



**BELVILLE PLANNING BOARD
REGULAR MEETING**

MINUTES

April 14, 2026

Planning Board Members Present:

Scott Milligan, Chairman
Joe Boyd, Vice Chairman
Jonas Williams, Member
Dean St. John, Member
Theresa Heath, Member
Joe Cranford, Member

Planning Board Members Absent:

Kimberly Ganey-Phillips, Member

Staff Present:

Athina Williams, Town Manager
Sharon Niemann, Town Clerk
Chad Staradumsky, Town Planner
Adrienne Harrington, Planning Consultant

Others Present to Address the Board:

Commissioner Lee Alexander

ITEMS #1 AND 2– CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Scott Milligan called the Planning Board Regular Meeting held at the temporary location at Brunswick Community College to order at 6:00 p.m., welcomed all, and led the Pledge of Allegiance to the flag. A quorum was present.

ITEM #3 – APPROVAL OF AGENDA

Town Planner Chad Staradumsky notified the Chairman that we need to add a presentation by Adrienne Harrington to item 5a. Town Manager Athina Williams informed the board that we also have our recently appointed Commissioner Lee Alexander with us tonight.

ACTION – Mr. Jonas Williams **MADE THE MOTION** to approve the Agenda with the addition: a presentation by Adrienne Harrington, Project Updates. Mr. Dean St. John **SECONDED THE MOTION**. **VOTE WAS UNANIMOUS.**

ITEM #4 – APPROVAL OF MINUTES

Chairman Scott Milligan recommended one change to the minutes, he corrected the date under Approval of the Minutes. Chairman Scott Milligan asked for a motion to approve the March 3, 2026, Regular Meeting Minutes with this correction.



**BELVILLE PLANNING BOARD
REGULAR MEETING**

MINUTES

April 14, 2026

ACTION – Vice Chairman Joe Boyd **MADE THE MOTION** to approve the March 3, 2026, Regular Meeting Minutes with the correction. Mr. Dean St. John **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ACTION – Mr. Jonas Williams **MADE THE MOTION** to excuse member Mrs. Kimberly Ganey-Phillips from the meeting, Vice Chairman Joe Boyd **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #5 – OLD BUSINESS

5.a. Projects Update, Adrienne Harrington

Chairman Scott Milligan introduced Planning Consultant Adrienne Harrington. Ms. Harrington discussed current and recent projects in her presentation.

a1.) Transportation - Adrienne Harrington explained the purpose of the Wilmington Urban Metropolitan Area Planning Organization (WMPO) and discussed how they plan for projects in the future, and described how they are funded. Funds are allocated to the state. Metropolitan Planning Organizations are established for over 50,000 people, and in 2010, our area reached over 200,000 people. There are annual direct attributable funds which initiate *A Call for Projects* for an allocated amount of money for our region. Every five years the WMPO is tasked to update the Transportation Plan for the region. The STIP (Statewide Transportation Improvement Program) has three divisions: statewide mobility, regional impact, and local (division). We are in the *NCDOT Division 3*.

One of the projects on the STIP for us is to widen NC133 to Rabon Way. Projects for the Belville area include the widening of NC133, a pedestrian / multi-use loop and a ferry project to connect downtown Wilmington to the Belville Riverwalk Park. The WMPO then comes up with the priorities list, and we can see how the projects are scored. They compare projects from the whole area. Mr. Dean St. John asked who does the scoring. Adrienne answered a committee from WMPO decides on what the qualifications are, and come up with a formula. Each project is considered for the desired qualification such as safety, usage, and various other criteria, and then given a final score. Then the scores are compared. Only the top scoring projects will go into the STIP. Then, projects are further divided into Years 1-4 and Years 5-8. Next month we will find out how our projects scored.

a2.) Multi-use Path / Gullah Geechee Trail

As you know, the Multi-Use Path recently opened, however we have a gap. Westport Lofts added their portion and the remaining gap is 0.2 miles. This sounds simple, but the gap must traverse wetlands. The 0.2 mile gap is funded, and the Request for Letters of Interest for engineering design will be sent out soon. At the same time, we will be requesting design of the NC133 Crossing Project, which includes a traffic signal, relocating the park entrance to align with the school, and re-design of the parking lot which will add more parking spaces. Ms. Harrington described some of the details of the project.

Chairman Scott Milligan asked how long it will take to get the traffic signal. Ms. Harrington answered that the engineering and design takes about two years, and then the construction. Ms. Harrington is our grant writer and suggested we may be able to get more funding from PARTF, or others in conjunction with the widening of NC133. She explained the costs are estimated, but by the time they are implemented,



**BELVILLE PLANNING BOARD
REGULAR MEETING**

MINUTES

April 14, 2026

the construction costs rise, and then we have to look for additional funds. Chairman Scott Milligan and Theresa Heath expressed concern that the light would take so long, as safety is definitely a major concern. Mr. Milligan suggested that perhaps the Brunswick County School system could contribute funds for the crossing. Mr. Joe Cranford asked where the gap in the trail is. Adrienne explained it is North of Westport Lofts, where the trail currently ends. Mr. Cranford suggested that we should connect the trail from where it ends going South to Olde Towne as that is where most of our population is. Mr. Cranford and Dean St. John expressed their concern for safety of children and other people using the Multi-use Path getting from Olde Towne to the Multi-Use Path. The Town Manager asked if we submitted a request for the trail extension from Brunswick Place to Rice Hope Run, and asked Ms. Harrington to check into it. Mr. Jonas Williams said years ago he thought the plan for the path was supposed to extend all the way to Rabon Way. Discussion ensued about Multi-Use Path on both sides of NC133.

Adrienne explained that our Multi-Use Path is going to be part of the Gullah Geechee Heritage Trail, which is part of the National Park Service. This is a cultural trail that runs from Jacksonville, NC to Jacksonville, Florida. It will canvass former plantations, history, and tell the cultural story and historical impact of the Gullah Geechee people. In 2006, the Gullah Geechee were recognized by Congress, and received federal funds. The finished trail will include both greenways and blueways and will go through Navassa, Leland and Belville in Brunswick County. We received funding from the Gullah Geechee allocations to fund the gap in the trail. The trail recently completed a feasibility study and then moved to engineering and design phase. Some areas had alternate routes, and the alignment is being finalized. There may be placards with QR codes, audio tours, or options for food to help with learning along the trail.

a3.) Community Project grant application

In October, we reached out to Representative David Rouzer's office for money and completed a Community Project grant application. Our Downtown project was considered 'shovel ready.' The downtown area is 19.83 acres, and we estimated \$4.8 million. Our application is for economic development. We will find out by May 26th if Representative Rouzer's office recommends our project, then it will move forward for further approval.

a4.) Recently we completed the Hazard Mitigation and Stormwater Feasibility Study

This study analyzed the water flow and suggested needed flood mitigation improvements in Belville. The analysis was a Comprehensive study, which came up with five main areas of concern and made recommendations, which included cost of implementation. The total amount of funds needed to fix these problems is \$4.45 million. Then it would advance to the next level of approval. Commissioner Lee Alexander asked if East Wood Lane was included in this plan. Town Manager Athina Williams explained NCDOT was doing maintenance on East Wood Lane as maintenance in that area had been neglected. Commissioner Lee Alexander asked how long the study will be good for. Consultant Adrienne Harrington said she will look into this.

a5b.) Commissioner Updates



**BELVILLE PLANNING BOARD
REGULAR MEETING**

MINUTES

April 14, 2026

Chad Staradumsky shared a Staff Report that updated the recommendations over the course of the year. This report depicts all of our text amendments that the Planning Board recommended to the Board of Commissioners. All of our recommendations were approved by the Board of Commissioners.

ITEM #6 – NEW BUSINESS

Town Planner Chad Staradumsky explained that we will be analyzing **Article 9 REVIEW AND APPROVAL PROCEDURES**. Mr. Staradumsky explained, it looks like a lot of text, but we are trying to streamline the procedures and make them more efficient. We can take more than one meeting to accomplish this.

Section 9.1. Mr. Staradumsky explained that we have reduced this section to accommodate the most frequently submitted review types. The ones listed are the most common. We are trying to use the same language that the County uses, so that the applications will match. Chairman Scott Milligan asked about the 5 missing sections, and Chad explained they have been moved elsewhere.

Section 9.1.2. This section establishes what measures are needed for a Complete Application, which defines the timeframe and establishes certain rights for the applicant. Mr. Staradumsky described when the application is complete, if it falls during a time we are making amendments to texts, they are bound by ordinances during the time of submittal and have a choice to take the old and the new. Vice Chairman Joe Boyd opined that this lays out guidelines what the Town is going to do, but not the applicant. Chad answered yes, and the remainder is in another section.

Section 9.1.3. Required forms for certain review types. This section outlines the Zoning Development permit, who can submit it, submission requirements and what makes it unlawful, and the timeline, and whether it is the authority approving it. Building permits generally stay open for one year. Mr. Joe Cranford asked what are the ramifications if someone starts a project prematurely when it is not yet approved. Mr. Staradumsky explained that Stop Work Orders can be put in place. The Town or the County can issue Stop Work Orders. Some jurisdictions issue fees/penalties, and the project must be brought into compliance.

Section 9.1.4. and 9.1.5. Tree removal permits, regulated here, but have moved to Article 10. Same with Sign permits.

Section 9.1.6 This described the pre-application conference, which has been relocated and divided into review types.

Town Manager pointed out a few edits:

2d. said 'sit' instead of 'site'

2f. needs to be re-worded.

Town Manager Williams suggested we add page numbers.

Section 9.1.7 Public and Evidentiary hearings for Permit Revocation. This section covers specific review types and will list which reviews require a Public Hearing, and specify the steps the applicant needs to take for permits. Final approval steps are listed. It also details Special Use Permits. The procedures for each review will detail what has to be done, and who has the final approval. It will list if a



**BELVILLE PLANNING BOARD
REGULAR MEETING**

MINUTES

April 14, 2026

Public Hearing is needed, and addresses Special Use permits, variances, etc. Town Manager Athina Williams suggested these text edits:

#2 under 9.1.7 the last word should be **revocation**

Word 'and' should be added, which would read, "and shall be protected.:

#4 add the word 'site' after building, "Land or building site."

Mr. Staradumsky stated that CZC Permits are for one year only. Town Manager Athina Williams asked about major projects that are in phases. Can't they add an extension? If they do not finish in one year, can it be extended. Should we add language for this. Chad said we are getting into Vested Rights. Athina Williams described a few scenarios that happened previously, such as a work stoppage for the trees they could not find, the economy and they could not get supplies during Covid. Sometimes these issues come up, and an extension can be added. Town Manager Athina Williams stated we are looking for an easy way for staff to extend the CZC if it expires. If a regular CZC expires, and the project is not completed, they could ask to extend the CZC. Chad will check into this. Discussion ensued. If the reason is valid, it may make sense to have an extension. If a project is approved, and no action has been taken over many years, that is a different scenario.

Section 9.1.8. Addresses public and evidentiary procedures. Chad described rezoning request denials and timeline for resubmission.

Section 9.1.9, has been removed.

Section 9.1.10, Section 9.1.11, have been removed.

The board decided to stop at **Section 9.2,** which will be on the agenda for next meeting.

Other announcements, Town Manager Williams said we are congratulating Chad on two years, and our Town Clerk is having a birthday next week.

Chairman Scott Milligan said he saw a sign in the park that conveyed there is an event this Saturday, and its sounds like next Saturday. Athina Williams said that the North Brunswick Chamber of Commerce's Bands, Brews and BBQ is in the Belville Riverwalk Park this Saturday. The Community Yard Sale and Movie Night, hosted by the Town are the next Saturday, April 25th.

Chairman Scott Milligan recognized Commissioner Lee Alexander and congratulated her on the appointment, thanked her attending this meeting, and for her previous service on the ABC Board. Commissioner Lee Alexander responded she is happy to be here.

ITEM #7 – ADJOURNMENT

ACTION – Mrs. Theresa Heath **MADE THE MOTION** to adjourn. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**



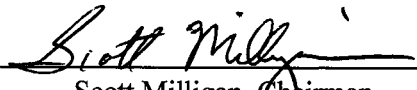
**BELVILLE PLANNING BOARD
REGULAR MEETING**

MINUTES

April 14, 2026

Minutes Compiled by Sharon A. Niemann

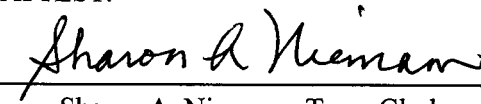
SIGNED:



Scott Milligan, Chairman



ATTEST:



Sharon A. Niemann, Town Clerk