



**BELVILLE PLANNING BOARD
REGULAR MEETING MINUTES**

July 8, 2025

Planning Board Members Present:

Joe Boyd, Vice Chairman
Kimberly Ganey-Phillips, Member
Jonas Williams, Member
Theresa Heath, Member
John Weaver, Member

Planning Board Members Absent:

Scott Milligan, Chairman
Dean St. John, Member

Staff Present:

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

Others Present to Address the Board:

None

ITEM #1 – CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chairman Joe Boyd called the Planning Board Regular Meeting to order at 6:07 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, Mr. Dean St. John. and Chairman Scott Milligan. Mrs. Theresa Heath **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #2 – APPROVAL OF AGENDA

Vice Chairman Joe Boyd commented that Town Staff requested to add a Resolution for John Weaver to the Agenda under New Business.

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

ITEM #3 – APPROVAL OF MINUTES

ACTION – Mr. John Weaver **MADE THE MOTION** to approve the June 3, 2025 Regular Meeting Minutes. Mrs. Theresa Heath **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**



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ITEM #4 – PUBLIC HEARING

- a. The purpose of the Public Hearing is for reviewing and reporting on proposed text amendment to the Town of Belville Zoning Ordinances, Article 5 Zoning Districts, Permitted Uses, and Dimensional Requirements, Table 5.1. Table of Permitted Uses, for the allowance of Batting Cages, Baseball and Softball, and Commercial Recreation Facilities in the Industrial (I) Zoning District.

Town Planner Chad Staradumsky reiterated the purpose and background of this Public Hearing is to consider changes to Article 5 to allow for batting cages for softball and baseball in the Industrial Zoning District as a permit by right, instead of a Special Use Permit. The Planning Board is asked to consider the text amendments, which if accepted would be recommended to the Board of Commissioners at the August meeting.

ACTION – Mr. Jonas Williams MADE A MOTION to open the Public Hearing. Mrs. Kimberly Ganey-Phillips **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

There was no one present who wished to speak at the Public Hearing.

Vice Chairman Joe Boyd asked if anyone had any questions. Town Manager Athina Williams asked if we should consider adding this to the Public Institutional zoning district, or just the Industrial District? She also asked if we need to consider the noise that the batting cages would generate. Mr. Staradumsky did not think this was necessary. Discussion ensued.

ACTION – Mrs. Theresa Heath MADE THE MOTION to close the Public Hearing. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ACTION – Mrs. Theresa Heath MADE THE MOTION to recommend the Article 5 batting cage text amendments for approval by the Board of Commissioners, along with the Consistency Statement. Mrs. Kimberly Ganey-Phillips **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

Mr. Chad Staradumsky explained that this item will go to the Board of Commissioners in August, so we will have time to advertise the Public Hearing.

ITEM #5 – OLD BUSINESS

- a. **ZTA 2025-02 Off-Street Parking Ordinance Discussion**

Planner Chad Staradumsky explained that we initiated this discussion on text amendment changes to include the modifications to the Town of Belville zoning ordinance 11.1.1 and 11.1.2 last month, and we



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are continuing the discussion. Chad Staradumsky was asked to check into the number of recreational parking spaces and do a little research on wording for wine bar, as we don't have that in our ordinance. He also addressed the television and broadcasting question from last month. Mr. Staradumsky explained how he developed the text amendments, changing a few words for better clarification of municipal vs. regular parks that are not municipal. The word 'bar' was eliminated, and wording changed to a 'wine shop.' We discussed the broadcasting station scenario, which is usually just one maintenance person, which does not require much parking. Town Manager Williams inquired about why the ABC, mail services and post offices have different parking requirements, but this is probably due to the high turnover of spaces.

ACTION – Mrs. Kimberly Ganey-Phillips **MADE THE MOTION** to recommend approval of the new language in the Off-Street Parking Ordinance and have a Public Hearing at the August meeting.. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

b. ZTA2025-03 Berm and Fence Height Discussion

Town Planner Chad Staradumsky conveyed that the Commissioners asked us to investigate the possibility of a fence on top of a berm, so we are initiating amending changes to 6.3.14 Fences and Walls Non-Structural. Purpose is to keep the overall fence height from exceeding height requirements. Chad Staradumsky read the two definitions he revisited, to further clarify the height for fences. Planning Board reviewed the proposed change. Discussion ensued, and the board decided to recommend this to the Board of Commissioners.

ACTION – Mr. Jonas Williams **MADE THE MOTION** to recommend the proposed text amendments regarding the Fences and Walls to a Public Hearing in August. Mrs. Theresa Heath **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

ITEM #6 – NEW BUSINESS

Vice Chairman Joe Boyd presented Resolution **R25-30 A Resolution By the Belville Planning Board Expressing Thanks and Appreciation to John Weaver for Service and Dedication to the Town of Belville Since March 2024** to Mr. John Weaver and thanked him for his service, as this was his last meeting.

Mr. John Weaver thanked the Town for having him on the board, and Town Manager Athina Williams asked if we could call on him to be on a Steering Committee, which he agreed to.

Chad Staradumsky provided the Planning Staff Monthly Report, along with the WMPO minutes.

Town Manager Athina Williams gave a few updates.

- Parks and Recreation Director Jim Bucher retired.
- We have a new maintenance team and are planning some new events.



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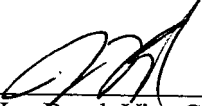
- Fourth of July the park was open to see the Wilmington fireworks.
- Belville is growing and we have some upcoming applications for buildings in Belville.

ITEM #7 – ADJOURNMENT

ACTION – Mrs. Theresa Heath **MADE THE MOTION** to adjourn. Mr. Jonas Williams **SECONDED THE MOTION. VOTE WAS UNANIMOUS.**

Minutes Compiled by Sharon A. Niemann

SIGNED:



Joe Boyd, Vice Chairman



ATTEST:



Sharon A. Niemann, Town Clerk