



**BELVILLE PLANNING BOARD
REGULAR MEETING MINUTES**

April 1, 2025

Planning Board Members Present:

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

Planning Board Members Absent:

Theresa Heath, Member

Staff Present:

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

Others Present to Address the Board:

Ken Vuncannon, 10220 Mariners Cove Court, Belville, NC 28451
Jennifer McGeoy, 10237 Mariners Cove Court, Belville, NC 28451

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 – Mrs. Kimberly Ganey-Phillips **MADE THE MOTION** to excuse board member, Mrs. Theresa Heath. Mr. Dean St. John **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #3 – APPROVAL OF AGENDA

ACTION – Mr. John Weaver **MADE THE MOTION** to approve the Agenda. Vice Chairman Joe Boyd **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #4 – APPROVAL OF MINUTES

Town Clerk Sharon Niemann provided revised minutes. **ACTION** – Mr. Jonas Williams **MADE THE MOTION** to approve the revised March 4, 2025, Planning Board Regular Meeting Minutes. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**



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ITEM #5 – PUBLIC HEARING

- a. Chairman Scott Milligan informed all that the Public Hearing is for the purpose of reviewing and reporting on proposed text amendments to the Town of Belville Zoning Ordinance, Article 3, Definition of Terms, and Article 6, General Dimensional, Use and Structure Regulations, Section 6.3.14, Fences and Walls, Nonstructural.

ACTION – Member Dean St. John **MADE THE MOTION** to open the Public Hearing. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

Chairman Scott Milligan recognized Town Staff. Town Planner, Chad Staradumsky gave an overview of the changes he had made which were requested at the last meeting, and relayed that he has also provided a Consistency Statement for your review. The meeting was open for Public Comments.

Mr. Ken Vuncannon, a resident of Highland Shores, and lifelong North Carolina resident addressed the board conveying that the major reason for the fence height increase is for noise abatement. Both the noise from traffic increase and noise from the airplanes from ILM has increased dramatically as the area has become more populated. He believes that the fence would mitigate noise by 5 to 10%. The second reason for the ask is because of the new 3-story houses across the street, which allows those residents to have a view into the yards of the Highland Shores neighborhood.

Mrs. Jennifer McGeoy, also a Highland Shores resident, shared some of her concerns with the board. She has been a resident of Highland Shores for eight years, and her property backs up to the entrance of the neighborhood. Her reasons for wanting a higher subdivision fence are for security, especially because of the rental property across the street, and for noise abatement. The noise from traffic has definitely increased, and she supports the comments that Mr. Ken Vuncannon stated that they believe a higher fence would improve security as well as help mitigate the noise.

Chairman Scott Milligan recognized Town Staff. Town Planner Chad Staradumsky who had introduced the subject of Major subdivision perimeter fences at the February meeting, and discussed it with Planning Board members at the March meeting came forward to summarize the motion before the Planning Board at this Public Hearing. The Planning Board has listened to the public concerns and has reviewed the proposed text amendments at the last few meetings, and the question before you is if you would recommend these text amendments to the Zoning Ordinance in Articles 3, 6 and Section 6.3.14 Fences and Walls to the Board of Commissioners? Chairman Scott Milligan asked for a motion.

ACTION - Vice Chairman Joe Boyd **MADE THE MOTION** to recommend that the Board of Commissioners approve the text amendments to the Zoning Ordinance, and the Consistency Statement, which state that the height of a subdivision fence in a major subdivision would be eight feet. Mrs. Kimberly Ganey-Phillips **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**



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Chairman Scott Milligan informed the public that the next step would be for the Board of Commissioners to hold a public hearing on the text amendments, which should be held at the next Board of Commissioners meeting on Monday, April 28th.

ITEM #6 – OLD BUSINESS

a. Project Updates – Planner Chad Staradumsky guided the Planning Board through the Project Updates prepared by Planning Consultant, Adrienne Harrington.

Belville Riverwalk Expansion – This project went out to bid for construction on March 3, 2025, and the natural surface trail is estimated to begin construction this summer. The riverwalk component of Phase 1 would begin in October 2025, due to environmental restrictions.

NC133 Multi-use Paths – Construction began in June of 2024, we are now working through utility coordination. The 0.2 mile gap portion funds have been awarded, and we hope to solicit bids through an RFP for construction in Summer of 2025.

NC133 Crossing Project – This will incorporate relocation of the park entrance to directly across from the South entrance of Belville Elementary, and we will be increasing parking capacity by 50%, as envisioned by the NCSU Coastal Dynamics Design Lab Project.

Stormwater Feasibility Project – Mr. Staradumsky communicated that our staff has monthly meetings with the engineering team from Withers Ravenel, and the report should be finalized around July of 2025.

Stormwater Project – As part of our stormwater improvements we will be improving the pond on East Wood Lane, and drainage improvements behind properties on River Birch Ridge Court and Burning Bush Ridge Court.

Funston Road NC133 Closure – The NC133 Closure project for improvements near Funston Road looks to be on schedule for completion in August of 2025. Discussion ensued over how it actually creating less traffic on NC133.

b. Legislative Update

Planner Chad Staradumsky summarized new legislation about ETJ's which is extra-territorial jurisdiction, usually an area outside the corporate limits, which the town may be able to exercise zoning powers. While this has been a hot topic in some jurisdictions lately, it really doesn't apply much to Belville. Town Manager Athina Williams gave an example that we tried to get ETJ over the Belville Elementary School years ago, but it remains in Brunswick County and our request was denied.



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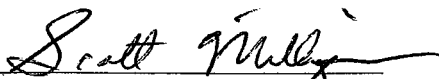
A resident from Highland Shores came forward to discuss her concerns about not being able to take out her boat as a mudflat has accumulated by their boat ramp. Town Staff directed her to contact NCDEQ - CAMA, Coastal Area Management Act.

Town Manager Athina Williams provided two updates, one regarding Town Hall relocation, and one regarding a possible annexation.

ACTION – Mr. Jonas Williams MADE THE MOTION to Adjourn. Mr. Dean St. John SECONDED THE MOTION. VOTE WAS UNANIMOUS.

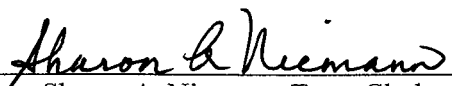
Minutes Compiled by Sharon A. Niemann

SIGNED:



Scott Milligan, Chairman

ATTEST:



Sharon A. Niemann, Town Clerk

