



ORIGINAL

**BELVILLE PLANNING BOARD
REGULAR MEETING**

MINUTES

June 4, 2024

Planning Board Members Present:

Scott Milligan, Chairman
Joe Boyd, Vice Chairman
Jonas Williams, Member
Kimberly Ganey-Phillips, Member
Dean St. John, Member
Theresa Heath, Member
John Weaver, Member

Planning Board Members Absent:

None

Staff Present:

Athina Williams, Town Manager
Sharon Niemann, Town Clerk
Chad Staradumsky, Planner

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

Chairman Scott Milligan called the Planning Board Regular Meeting to order at 6:30 p.m. A quorum was present. Chairman Milligan led the Pledge of Allegiance to the Flag.

ITEM #3 – APPROVAL OF AGENDA

ACTION – Vice Chairman Joe Boyd **MADE THE MOTION** to approve the Agenda. Mrs. Kimberly Ganey-Phillips **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #4 – APPROVAL OF MINUTES

ACTION – Chairman Scott Milligan noted that the terms of the Chairman and Vice Chairman were listed as three years in error. Mr. Jonas Williams **MADE THE MOTION** to approve the Regular Meeting minutes of May 7, 2024, with the corrections noted. Mr. Dean St. John **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #5 – OLD BUSINESS

Town Planner Chad Staradumsky presented proposed text amendments under the Subdivision Ordinance – Guarantee of Improvements. The text amendments support the applicant, but also provide conditions that must be performed regarding the installation of improvements. Mr. Staradumsky gave relative examples of why we need this terminology. Chad explained that some of the language is struck through, and the new terminology is in red. Vice Chairman Joe Boyd suggested that instead of 'final inch' the term



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'final lift' be used. Discussion ensued, as not everyone is familiar with this term. Town Manager Athina Williams suggested 'final application.' Chairman Scott Milligan directed the Town Planner to look into this and see if there is a standardized term we could use. Mr. Staradumsky noted that it would also be necessary for the staff to ensure that the asphalt is being installed to NCDOT standards. We will also ask our Town Attorney to review the wording and see if he has any suggestions. The board agreed that there is a potential for agreements to not be finalized if you do not have this policy in place. Town Planner Chad Staradumsky gave the board examples such as escrow statements which are signed and finalized by all parties. We will figure out where we land on the last layer of asphalt, whether it be lift, tier, layer, level, and find the best verbiage.

ACTION – Mr. Dean St. John **MADE THE MOTION** to hold a Public Hearing on the Guarantee of Improvements at the July Regular Meeting. Vice Chairman Joe Boyd **SECONDED THE MOTION**. **VOTE WAS UNANIMOUS.**

ITEM #6 - NEW BUSINESS

a. Synopsis NC State University Coastal Dynamic Design Lab

Town Manager Athina Williams directed the board to watch the presentation and listen to the audio from the Board of Commissioners meeting where Planning Consultant Adrienne Harrington gave a synopsis of the four-hour presentation from the NCSU students from the Coastal Dynamic Design Lab. The students were divided into three groups, which all had creative and imaginative suggestions to offer. All the groups looked at keeping and or expanding greenspace and created solutions for rise in sea level.

Group #1 concentrated on the Riverwalk, and had some ideas about a tidal terrace design, some structures that would swing out over the water, and gave some suggestions such as oysters and grasses to build up the coastline to help combat erosion.

Group #2 focused on live, play, and work. They envisioned a community center for up to 5,000 people, pulled in the history and cultural aspects of our area, reflected on the river views, building up wetlands, and showed roadway access options to keep it natural. They also offered a tidal amphitheater and a network of nodules (observational shelters) that kayakers and boaters could row to and have a resting spot.

Group #3 focused on the downtown area and tried to incorporate green components into existing amenities, while fitting in some strategies from the Vision 2030. They looked at rainfall analysis and depicted an offshore pavilion, tidal amphitheater, splash pad, nature center, a community event space and even a living levee trail. They also reconfigured the parking lot to get more spaces.

Town Manager Athina Williams reiterated that the presentations were very creative and amazing, however the costs were significant. There is so much potential, and our hope would be that some components could be brought down so the implementation could be affordable, or executed in phases. We will be getting the full reports which we will share with you. The students worked with a local engineering firm to come up with these conceptual ideas, and they helped sponsor the students' travel.



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Town Manager Williams informed the board that we entered into an agreement with NC Commerce so they can help us identify some concrete steps to advance our Vision 2030 plan. We met Samantha Darlington, the Economic Development liaison, at the Main Street Conference.

b. Recap on Regional Training

Town Manager Athina Williams asked the board members to elaborate on the recent Regional Planning and Zoning training, which was provided by the School of Government. Mr. Dean St. John and Mrs. Theresa Heath commented on the training and asked questions regarding the land use plan.

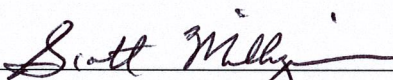
Glenn Harbeck, who was at the meeting last month, asked if there were any specific areas of training that we desire. She explained that S&C Construction has just started on the Multi-use path, and our kick-off for that is tomorrow morning at 9:00 a.m. in front of Belville Elementary School. The next road widening meeting will be June 13th and we should get an update on the progress and see if they will finish on time.

Ms. Williams mentioned the three vacancies on the Planning Board. Town Clerk Sharon Niemann commented that an advertisement for vacancies was sent out and that Dean St. John and Vice Chairman Joe Boyd have already applied, and Kimberly Ganey-Phillips is working on her application.

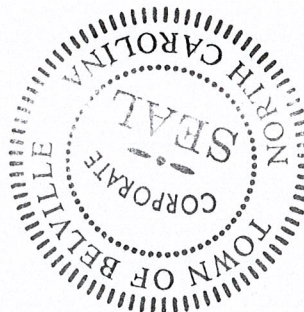
ACTION – Mr. Jonas Williams MADE THE MOTION to adjourn. Vice Chairman Joe Boyd SECONDED THE MOTION. VOTE WAS UNANIMOUS.

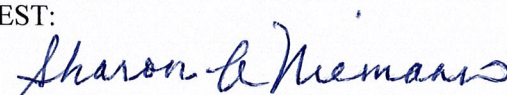
Minutes Compiled by Sharon A. Niemann

SIGNED:



Scott Milligan, Chairman



ATTEST:


Sharon A. Niemann, Town Clerk