



**BELVILLE PLANNING BOARD
REGULAR MEETING MINUTES**

February 4, 2025

Planning Board Members Present:

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

Planning Board Members Absent:

John Weaver, Member

Staff Present:

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

Others Present to Address the Board:

Robert Woodie, 10241 Mariners Cove Court, Belville, NC 28451
Cheri Horne, 10217 Mariners Cove Court, Belville, NC 28451
Jennifer McGeoy, 10237 Mariners Cove Court, Belville NC 28451
Mayor Mike Allen

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

Chairman Scott Milligan called the Planning Board Regular Meeting to order at 6:00 p.m. A quorum was present, followed by the Pledge of Allegiance to the Flag.

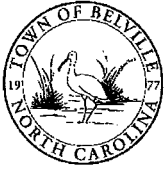
ACTION – Vice Chairman Joe Boyd **MADE THE MOTION** to excuse board member, John Weaver. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #3 – APPROVAL OF AGENDA

ACTION – Mr. Jonas Williams **MADE THE MOTION** to approve the Agenda. Mrs. Kimberly Ganey-Phillips **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #4 – APPROVAL OF MINUTES

ACTION – Mr. Dean St. John **MADE THE MOTION** to approve the January 7, 2025, Regular Meeting Minutes. Vice Chairman Joe Boyd **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**



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ITEM #5 - PRESENTATIONS

Town Manager Athina Williams shared her presentation '2024 - A Look Back' describing that our goals for the year were:

- Promote Economic Development
- Establish Partnerships
- Provide Low-cost family-oriented recreation
- Execute Transportation Projects

This past year the Town partnered with Boys and Girls Club, who has recently started after school care programs in Brunswick County, and who was our chosen charity for Founders Day. We were a sponsor at their Pancake Breakfast and attended many of their events.

We also partnered with First Bank, who helped provide food for those less fortunate.

NC State University College of Design was another great partner, and we hope to further some of their intuitive plans for the park and downtown.

Ms. Williams described some of the community service that the Mayor Pro Tem and Commissioners did this year, and indicated that the Mayor works closely with the WMPO. She also shared some slides of community events we held at the Belville Riverwalk for families and seniors.

We had two new hires, one of which was our Planner, Chad Staradumsky, and one in the Parks and Recreation Department, Randy Collins. We added two new communities: Evolve Waterford Apartments and Westport Lofts, both of which will add a lot of new residents to Belville.

We kicked off our Multi-use Path project, which started in 2017, and is currently under construction. In October, we held our inaugural Belville Classic Charity Golf Tournament and were able to give \$8,500 in proceeds to Belville Elementary School. We also had a Veterans Day Ceremony. This year we will partner with Fox News as part of the Great American Flag Swap on Veterans Day and hopefully have more attendees.

In December, we hosted a trip to Savannah, Georgia, was a fundraiser for our Parks and Recreation department, and we had our Christmas Tree lighting which this year included Train Rides and a visit with Santa and Mrs. Claus.

Town Manager Athina Williams' presentation relayed a partial list of our partners and sponsors this year who helped us to accomplish a lot, and stated we are so happy to have their support.



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Planner Chad Staradumsky asked if we can add a Public Comment period to the Agenda. The Board agreed, and Chairman Scott Milligan called Robert Woodie, the Homeowners Association president of Highland Shores to come forward.

ITEM #6 – NEW BUSINESS

Mr. Robert Woodie, Homeowners Association Chairman of Highland Shores informed the board that the board is hoping to restore the subdivision fence surrounding their neighborhood, and it is our desire to make that fence ten feet instead of eight feet. Highland Shores has 52 home sites. Houses are very near NC133, which is now a busy road, with lots of traffic. The two main reasons for the ask are to provide a sound barrier and to provide extra security.

Chad Staradumsky, Town Planner, described the procedure as the applicant, Highland Shores, would like to modify the text of our Zoning Ordinance so that fences taller than eight feet would be permitted in our Town. This conformity would be town-wide, but would only be considered as a perimeter fence for *major* subdivisions. Mr. Staradumsky provided the current text in Article 6, with some suggested additions to incorporate this concept of a Subdivision Fence.

Mr. Staradumsky reiterated that the fence would define the limits of the subdivision. Currently Highland Shores could replace their current subdivision fence at eight feet, however they are asking for two additional feet in height.

Vice Chairman Joe Boyd contended that the language is a little vague, and should include perimeter, instead of boundaries. He mentioned that St. James and Landfall have perimeter fences of eight feet.

Chairman Scott Milligan pointed to two typos: page 10 of 28 under item A, f. should say *equal*. The other one is yet to be determined. On page 11, Item d. No fence shall exceed (eight (8) or ten (10) feet, (whichever we decide) in height.

Mrs. Theresa Heath asked if there were any studies to support that two feet of fence would make a difference. Mr. Jonas Williams opined that the type of material currently used is not a sound barrier. Discussion ensued.

Chairman Scott Milligan reminded the board that this would be a consideration for the whole town, and we would need consistency as applied to all subdivisions in Town.

One Highland Shores homeowner explained her concern about the traffic and noise, and thinks the additional two feet would help with that.

Mayor Mike Allen opined that we should ask NCDOT what could be done to help with reducing the noise from the traffic. They may be able to suggest a perimeter barrier.

Planner Chad Staradumsky suggested that we could investigate see what NCDOT suggests for material or extra height, to help with sound.



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Chairman Scott Milligan suggested that we need a little more research to find out about recommendations, or other subdivision fences in place. Chad Staradumsky mentioned we could table it until the next meeting.

Homeowner president Robert Woodie reiterated that they want to replace the existing fence, even if they can only do eight feet, but they do realize that vegetation may also help with the noise.

ACTION – Mr. Dean St. John **MADE THE MOTION** to table this decision until the next meeting. Mrs. Kimberly Ganey-Phillips **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #7 – ADJOURNMENT

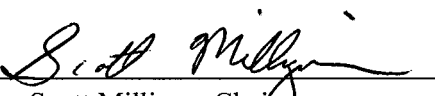
Chairman Scott Milligan thanked everyone for attending. Planner Chad Staradumsky asked if the board is interested in any training. It was decided that we have had enough Quasi-Judicial training, however it might be beneficial to learn about what new laws just passed in the legislation.

Other Comments – Town Manager Athina Williams passed out the Legislative goals, but she wanted to point out one handout on current property values in Belville, just so the board is aware of the current market. She also distributed some Resolutions regarding the Multi-use path that were recently passed by the Board of Commissioners.

ACTION – Mr. Jonas Williams **MADE THE MOTION** to adjourn the meeting. 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