



ORIGINAL

**BELVILLE PLANNING BOARD
REGULAR MEETING MINUTES**

December 10, 2024

Planning Board Members Present:

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

Planning Board Members Absent:

Theresa Heath, Member

Staff Present:

Athina Williams, Town Manager
Sharon Niemann, Town Clerk
Chad Staradumsky, Planner
Eli Sylvester, Planning Intern

Others Present to Address the Board:

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

Chairman Scott Milligan called the Planning Board Regular Meeting to order at 6:31 p.m. A quorum was present, followed by the Pledge of Allegiance to the Flag.

ACTION – Mrs. Kimberly Ganey-Phillips **MADE THE MOTION** to excuse member Theresa Heath from the meeting. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #3 –

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

ITEM #4 – APPROVAL OF MINUTES

ACTION – Mr. Dean St. John **MADE THE MOTION** to approve the November 12, 2024, Regular Meeting Minutes. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #5 – OLD BUSINESS

- a. **1ST Quarter Planning Priority Conversation** – Town Planner, Chad Staradumsky previewed the priorities on the proposed 2024/2025 Work Plan. Those items were



**BELVILLE PLANNING BOARD
REGULAR MEETING MINUTES**

December 10, 2024

The Off-Street Parking table and requirements, Article 5 (Table of Permitted Uses) and revision of the Project Submittal Flow Chart which includes taking a look at the Technical Review Process and the Minor Site Development Plan.

Mr. Staradumsky indicated that he already knows of three applications, which may require some text amendments. They are regarding:

- Subdivision Fence – where the height is not the same as the existing one
- Chappel Loop Road, possible batting cages and restaurant is in the works
- H2GO Expansion, this would go to the TRC and then to the Planning Board

b. Legislative Update

1. Town Attorney Norwood Blanchard relayed some information on legislation that passed on Thursday and was vetoed on November 26. This will go to a vote tomorrow.

- The first part of the bill is for Disaster Relief – increase in funding
- Another part involves the Appellate and Superior Court Judges and how they are appointed. Currently the general assembly does not have the authority for appointments. The new bill suggests the party will send three nominees, and the governor will choose.
- Down-zoning regulations is the last item
This entails not allowing a zoning change unless it is initiated by local government or signed off by the property owners. The problem would be creating non-conformity in the lot structure or improvement site. Down-zoning would not be allowed unless it was unanimous.
- The other legislative changes involved allowing Superior Court Judges more power. This action would not be citizen or local government friendly. Attorney Blanchard asked Chad Staradumsky to provide some examples, which he did.

Chairman Scott Milligan mentioned that the three branches of government were designed for separation of power, but this contradicts that and is giving all the power to one.

c. Project Updates

Chairman Scott Milligan turned it over to Town Manager Athina Williams for the project Updates. Ms. Williams reported on all the Town Projects.



**BELVILLE PLANNING BOARD
REGULAR MEETING MINUTES**

December 10, 2024

- ***Widening of NC133*** – the Widening which included the Multi-Use path is almost complete. We are working on lighting and installation of a water station.
- ***Multi-Use Path***
The two multi-use paths are under construction, and it is exciting to see the progress, however, there were major cost overruns at the Southern end near Morecamble, because of utility and sewer in the path.
Vice Chairman Joe Boyd of WithersRavenel commented that in short - we have solutions; however, they do have a cost involved. Even so, they are expecting it to be complete by March of 2025. Chairman Scott Milligan is happy that lighting is being considered, and mentioned not all the light poles on NC133 are working. Discussion ensued regarding the traffic light at Belville Elementary, and Manager Athina Williams confirmed that funding has been approved for the relocation of the entrance and the stoplight.
- ***Stormwater Feasibility Study*** – Town Manager Williams explained that we are working to identify five key areas. We removed the pond at Chappell Loop Road owned by Mark Stocks from the study and that will be considered separately.
- ***Belville Riverwalk Extension Phase II***
Town Manager Athina Williams disclosed that as of this afternoon we received news that the CAMA permit was approved. Now we can move forward with the Bidding process. The Extension will have three stages. The first phase will be the natural surface trail and the Southern boardwalk with the gazebo.
The second phase will be Northern boardwalk with the gazebo. The first two phases are funded, and we will start bidding this out in the near future. The third phase, which is the boardwalk in between the two gazebos, needs additional funding, and will not be completed right away.
- ***Redesign of Belville Riverwalk Park***
We will be asking for the Planning Board's help with the redesign of the Park. We hope to have a strategy session before long.
- ***Blackwell Road***
26 acres on Blackwell Road is being considered for Affordable Housing. Discussion ensued about the flood zone and what would be required.



**BELVILLE PLANNING BOARD
REGULAR MEETING MINUTES**

December 10, 2024

- ***Downtown Belville***
In discussions with developer and litigation party. Hoping the litigation will be dismissed.
- ***Town Hall Renovations***
Renovations are complete and we are ready to go, awaiting NCDOT approval.
- ***Garage at Park***
We have been adding an office and bathroom to the new garage, however we will be working with H2GO to get a grinder pump and septic installed.

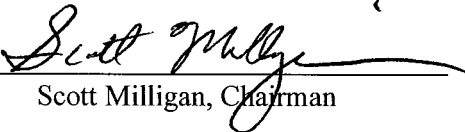
Chairman Scott Milligan and Town Manager Athina Williams thanked the Planning Board for all they do for the Town, and invited them to have the dinner provided.

ITEM #6 - ADJOURNMENT

ACTION – Vice Chairman Joe Boyd **MADE THE MOTION** to adjourn the meeting at 7:15 p.m. Mr. Dean St. John **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

Minutes Compiled by Sharon A. Niemann

SIGNED:


Scott Milligan, Chairman

ATTEST:


Sharon A. Niemann, Town Clerk

