



**TOWN OF WEDDINGTON
SPECIAL TOWN COUNCIL MEETING
MONDAY, APRIL 7, 2025 – 6:30 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Call to Order
2. Determination of Quorum
3. Adoption of the Agenda
4. Discussion and Consideration of Venue for April 14, 2025 Regular Town Council Meeting.
5. Discussion and Consideration of Rescinding Motion made 3/27/2025 to hold meeting, public hearing, and vote on Toll Brothers Conditional Zoning Application on April 14, 2025.
6. Discussion and Consideration of postponing discussion and consideration of Toll Brothers Conditional Zoning Application to later date.
7. Adjournment



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MINUTES
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1. Call to Order

Mayor Bell called the meeting to order at 6:30 p.m.

2. Determination of Quorum

Quorum was determined with all councilmembers present: Mayor Jim Bell, Mayor Pro Tem Tom Smith, Councilmembers Jeff Perryman Brannon Howie and Darcey Ladner.

Staff: Gregory Gordos, Town Planner; Karen Wolter, Town Attorney; Debbie Coram, Deputy Clerk/Admins Assistant; Karen Dewey, Town Administrator/Clerk; Leslie Gaylord, Finance Officer

3. Adoption of the Agenda

Council agreed to switch agenda item 4. *Discussion and Consideration of Venue for April 14, 2025 Regular Town Council Meeting* with agenda item 5. *Discussion and Consideration of Rescinding Motion made 3/27/2025 to hold meeting, public hearing, and vote on Toll Brothers Conditional Zoning Application on April 14, 2025.*

Motion: Mayor Pro Tem Smith made a motion to adopt the agenda as amended.

Vote: The motion passed with a unanimous vote.

4. Discussion and Consideration of Rescinding Motion made 3/27/2025 to hold meeting, public hearing, and vote on Toll Brothers Conditional Zoning Application on April 14, 2025.

Motion: Mayor Pro Tem Smith made a motion to rescind the motion made 3/27/2025 to hold meeting, public hearing and vote on Toll Brothers Conditional Zoning Application on April 14, 2025.

Councilmember Perryman stated this makes the 3rd time this has been discussed as group. He contended that a formal vote was made on March 27 and majority voted to keep it on the 14th. He asked what kind of precedent will be set by changing dates after this has been considered for the 3rd time.

Councilmember Ladner contended that she is voting to rescind for the venue and take the vote as advised by counsel. She stated that meeting dates are given a year in advance and meetings should not be moved based on who can be present. Public Hearing should be at the high school, and business should be discussed at town hall. All of the council wants the best solution for community.

Councilmember Perryman reiterated; this issue was discussed in March. If Toll isn't ready, the vote won't happen. He doesn't mind changing the venue, but meeting schedules are set a year in advance.

Mayor Pro Tem Smith stated that at the time of the March vote, council didn't know if school was available and a decision was made on partial information. He believes the public hearing should be at the high school so the public can speak their mind. The public hearing needs to be at the high school and council separately discuss consideration on the Deal Lake project.

Councilmember Howie stated that she is not willing to say when council will or will not vote. If the project is not buttoned up, there will not be negotiations.

Councilmember Howie and Mayor Pro Tem Smith discussed rescinding the previous motions and the separate motion to set the date for consideration.

Council discussed location change and where town business should be conducted.

Second: Councilmember Ladner

Vote: Councilmember Ladner and Mayor Pro Tem Smith voted in favor, Councilmembers Perryman and Howie opposed. Mayor Bell broke the tie with a vote in favor of the motion. The motion passed with a 3-2 vote.

5. Discussion and Consideration of Venue for April 14, 2025 Regular Town Council Meeting.

Motion: Councilmember Ladner made motion to amend the Town Council Regular Meeting Calendar to change the venue of the April 14, 2025 Regular Town Council Meeting to Weddington High School.

Second: Mayor Pro Tem Smith

Vote: The motion passed with a unanimous vote

6. Discussion and Consideration of postponing discussion and consideration of Toll Brothers Conditional Zoning Application to later date.

Mayor Bell discussed the agenda item. This will move the discussion to the regular May meeting. Simply stating that No action or vote taken at high school. That night, only the public hearing and regular business will be conducted, not a vote, because that's the business we don't want to have the vote at the high school.

Councilmember Perryman contended that regular town business will be conducted at the high school. Councilmember Ladner stated that Council was advised not to vote at the high school. Mayor Bell and Councilmember Perryman discussed the process and location of conducting town business.

Councilmember Perryman and Mayor Pro Tem Smith discussed the changes in the project that were made because of public input.

Councilmember Howie asked for clarification on attorney advice. She stated that she heard it as not to entertain negotiation in that space.

Ms. Wolter stated because that venue is not conducive to dialogue. Council would get a better business meeting on that topic at the Town Hall rather than at the meeting at the high school.

Mayor Bell expressed that he thinks all Councilmembers should be present, that something this big or this controversial can't move forward without all councilmembers.

Councilmember Howie and Mayor Bell discussed the controversy regarding the development. Councilmember Howie asked Mayor Bell for specifics.

Mayor Bell stated there were several issues, some within Weddington control, some not.

Ms. Wolter advised Council to only speak to specifics on the agenda.

Motion: Mayor Pro Tem Smith made a motion to discuss and consider the conditional zoning application submitted by Toll Brothers to a later date, no sooner than the next scheduled regular Town Council meeting in May.

Second: Councilmember Ladner

Councilmember Ladner commented that she wanted to be clear that she isn't voting to manipulate the calendar when it's given a year in advance, it is not okay to pick and choose which councilmembers can be here for different developments decisions. This will be a long meeting with a lot of emotion, and she wants to make a smart decision. If there needs to be a change that requires all councilmembers be present to vote on a development decision, that's fine.

Vote: Councilmember Ladner and Mayor Pro Tem Smith voted in favor of the motion. Councilmembers Perryman and Howie opposed the motion. Mayor Bell voted in favor of the motion. The motion passed with a 3-2 vote.

7. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the April 7, 2025 Town Council Special Meeting at 7:04 p.m.

Second: Councilmember Ladner

Vote: The motion passed with a unanimous vote.

Approved: April 14, 2025

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor