

TOWN OF BOGUE
Planning Board Meeting
October 3, 2024

The Town of Bogue Planning Board met October 3, 2024, at the Bogue Town Hall, 121 Chimney Branch Road in Bogue. Chairman Chris Griffin called the meeting to order at 6:30pm. Roll Call was taken by the Clerk with the following members present; Chris Griffin, Bobby O’Chat, and Cecil Hurst. Not present; Mike Panzarella and David Morris. A quorum was present. Also, present; Town Attorney Donna Boggs and Clerk Shawne Southard.

Agenda

Member O’Chat made a motion to accept the agenda. Chair Griffin seconded the motion. Motion passed unanimously.

Minutes

Member Hurst made a motion to accept the September 5, 2024, minutes as written. Member O’Chat seconded the motion. Motion passed unanimously.

Citizen Comments

None

New Board Members Oath of Office

Clerk Southard swore into office JoAnn Parker as a regular board member and Barbara Owens as an alternate board member.

Unfinished Business

Bogue Sound Distillery (parcel #538408797909000 and parcel #538519704019000) returned to discuss the Special Use Permit that they applied for July 29, 2024, for Outdoor Entertainment; Music. The Planning Board reminded Mr. Chapman that at the September 5th meeting they tabled his Special Use Permit request for Outdoor Entertainment; Music because the distillery was not in compliance with the original Special Use Permit; buffering, parking, and septic size and a surveyed plat was needed showing where the Outdoor Entertainment; Music would be located. Mr. Chapman’s attorney, Cliff Parson stated most of the issues has been satisfied. John Odom from Prestige Surveying created a parking plat creating 65 parking spots and Mr. Parson stated that the capacity for the Distillery is 70 persons as they will no longer allow tours in the back room and it will not be accessible to the public, so the parking is appropriate. Attorney Boggs asked when the back room was no longer available to the public. Mr. Chapman stated as of today that area will no longer be open to the public. The Fire Marshall went to the Distillery today and showed the capacity at 205. Fire Marshall Penrod stated the occupancy is 205; however, Mr. Chapman stated today that the back room was no longer available to the public which changed the capacity to 70 for the tasting room which is broken down by square footage. Mr. Penrod stated as long as that back room is not used the occupancy will be 70; however, if it is used it is 205. Until signs stating employees only or something to that effect are put up and the door is locked Mr. Penrod will not change the occupancy to 70. Chair Griffin asked where Mr. Chapman is with the septic system. Mr. Chapman said the septic system has been approved by Haywood Pittman. Member O’Chat asked where on the permit it shows the septic covers the bar as it looks like the same system that the County Health Department had from September 2015. Mr. Parson asked why would the septic system have to do with the Town; Attorney Boggs stated that our Special Use Permits requires all County and Town Ordinances to be in compliance before a permit can be issued. Lastly, the Planning Board asked about the buffering/screening that is required between Business Districts and Residential Districts. After much discussion regarding the natural border of trees that are already on the property, the Planning

Board stated that there were still clarifications needed on location of outside entertainment, buffering and septic.

Member O’Chat made a motion to table the Special Use Permit for Parcel #538408797909000 and parcel #538519704019000 for Outdoor Entertainment; Music until more information was provided to the Town. Member Parker seconded the motion. Motion passed unanimously.

New Business

John Odom of Prestige Surveying presented a plat of a minor subdivision for Parcel #538500935662000 on Chimney Branch Road for Donald W. Blais. After much discussion and seeing that the subdivision meets the Towns minimum requirements.

Chair Griffin made a motion to recommend that the Town Council approve the minor subdivision of Parcel #538500935662000. Member O’Chat seconded the motion. Motion passed unanimously.

Mr. Odom presented a recombination of Parcels #538520824432000, 538520728465000, 538520726496000,538520727284000, and 538520729165000 at the end of West Hilltop Drive. After much discussion and seeing that the new parcels meet the Towns’ minimum requirements.

Member O’Chat made a motion to recommend that the Town Council approve the recombination of Parcels #538520824432000, 538520728465000, 538520726496000,538520727284000, and 538520729165000 at the end of West Hilltop Drive. Member Parker seconded the motion. Motion passed unanimously.

The Planning Board needs to vote for a Chair and Co-Chair for the 2025 calendar year.

Member Parker made a motion to have Chris Griffin continue as Chair and Robert O’Chat continue as Co-Chair for the 2025 Calendar Year. Member Hurst seconded the motion. Motion passed unanimously.

Planner Report

None

Miscellaneous Reports/Announcements

Clerk Southard stated that according to the County GIS the overgrown vegetation next to the billboard in front of Mallard Oil is on their property. The Planning Board asked the Clerk to mail a letter asking them to please take care of the overgrowth.

Adjournment

Motion to adjourn was made by Chair Griffin. Member O’Chat seconded the motion. Motion passed unanimously. Meeting adjourned at 7:20pm.

_____ CHRIS GRIFFIN, Chairman

_____ SHAWNE SOUTHARD, Town Clerk