



**BELVILLE PLANNING BOARD
REGULAR MEETING MINUTES**

ORIGINAL

May 6, 2025

Planning Board Members Present:

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

Planning Board Members Absent:

Kimberly Ganey-Phillips, Member
John Weaver, Member

Staff Present:

Sharon Niemann, Town Clerk
Chad Staradumsky, Town Planner

Others Present to Address the Board:

Wes MacLeod, Local Government Service Director at Cape Fear Council of Governments

ITEM #1 – CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Scott Milligan called the Planning Board Regular Meeting to order at 6:04 p.m. A quorum was present, followed by the Pledge of Allegiance to the Flag.

ACTION – Mrs. Theresa Heath **MADE THE MOTION** to excuse board members, Mrs. Kimberly Ganey-Phillips and Mr. John Weaver. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #2 – APPROVAL OF AGENDA

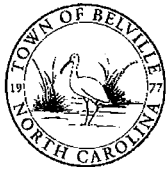
ACTION – Mr. Jonas Williams **MADE THE MOTION** to approve the Agenda. Vice Chairman Joe Boyd **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #3 – APPROVAL OF MINUTES

ACTION – Mr. Dean St. John **MADE THE MOTION** to approve the April 1, 2025, Regular Meeting Minutes. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #4 – PRESENTATIONS

- a. Planning Board Training Presentation – Wes MacLeod, Cape Fear Council of Governments



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Planner Chad Staradumsky introduced Wes MacLeod and gave a synopsis of his background. Wes MacLeod is the Local Government Service Director at Cape Fear Council of Governments and performs training of many planning boards and also speaks at conferences of landscape architects. He works locally with municipalities, helping them with ordinance preparation, administration, and long-range planning projects.

Chairman Scott Milligan reminded Wes that we have a seasoned board here, and each member stated the number of years they have been on the board. Scott Milligan – 19 years, Theresa Heath - 6, Dean St. John - 8 or 9, Jonas Williams - 12, Joe Boyd - 15. Wes MacLeod replied that he was happy to know this and will give more of a review of the information.

Wes MacLeod relayed some information regarding responsibilities of the board, such as Planning Use decisions and text amendments, and emphasized that the Planning Board is an advisory board, which makes recommendations to the Board of Commissioners. He discussed Conflict of Interest and continued to discuss some of the litigation that is being considered to limit the power of the advisory boards and Board of Commissioners. Discussion ensued regarding Quasi-Judicial Hearings and Chairman Scott Milligan mentioned we have had our share of controversial cases. The board and staff discussed the ratio of votes required in a Quasi-Judicial decision. Mr. MacLeod explained that the bills being considered are being opposed for many reasons, with one being the liability of board members. In particular, HB765 would eliminate advisory boards. Mr. MacLeod reviewed how this could affect the Town of Belville. They are also considering changes to density, calling for housing affordability. Chad Staradumsky explained if that passes in our area, four houses per acre would be the standard allowance. Mr. MacLeod also mentioned appeals and when and if they are allowed, and shared information on what is considered Public Record.

ITEM #5 – NEW BUSINESS

a. Discussion of June Planning Board Meeting Date

Town Planner Chad Staradumsky discussed options for the Tuesday, June 3, 2025, meeting. If we have not moved, it will be at Town Hall. If our move occurs, our standby location is **not** available. Chad Staradumsky discussed the alternatives, with everyone agreeing, Town Hall option first. Town Staff will be in touch with the board to clarify the location in advance of the meeting. Mr. Dean St. John informed the board he will not be in attendance at the July meeting.

b. Election of 2025/2026 Planning Board Officers, Chairman and Vice Chairman.



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Planner Chad Staradumsky asked the board to complete their ballots for the position of Chairman. He collected the ballots and Town Clerk Sharon Niemann tallied the results. Scott Milligan received six votes, and there were no other ballots.

Planner Chad Staradumsky asked the board to complete their ballots for the position of Vice Chairman. Planner, Chad Staradumsky collected the ballots, and Sharon Niemann, Town Clerk, tallied the results. Mr. Joe Boyd received five votes for Vice Chairman and Mr. Jonas Williams received one vote. Town Clerk Sharon Niemann swore in Scott Milligan as Chairman, and Joe Boyd as Vice Chairman for a one-year term ending in May 2026. Both officials signed their oaths.

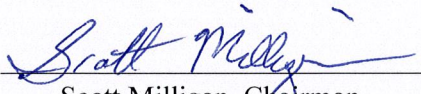
Staff Report and WMPO Minutes

Chad Staradumsky supplied a Staff report for April, along with the March Wilmington Urban Area Metropolitan Planning Organization (WMPO) minutes to inform the board of recent happenings. The board was interested to know the Subdivision fence amendments were passed by the Board of Commissioners at the April 28, 2025, meeting with the fence height of eight feet. Chad informed the board that in the June meeting we will consider text amendments related to parking and recreational facilities. He informed the board that the Commissioners are still considering the Unified Development Ordinance, but it has not yet been approved for the FY 2025/2026 budget.

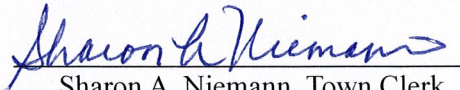
ACTION – Mr. Jonas Williams MADE THE MOTION to adjourn. Mr. Dean St. John SECONDED THE MOTION. VOTE WAS UNANIMOUS.

Minutes Compiled by Sharon A. Niemann

SIGNED:


Scott Milligan, Chairman

ATTEST:


Sharon A. Niemann, Town Clerk

