



**Town of Bogue
Planning Board
August 6, 2026
6:00 pm**

Roll Call

TJ Southard, Chris Griffin, Robert O'Chat, Scott Stoner, David Morris
Clerk Owens and Attorney Boggs

Approval of Agenda Motion _____ second _____ vote _____

Approval of May 7, 2026, Planning Board Meeting Minutes.

Motion _____ second _____ vote _____

Citizen Comments

Unfinished Business

New Business

1. Review of re-zoning applications for 5331 NC Highway 24, Parcel #539503014247000, 5339 NC Highway 24, Parcel #539503013178000, and 5353 NC Highway 24, Parcel #539503012012000 withdrawn by applicant 073026.
2. Draft a statement of consistency and reasonableness for the rezoning from B-1 business district to R-15M mobile home overlay.

Planner Report

Miscellaneous reports/announcements

Adjournment Motion _____ second _____ vote _____

Time _____

TOWN OF BOGUE
Planning Board Meeting
May 7, 2026

The Town of Bogue Planning Board met May 7, 2026, at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Chairperson TJ Southard called the meeting to order at 6:00 pm. Roll Call was taken by the Clerk with the following members present; TJ Southard, Robert O'Chat, Chris Griffin, David Morris, and Alternate Cecil Hurst. Also, present; Clerk Barbara Owens, Attorney Donna Boggs, and Rhonda Murray, Community Plans, and liaison Office Director, MCAS Cherry Point.

Agenda

Member O'Chat made a motion to accept the agenda. Alternate member Hurst seconded the motion. Motion passed unanimously.

Approval of March 5, 2026, Planning Board minutes, motion was made to approve the minutes by Member Griffin, Member Southard seconded the motion. Motion passed unanimously.

Citizen Comments no citizen comments.

Old Business, no old business.

New Business Chairperson Southard said the first item of business is the review of the Special Use Permit B1 retail sales submitted by Lea McMillan for Lea's Herbs located at 5368 Highway 24. Chairperson Southard asked if anyone had questions. Attorney Boggs asked what would be going on with the mixing of herbs, anything combustible? Mrs. McMillan asked if she had a copy of her business plan, handed one to Attorney Boggs. (attached). Mrs. McMillan replied there are not any combustible items and that her products are made off site at her home. Member Morris asked if the herbs would be grown on site. Mrs. McMillan stated that she has greenhouses at home. She stated that for a lot of her products she uses Frontier Products for bulk herbs. Chairperson Griffin asked what Fire Cider is? Mrs. McMillan stated that it is an immunity tonic using herbs and spices and apple cider vinegar that goes into a wine press and bottles it, it is highly effective. Member Hurst asked how many employees were going to work, and Mrs. McMillan advised that she was the only employee. Member Hurst asked what the hours of operation were going to be Tuesday through Friday from 11:00 am to 5:00 pm, Saturdays will be at the Cedar Point Market and Sundays from noon until 5:00 pm. Member O'Chat said there is plenty of room for parking but the spaces need to be marked with paint on the asphalt, the requirement is for five spaces with one deemed handicapped and there needs to be a handicapped placard for one parking space. Attorney Boggs asked if there would be CBD products or vaping? Mrs. McMillan said no vaping, CBD, spicy literature, no smoking, this is about getting healthy. Member Morris asked what she would call herself. Mrs. McMillan stated she is a certified herbalist, South Carolina Master Gardener, retired Paramedic. Attorney Boggs asked what is involved with becoming a master herbalist? Mrs. McMillan said she is certified, she went through Chestnut Herbal Academy in North Carolina because she wanted to learn from someone that specialized in the local flora and fauna as well as some of the Appalachian remedies; studies were done online and issued a certificate when completed. The coursework took about six months to complete.

Member Griffin made a motion that the planning board send the special use permit to the town council with a recommendation of approval, Member Stoner seconded the motion, unanimously voted to approve.

Planner Report accessory building on Millicent Court and West Hilltop Road

Miscellaneous Reports none

Adjournment Motion to adjourn was made by Member O'Chat, Member Morris seconded the motion. Motion passed unanimously. Meeting adjourned at 6:11 pm.

_____ TJ Southard, Chairperson

_____ Barbara Owens, Town Clerk

Lea's Herbs: Community Focused Wellness & Gift Shop

Owner: Lea McMillan

Business Name: Lea's Herbs

Location: 5368 Hwy 24, Newport NC 28570

Date: May 14, 2026

1. Business Overview

Lea's Herbs is a small, locally rooted wellness and gift shop offering herbal products, natural goods, and thoughtfully selected items for everyday use. The shop will operate from a residential-style property with onsite parking, with the goal of maintaining the look and feel of the surrounding area while providing a quiet, welcoming retail space. This business is about taking care of people by offering responsible, honest products and creating a place folks feel comfortable stopping by and coming back to.

2. Products & Services

Lea's Herbs will offer a curated selection of:

- Herbal wellness products (teas, tinctures, salves, and related items)
- Natural self-care and home goods
- Locally made products (supporting nearby small businesses)
- Seasonal and giftable items
- [Optional: Small workshops or educational gatherings]

All products will be selected with care, focusing on quality, safety, and practical everyday use.

3. Community Presence & Track Record

Lea's Herbs has an established presence through participation in local farmer's markets and community events. I've spent time getting to know folks in the area by showing up consistently, keeping a clean and welcoming space, and doing my best to be someone people can count on. That experience has shaped how I plan to run this shop: steady, respectful, and community-minded.

4. Operations Plan

- **Hours of Operation:** Sun 12p-5, Mon Closed Tues-Fri 11a-5p, Saturday at Farmer's Market
- **Parking:** Onsite parking available for customers
- **Traffic Impact:** Low to moderate, similar to a small retail boutique
- **Staffing:** Owner only
- **Property Use:** Retail-focused; no large-scale or disruptive events

The intention is to operate in a way that fits naturally within the neighborhood and does not create strain on traffic or surrounding properties.

5. Commitment to the Community

Lea's Herbs is committed to:

- Supporting local makers and small businesses
- Maintaining the appearance and upkeep of the property
- Operating within all town guidelines and regulations
- Being responsive and respectful to neighbors

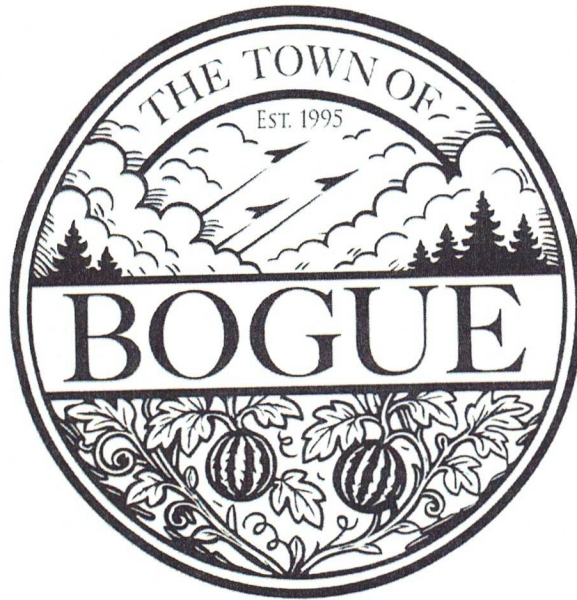
I take pride in keeping a place neat, respectful, and in good order and I plan to run this business the same way.

6. Vision for Growth

The goal is to build a steady, dependable business that the community can rely on over time. Growth will be intentional and measured, with a focus on maintaining quality, consistency, and strong local relationships. Future opportunities may include expanding local partnerships and offering small, community-centered events, while keeping the overall pace and scale appropriate for the area.

Closing Statement

I'm a part of this town and my goal is to run a business that shows up consistently, treats people right, and adds something positive to the community. I believe in doing things the right way, keeping things steady, and building something that lasts.



REZONING APPLICATION

Applicant Name: Robert Fetterolf

Applicant Address: 5331 Highway 24 Newport N.C. 28570

Date of Submittal: 4/9/2026

Carteret County GIS

Search Results Layers

Results List

Details

Carteret County Parcel

2027 Tax Parcels Contains 2026 changes

Owner: FETTEROLF ROBERT W L/T
FETTEROLF IAN THOMAS

Addresses: 5331 HIGHWAY 24

Parcel #: 539503014247000 (<https://bitaxpayerportal.com/ITSPu>)

Old Parcel ID: 15027G0309

Sales Valid Sales Near 539503014247000
Comparison (<https://experience.arcgis.com/experience/c24e2958c7>):
Map:

Roll Types: R

Deed Ref: 1881-281 3/26/2026 (assets.carteret/deedhandler.ashx)

Plat Ref: 28-605 (<https://deeds.carteretcountync.gov/RealEstate/>)

Subdivisions:

Legal Acres: 0.345

Mapped Acres: 0.345

Sale Price: \$0

Land Value: \$94,472

Structure Value: \$49,395

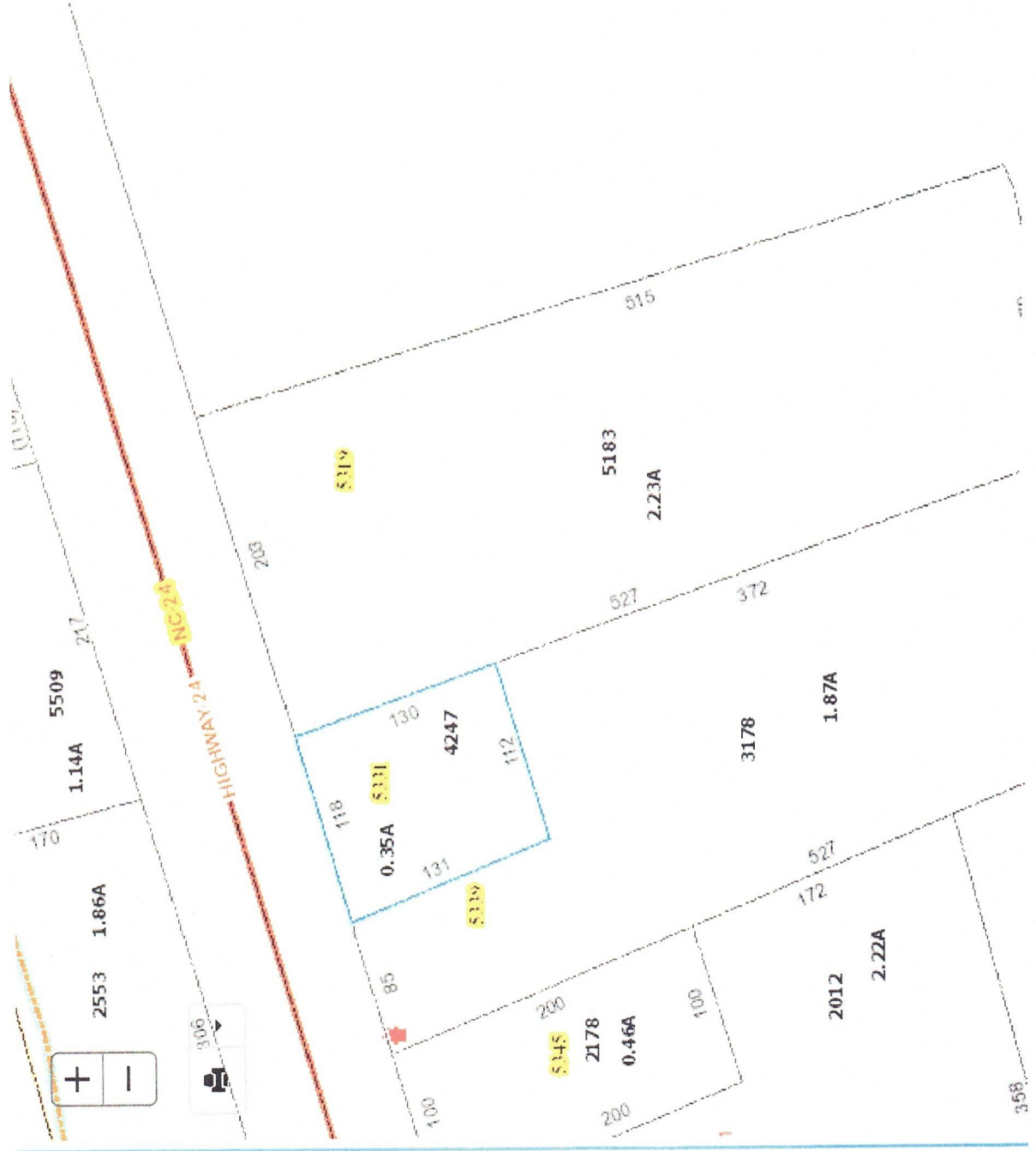
Other Value: \$888

Total EMV: \$144,755

Township: WHITE OAK

Jurisdiction: 1558

City Limits: Boque



Application Information

Property Owner Name:

Robert Fetterhoff

Property Owner Mailing Address:

5331 Highway 24 Newport N.C. 28570

Property Owner Telephone Number:

(910) 330-3774

Property Owner Email Address:

FetterhoffRobert@gmail.com

Representative/Agent for Owner:

Representative/Agent Address:

Representative/Agent Telephone:

Representative/Agent Email:

Property Information

Address:

5331 Highway 24 Bogue N.C.

Legal Address & Description (Deed Book & Page; Metes and Bounds; Property Description):

Deed Book 28 page 605 Lot C

& 2 story Dwelling

Parcel Number:

539503014247000

Current Zoning: B1

Proposed Zoning: R15M

Adjacent Property Owners: (list name, address and zoning) Adjacent includes across the street, next to and behind the property. Use additional paper for list if necessary.

Sam & Harold Shepp B1

Crystal Coast Storage LLC B1

Robert Fetherolt B1

Signature of applicant:

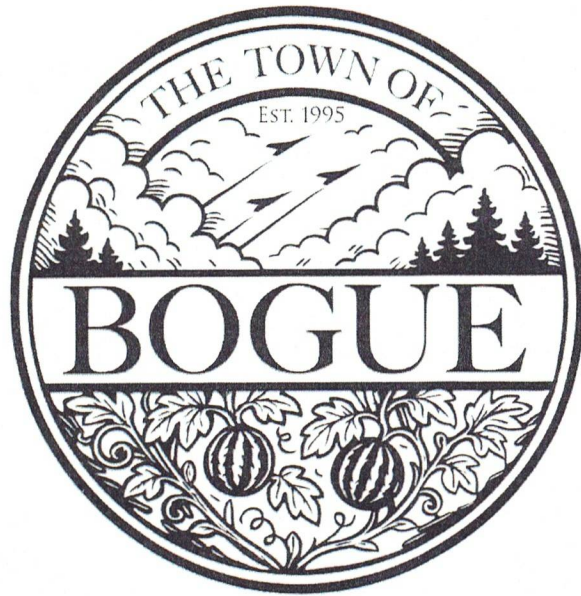
Robert W. Fetherolt

Signature of property owner:

Robert W. Fetherolt

OWNER OR APPLICANT MUST BE PRESENT AT ALL PLANNING BOARD AND TOWN COUNCIL MEETINGS.

Please refer to the Town of Bogue website for town ordinances. <https://www.bogue-nc.org>



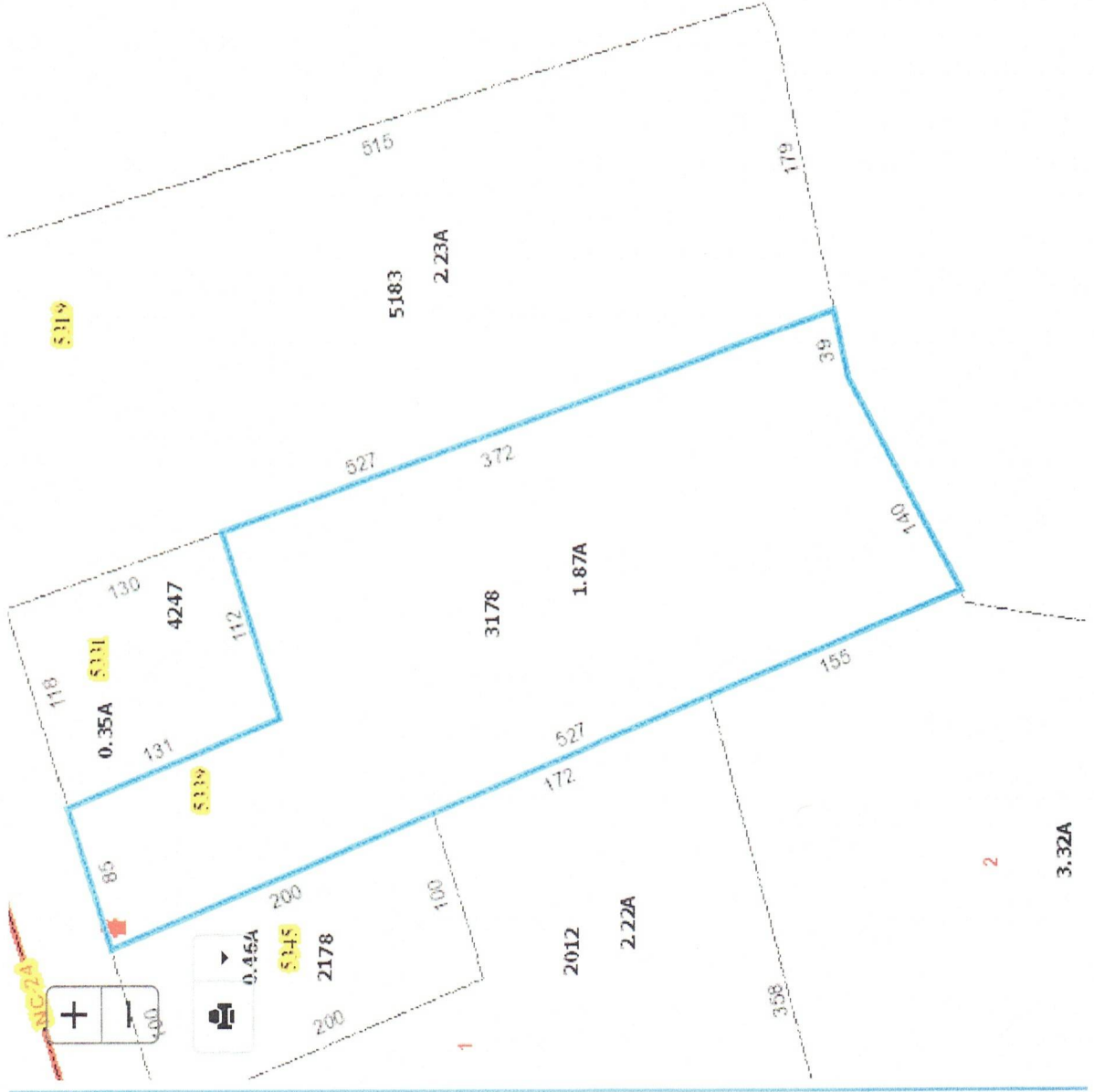
REZONING APPLICATION

Applicant Name: Robert Fetterolf

Applicant Address: 5331 Hickway St Newport NC 28570

Date of Submittal: 4/9/2026

Carteret County GIS



Search	Results	Layers
Results List		
Details		
Carteret County Parcel		
2027 Tax Parcels Contains 2026 changes		
Owner:	FETTEROLF ROBERT W LT AND OTHERS	
Addresses:	5339 HIGHWAY 24	
Parcel #:	539503013178000 (https://bt taxpayerportal.com/ITSPu)	
Old Parcel ID:	15027G0308	
Sales Comparison Map:	Valid Sales Near 539503013178000 (https://experience.arcgis.com/experience/c24e2958c7 ;	
Roll Types:	R	
Deed Ref:	1881-281 03/25/2026 (assets:carteret/deedhandler.ash	
Plat Ref:	8-463 (https://deeds.carteretcountync.gov/RealEstate/S	
Subdivisions:		
Legal Acres:	1.868	
Mapped Acres:	1.868	
Sale Price:	\$0	
Land Value:	\$124,057	
Structure Value:	\$0	
Other Value:	\$2,612	
Total EMV:	\$126,669	
Township:	WHITE OAK	
Jurisdiction:	1558	
City Limits:	Boque	

Application Information

Property Owner Name:

Robert Fetterolf

Property Owner Mailing Address:

5331 Highway 24 Newport N.C. 28570

Property Owner Telephone Number:

(910) 330-3774

Property Owner Email Address:

Fetterolfrobert@gmail.com

Representative/Agent for Owner:

Representative/Agent Address:

Representative/Agent Telephone:

Representative/Agent Email:

Property Information

Address:

5339 Highway 24 Bogal

Legal Address & Description (Deed Book & Page; Metes and Bounds; Property Description):

Book 28 page 605 Lot B
1.89 Acres

Parcel Number:

539503013178000

Current Zoning: B1

Proposed Zoning: R15M

Adjacent Property Owners: (list name, address, and zoning) Adjacent includes across the street, next to and behind the property. Use additional paper for list if necessary.

Sam & Harold Sker Jr B1
Robert Fethers II B1
Daniel Schleyer B1
Cecil Horst B1
USMC Bogue Field
Cedar Point Hardscapes Supply LLC Iw

Signature of applicant: Robert W. Fethers

Signature of property owner: Robert W. Fethers

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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

ZONING APPLICATION WITHDRAWAL

Applicant Information

Applicant Name: Cecil Hurst
Business Name: n/a
Property Address: 5353 NC Hwy 24
Parcel #: 539503012012000
Phone: (252) 393-8950
241-1675 Email: cecilhurst@ymail.com

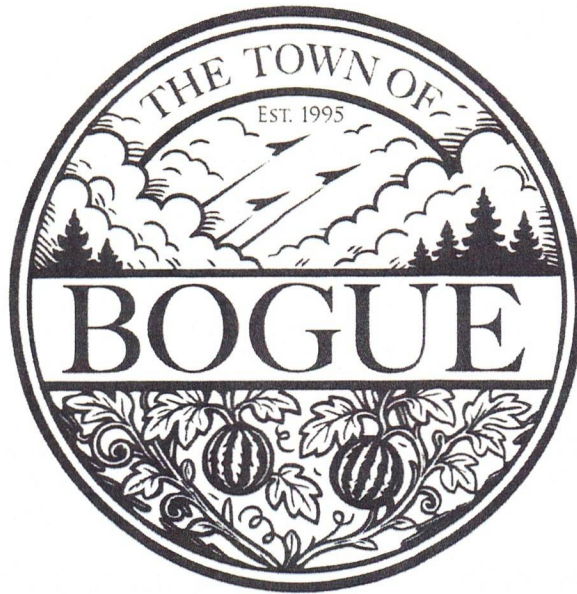
Application/Case to Withdraw

Zoning Application: rezone from B1 to R15M

Formal Request and Authorization

I hereby formally request the immediate and permanent withdrawal of the zoning application referenced above. I understand that all processing and public hearings for this case will cease.

Applicant/Agent Signature: Cecil Hurst Date: 073026



REZONING APPLICATION

Applicant Name: Cecil Hurst
Applicant Address: 5353 Hwy 24 and 5357 Hwy 24
Date of Submittal: 06/5/26

Carteret County GIS

Search Results Layers

Results List

Details

Carteret County Parcel

2027 Tax Parcels Contains 2026 changes

Owner: HURST CECIL G ETUX SUSAN L/T

Addresses: 5353 HIGHWAY 24
5357 HIGHWAY 24

Parcel #: 539503012012000 (<https://bitaxpayerportal.com/ITSPu>)

Old Parcel ID:

Sales Valid Sales Near 539503012012000

Comparison (<https://experience.arcgis.com/experience/c24e2958c7>)
Map:

Roll Types: R

Deed Ref: 1738-149 9/13/2021 (<assets/carteret/deedhandler.ashx>)

Plat Ref: - (<https://deeds.carteretcountync.gov/RealEstate/Search>)

Subdivisions:

Legal Acres: 2.22

Mapped Acres: 2.219

Sale Price: \$0

Land Value: \$146,138

Structure Value: \$225,251

Other Value: \$29,142

Total EMV: \$400,531

Township: WHITE OAK

Jurisdiction: 1558

City Limits: Boque



Application Information

Property Owner Name:

Cecil and Susan Hurst

Property Owner Mailing Address:

5353 Hwy 24
5357 Hwy 24

Property Owner Telephone Number:

(252) 393-8950

cell
241-1675

Property Owner Email Address:

cecilhurst@ymail.com

Representative/Agent for Owner:

Representative/Agent Address:

Representative/Agent Telephone:

Representative/Agent Email:

Property Information

Address:

5353 Hwy 24 and 5357 Hwy 24

Legal Address & Description (Deed Book & Page; Metes and Bounds; Property Description):

See attached

Parcel Number:

539503012012000

Current Zoning: B-1

Proposed Zoning: residential R15M

Adjacent Property Owners: (list name, address, and zoning) Adjacent includes across the street, next to and behind the property. Use additional paper for list if necessary.

Signature of applicant: 

Signature of property owner: 

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Councilmember Mike Crose



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

Town of Bogue
Town Council
Public Notice of Public Hearing
on August 17, 2026

The Town Council will hold a Public Hearing on a rezoning petition for the following properties:

- 5331 NC Highway 24, Parcel #539503014247000.
- 5339 NC Highway 24, Parcel #539503013178000.
- 5353 NC Highway 24, Parcel #539503012012000.

The Public Hearing will take place on August 17, 2026, at 6:00 PM or soon thereafter.

The applicants are requesting a change in the zoning of the aforementioned properties from the B-1 (Business District) to R-15M (Mobile Home Overlay)

The public can provide written comments prior to the Public Hearing by submitting comments to the Town Clerk at 121 Chimney Branch Road, Bogue, NC 28570 or via email to boguetaown@outlook.com