public or Private School	S		P				
Public Utility Facilities	S	S	S	S	S		S
Restaurant	S						
Retail	S						

TABLE OF PERMITTED AND SPECIAL USES – AICUZ OVERLAY DISTRICT

Land Uses	CZ	APZI	NZ 1	NZ 2	NZ 3
ABC Stores			P	P	P
Accessory Uses			P	P	P
Agricultural Uses and Bona Fide Farm(s)		P	P	P	S
Agricultural Uses (Excluding Livestock)	P	P	P	P	P
Ambulance Service, Private			S	S	S
Animal Hospital/Veterinary Clinic			P	P	S
Animal Kennel			P	P	S
Artisan Studio			S	S	S
Auction Facility			P	P	S
Automobile/Boat Washing Establishment		S	S	S	S
Bakery Plants			P	P	P
Banks and Financial Institution			P	P	P
Boat Manufacturing, Service, and Repair			P	P	P
Boat Sales		P	P	P	P
Building Materials/Garden Supplies/Hardware Store		P	P	P	P
Cabinet and Woodworking Shop			P	P	P
Cemetery	P	P	P	P	P
Church or Religious Complex			P	P	
Daycare Center			P	S	
Distilleries	S				

Sale of Alcoholic Beverages in Retail Establishments	P						
Standalone ATM/Vending	P						
Telecommunication Towers		S					
Temporary Uses	S	S	S	S	S	S	S
Vehicle, Repair Facility	P	S					
Vehicle, Sales	S						
Warehousing, General		P					
Wholesale, General		P					
Wholesale/Retail Greenhouses or Plant Nurseries	P	P					
Wholesale Storage and Sale of Fuel and Petroleum Products		S					

P = Land use is permitted in the District

S = Land use requires a Special Use Permit to be permitted in the District

Dry Cleaning/Laundry Establishment			P	P	P
Dwelling, Duplex			P	S	
Dwelling, Multi-Family			P	S	
Dwelling, Single-Family			P	S	
Entertainment Facilities			S	S	
Entertainment, Outdoor (e.g., Music)			S	S	
Exterminating Services			P	P	P
Fruit or Vegetable Stand			P	P	P
Fruit or Vegetable Stand for Products Grown or Made On-Site			P	P	P
Government Uses		P	P	P	P
Home Occupations			P	S	S
Health Services			P	S	S
Heavy Equipment Sales		P	P	P	P
Heavy Equipment Services		P	P	P	P
Landscaping Materials/Supplies Sales			P	P	P
Local Municipal Offices and Facilities		P	P	P	P
Manufactured Housing			P	S	
Manufacturing and Production of Goods		S	S	S	S
Mining/Extraction/Excavation			P	P	P
Offices, General			P	P	P
Printing and Publishing		P	P	P	P
Private Stables			P	P	S
Public or Private School			P	S	

Public Utility Facilities			P	P	P
Restaurant			S	S	S
Retail			S	S	S
Sale of Alcoholic Beverages in Retail Establishments			P	P	P
Standalone ATM/Vending			P	P	P
Telecommunication Towers			P	P	P
Temporary Uses		S	S	S	S
Vehicle, Repair Facility		P	P	P	P
Vehicle, Sales		S	S	S	S
Warehousing, General		P	P	P	P
Wholesale, General		P	P	P	P
Wholesale/Retail Greenhouses or Plant Nurseries			P	P	P
Wholesale Storage and Sale of Fuel and Petroleum Products			P	P	P

NZ 1: Noise Zone One (<64 dB)

NZ 2: Noise Zone Two (65 dB – 74 dB)

NZ 3: Noise Zone Three (>75 dB)

APZ1: Accident Potential Zone One

P = Land use is permitted in the District

S = Land use requires a Special Use Permit to be permitted in the District

Parcel: 538520918363000
 CENTURY 21 BAY SHORE REALTY IN

Carteret County, North Carolina

Tax Year: 2026
 Reval Year: 2025

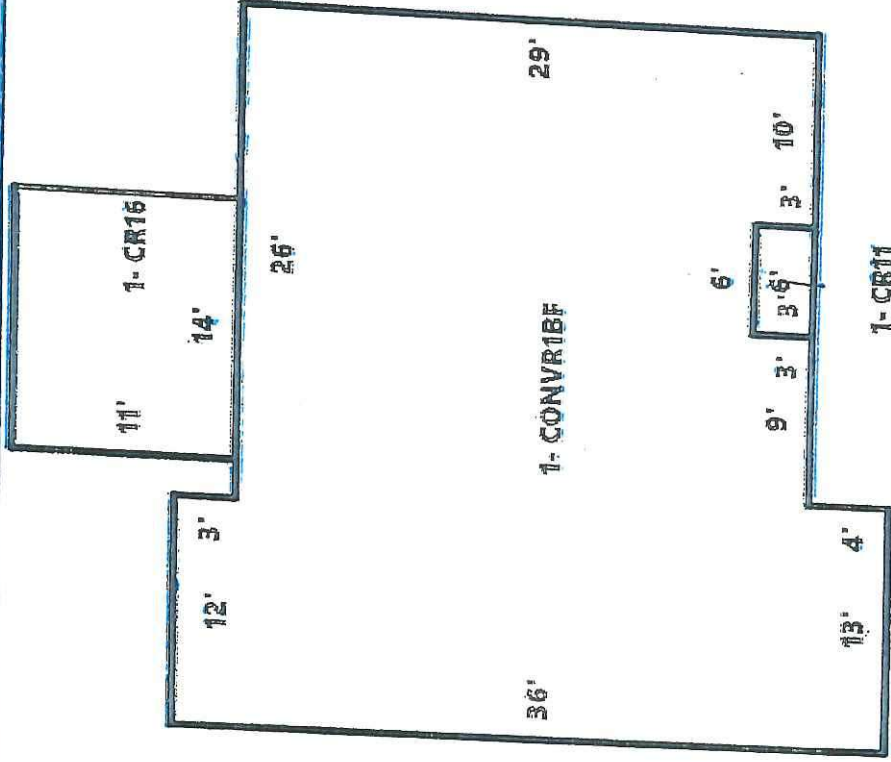
BUILDING DESCRIPTION BUILDING 1 of 1
 ACTUAL YR BILT: 1901

ELEVATORS:
 ELEVATORS:
 FIREPLACES:
 FIREPLACES:
 GRADE:
 IMPROVEMENT TYPE: COM - Com/Ind Building
 MODEL: COM

BUILDING COMPUTATION

BUILDING VALUE: 72,000
 ECONOMIC OBSOLESCENCE:
 FUNCTIONAL OBSOLESCENCE:
HEATED AREA: 1,172
 NEIGHBORHOOD FACTOR: 1.00000
 PERCENT COMPLETE: 55%
 PHYSICAL DEPRECIATION: 72,000
 REPLACEMENT COST NEW LESS DEPR: 160,020
 REPLACEMENT COST NEW: 61,43
 VALUE PER SQUARE FOOT HEATED:

BUILDING SKETCH



BUILDING SECTIONS

L#	CODE	DESCRIPTION	UNITS	PHYS COND	HEAT/AC	WAL HGT	EXTERIOR WALL TYPE	CONSTRUCTN TYPE	SPNKLR	RCN	VALUE
A	CONVR1BF	CONVERTED		Average	57-COMM	8	C2-WOOD/MYLA/ALUMINUM			156960	70,630
B	CR16	Wood Deck		Average						2630	1,180
C	CR11	Covered Porch		Average						430	190

VIEW PHOTO

OFF-STREET PARKING AND LOADING REQUIREMENTS

§ 154.062 OFF-STREET PARKING REQUIREMENTS.

In order to assure a proper and uniform development of public parking areas throughout the Town of Bogue, to relieve traffic congestion in the streets and to minimize any detrimental effects of off-street parking areas on adjacent properties, the procedures and standards set forth in this chapter.

§ 154.063 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.

Off-street parking must be provided and maintained as specified in the following schedule. These requirements will apply to all new buildings and uses and to new additions to existing buildings and uses in all districts.

Type of Use	Parking Standards
ABC Stores	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Agricultural Uses and Bona Fide Farm(s)	One (1) space per employee
Agricultural Uses (Excluding Livestock)	One (1) space per employee
Ambulance Service, Private	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Animal Hospital/Veterinary Clinic	One (1) space per four hundred fifty (450) square feet floor area.
Animal Kennel	One (1) space per employee plus five (5) spaces for visitors.
Artisan Studio	One (1) space per four hundred fifty (450) square feet floor area.
Auction Facility	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Automobile/Boat Washing Establishment	Three (3) spaces for each wash rack and one (1) space for each two (2) employees, but no fewer than five (5) spaces
Bakery Plants	One (1) space per six hundred (600) square feet of gross floor area
Banks and Financial Institution	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Boat Manufacturing, Service, and Repair	One (1) space per six hundred (600) square feet of gross floor area

Boat Sales	One (1) space per four hundred fifty (450) square feet of gross floor area.
Building Materials/Garden Supplies/Hardware Store	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Cabinet and Woodworking Shop	One (1) space per six hundred (600) square feet of gross floor area
Cemetery	None
Church or Religious Complex	One (1) space for each six (6) seats in the sanctuary.
Daycare Center	One (1) space for each employee plus four (4) spaces for drive-in, off-street drop-off, and pickup.
Distilleries	One (1) space per six hundred (600) square feet of gross floor area
Dry Cleaning/Laundry Establishment	One (1) space per two hundred twenty-five (225) square feet.
Dwelling, Duplex	Two (2) spaces per unit.
Dwelling, Multi-Family	Two (2) spaces per unit; plus one space for every six (6) units for overflow.
Dwelling, Single-Family	Two (2) spaces.
Entertainment Facilities	One (1) space per 200 square feet plus one space per every four persons accommodated by the facility at maximum capacity.
Entertainment, Outdoor	One (1) space for each three (3) persons able to use such facility at its maximum capacity plus ten (10) spaces for waiting.
Exterminating Services	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Fruit or Vegetable Stand	One (1) space per one thousand (1,000) square foot of lot area used for storage, display or sales.
Fruit or Vegetable Stand for Products Grown or Made On-Site	One (1) space per one thousand (1,000) square foot of lot area used for storage, display or sales.
Government Uses	One (1) space for each employee.
Home Occupations	Two (2) spaces in addition to residence requirement.
Health Services	One (1) space per two hundred twenty-five (225) square feet.
Heavy Equipment Sales	One (1) space per four hundred fifty (450) square feet of gross floor area.

Heavy Equipment Services	One (1) space per four hundred fifty (450) square feet of gross floor area.
Landscaping Materials/Supplies Sales	One (1) space per four hundred fifty (450) square feet of gross floor area.
Local Municipal Offices and Facilities	One (1) space for each employee.
Manufactured Housing	Two (2) spaces.
Manufacturing and Production of Goods	One (1) space per six hundred (600) square feet of gross floor area.
Mining/Extraction/Excavation	One (1) space for each employee.
Offices, General	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Printing and Publishing	One (1) space per six hundred (600) square feet of gross floor area
Private Stables	Two (2) spaces.
Public or Private School	One (1) space for each ten (10) students, plus one (1) space for each employee.
Public Utility Facilities	One (1) space for each employee.
Restaurant	One (1) space for each one hundred (100) square feet of gross floor area, plus a minimum of fifteen (15) spaces for drive-in service.
Retail	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Sale of Alcoholic Beverages in Retail Establishments	One (1) space for each two hundred twenty-five (225) square feet of gross floor area.
Standalone ATM/Vending	One (1) space per fifty (50) square feet of kiosk area.
Telecommunication Towers	One (1) space per three thousand five hundred (3,500) square feet of lot area used for telecommunication tower.
Temporary Uses	See Bogue Code 154.061
Vehicle, Repair Facility	Three (3) spaces for each grease or wash rack and one (1) space for each two (2) employees, but no fewer than five (5) spaces.
Vehicle, Sales	One (1) space per four hundred fifty (450) square feet of gross floor area.
Warehousing, General	One (1) space per nine hundred (900) square feet of gross floor area

Wholesale, General	One (1) space per nine hundred (900) square feet of gross floor area
Wholesale/Retail Greenhouses or Plant Nurseries	One (1) space per one thousand (1,000) square foot lot area used for storage, display or sales.
Wholesale Storage and Sale of Fuel and Petroleum Products	One (1) space per one thousand (1,000) square foot lot area used for storage, display or sales.

§ 154.064 PARKING SPACE AND TRAVEL AISLE WIDTH DEFINED.

- A. A parking space is defined as an off-street space exclusively available for the parking of motor vehicles. A standard parking space must have minimum dimensions of ten feet in width and 20 feet in length with a minimum of 200 square feet needed. This area does not include any passageways and driveways used for access to the space or spaces. Where there are lots designed to accommodate more than ten vehicles, up to 25% of the spaces may have minimum dimensions of seven and one-half feet in width and 16 feet in length. The smaller spaces, if provided, shall be designated for use only by compact cars.
- B. The minimum width of a travel aisle width in a parking lot with two-way (two lanes) traffic shall be 24 feet. The minimum width of a traffic aisle for one-way (one lane) parking shall be 14 feet.

§ 154.065 PARKING SPACES IN DRIVEWAYS.

In the absence of garages or carports, driveways may be considered as providing required off street parking spaces for single-family, two-family and three-family dwellings in residential districts.

§ 154.066 LOCATION OF PARKING SPACES.

- A. Parking spaces must be located so that no space is farther than 400 feet from the buildings or uses to which it is assigned. However, in no case shall parking be located across a thoroughfare (i.e., Highway 24) from the use nor shall parking be permitted within a structure unless it is an approved parking garage.
- B. The Planning Board may waive this distancing requirement if a shuttle system is provided for the use. This 400-foot distancing requirement does not apply to parking spaces for auditoriums, assembly halls, gymnasiums and other places of assembly, industrial, wholesaling, manufacturing establishments and hospitals.
- C. A strip of land not less than ten feet in width shall be required between the first row of parking and any adjoining right-of-way.

§ 154.067 PARKING SPACE ASSIGNED TO ONE USE.

Required parking spaces for any number of separate buildings or uses may be combined in one lot, but the required spaces assigned to one use may not be assigned to another use at the same time. The required parking spaces for places of assembly may be assigned to parking spaces

that are otherwise assigned to other uses. If the parking spaces are normally used at different times and a written agreement between both parties regarding the requirements of § 154.067 is submitted to the Zoning Administrator.

§ 154.068 PARKING SPACES SHALL NOT BE REDUCED IN NUMBER.

Off-street parking spaces shall not be reduced below the minimum required for the use or facility to which they are assigned. Off-street parking spaces for buildings or uses which existed at the time of the adoption of this chapter and which were inadequate to meet the minimum parking spaces required by this chapter must not be reduced as long as those buildings and uses continue to be in existence.

§ 154.069 ADDITIONS TO BUILDINGS DEFICIENT IN PARKING SPACES.

The provision of extra parking spaces is not required for additions to existing buildings and uses that do not meet the minimum requirements for off-street parking spaces if any additions do not represent an additional parking requirement of more than three off-street parking spaces. If more than three parking spaces would be required, the addition must comply with all applicable parking standards.

§ 154.070 PARKING PLANS REQUIRED.

Plans for off-street parking lots, whether public or private, must be submitted to the Zoning Enforcement Officer for review for compliance with the provisions of this chapter with other pertinent ordinances. Each plan must indicate the number of spaces and arrangement of parking aisles, location of driveway entrances, provisions for vehicular and pedestrian circulation, locations of sidewalks and curbs on or deemed necessary by the Zoning Enforcement Officer to fulfill other ordinance requirements. Detached single-family, two-family and three-family residences are exempted from this requirement.

§ 154.071 BARRIERS REQUIRED.

Curbs, walls, fences, ditches, or similar devices must be located along the perimeter of parking lots, garages and storage area, except at entrances and exits indicated on approved parking plans. These barriers must be designed and located to prevent parked vehicles from extending beyond property lines of parking lots and garages and to protect public rights-of way and adjoining properties from damaging effects from surface drainage from parking lots.

§ 154.072 PARKING AND STORAGE AREAS.

- A. Parking lots, garages and storage areas must be designed and constructed so that all maneuvering to park cars can take place entirely within the property lines of the lot.
- B. All parking areas shall be designed so that there will be no need to use streets, sidewalks, alleys or other public rights-of-way for parking or maneuvering to and from off-street parking spaces, except where maneuvering is necessary in the use of driveways for access to and from single-family, two-family and three-family dwellings.

C. Access to parking areas will be limited to driveway entrances and exits specified in the approved parking area plans.

§ 154.073 PARKING SPACES AND LOTS TO BE IMPROVED.

All parking lots and spaces, excluding those provided for detached single-family dwellings shall be improved with gravel or marl, turfstone, compacted stone, asphalt or concrete or any other innovative means of paving. Each parking space, except those provided for detached single-family dwellings, shall be delineated by curbs, railroad ties, paint or other similar material.

§ 154.074 HANDICAPPED PARKING.

One handicapped parking space shall be required per 50 parking spaces. Each handicapped space must meet the terms of the N.C. Building Code and be delineated as required in § 154.074.

INCOME

3000 · Property Taxes	76,000.00
3020 · Motor Vehicle Taxes	6000.00
3090 · Property Tax P/I	100.00
3250 · Local Sales Tax	20,000.00
3400 · Beer and Wine Tax	2800.00
3700 · Utilities Franchises	50,000.00
3750 · Powell Bill Interest	16.00
3760 · Powell Bill Funds	27,000.00
3900 · Interest - Bank and General	300.00
3910 · Fees	600.00
4000 Appropriated Fund Balance	11940.00
Total Income	194,756.00

Expense

1390 · Payroll Taxes	4,000.00
4500 · Professional Fees	20,000.00
5050 · Advertising	800.00
5100 · Capital Outlay	30000.00
5120 · Contributions	1100.00
5130 · Website/Cyber Security	3400.00
5150 · Dues	2400.00
5200 · Election Expense	100.00
5300 · Insurance	5400.00
5380 · Bank Fees	350.00
5400 · Miscellaneous	2,500.00
5410 · Postage	300.00
5450 · Office Supplies	4200.00
5600 · Repairs and Maintenance	6000.00
5700 · Salaries	40706.00
5770 · Collection Fees	2000.00
5800 · Telephone	1000.00
5850 · Travel and Training	1000.00
5900 · Utilities	2500.00
5910 · Internet Service	1000.00
5920 · Special Events Expenses	2000.00
5925 · Seasonal Decor/Lights	8000.00
5950 · Hurricane Damage	35,000.00
7500 · American Rescue Plan Act	0
8510 · Mowing ROW	10000.00
8520 · Street Repairs	6000.00
8530 · Improvements/New Construction	5000.00
8540 - Traffic and Street Signs	0.00
Total Expense	\$194,756.00