

**TOWN OF BOGUE
PLANNING BOARD MEETING
January 12, 2017**

The Town of Bogue Planning Board met January 12, 2017 at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Chair Michael Panzarella called the meeting to order at 6:30pm with the wish for a Happy New Year to all. Roll Call was taken by the Clerk with the following members present: Michael Panzarella, Shirley Page, Cecil Hurst, Bobby O'Chat, and Alternate Scott Leahy. Excused: John Goguen and Alternate Richard Franklin. Also present was Town Clerk Elizabeth Sweeney, Attorney Donna Boggs and Councilman Herbert Page.

Agenda

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

Minutes

Scott Leahy made a motion to accept the December 1, 2016 minutes as written. Motion seconded by Cecil Hurst. Motion approved unanimously.

Citizen Comments

There were no citizen comments.

Old Business

There was no Old Business.

New Business

Ordinance Text Amendment §154.199 B-1 General Business District, minor changes made to this ordinance attached to the minutes. The additional section §154.201 LD Low Density General Business District was introduced by Planner Sweeney. This zone was created by Attorney Boggs and Planner Sweeney to address the need for a business district with a low density of people in order to allow property owners the opportunity for development near Bogue field. The military concern was safety, having a large number of people at businesses close to the field. There was discussion on the changes to §154.199 and the addition of §154.201, the types of businesses listed. The dimensional requirements, signs, off-street parking, screening/buffering in LD are the same as B-1. Question was asked if this would affect the existing B-1 properties. Sweeney said no, there are minor changes to B-1 text only. Attorney Boggs noted we tried to adjust B-1 into 'high' and 'low' and it was much easier to create a new zone for 'low'. There are several other places where changes need to be made if LD is adopted: Chapter 15 pages 132, 135, 136, 184-186. Also the Index will be updated. The reference to the new zone will be added. Scott Leahy asked if there were properties that would only be allowed to be changed to this zone, such as near the field, and would this zone be available to anyone that may be considering a rezoning. Sweeney said we are adding this to the available Business Zones so anyone would be able to request to rezone to this. It is not restricted to a certain area.

Chairman Panzarella asked if there was any more discussion. There was not. Bobby O'Chat made a **Motion** to accept the Ordinance Amendment to §154.199 B-1 and new §154.201 LD. Motion was seconded by Scott Leahy. Motion was passed unanimously. Clerk Sweeney will draft a letter of recommendation to Town Council for their January 16 meeting.

Planner Report

- Two permits for new home construction: 176 Hunting Bay Dr; 135 Barrington Ridge Rd.
- Research of all zonings and re-zonings has been started due to a question on the zoning of 135 Barrington Ridge Rd. When the research is completed there may be a Zoning Map Amendment to update any errors.

Miscellaneous Reports/Announcements

-At this time there are no items on the agenda for February. Quarterly meetings are required therefore Chairman Panzarella scheduled the next Planning Board meeting for Thursday March 2 if needed or April 6, 2017, if there are no agenda items for March.

Adjournment

Motion to adjourn was made by Bobby O’Chat, seconded by Scott Leahy, approved unanimously. Meeting adjourned at 6:51pm.

_____ **MICHAEL PANZARELLA, Chairperson**

_____ **ELIZABETH SWEENEY, Town Clerk**