



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 12, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA ****AMENDED AT MEETING****

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Presentations
 - A. WCWAA
 - B. Presentation of the Fiscal Year 2023-2024 Audit by Ann Craven, CPA, LLC
8. Public Comments
9. Public Safety Report
10. Consent Agenda
 - ** A. ~~Approve Proclamation P 2025-02 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week~~**
 - ** B. Declaration of Surplus Property**
 - ** C. ~~Approve Resolution opposing HB765~~**
 - D. Approve 2025-04-12 Special Meeting Minutes
 - E. Approve 2025-04-12 Regular Meeting Minutes
 - ** F. ~~Approve Release of Bond for Harlow's Crossing (Phase 1, Map 2 + Phase 2, Map 1)~~**
11. Old Business
 - A. Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)
 - i. Discussion and Consideration
 - ii. Statement of Reasonableness and Consistency

12. New Business

- A. Discussion of Advisory Board Code of Ethics Amendment
- B. Approve Proclamation P 2025-05 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week
- C. Approve Resolution opposing HB 765
- D. Approve Release of Bond for Harlow's Crossing (Phase 1, Map 2 and Phase 2, Map 1)

13. Code Enforcement Report

14. Update from Finance Officer and Tax Collector

- A. Discussion of FY 2025-2026 Preliminary Budget and Call for Public hearing to be held June 9, 2025 at Weddington Town Hall at 7:00 p.m.

15. Updates from Town Planner and Town Administrator

16. Transportation Report

17. Council Comments

18. Adjournment



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, MAY 12, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
MINUTES
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1. Call to Order

Mayor Bell called the meeting to order at 7:00 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 Present: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Admin Asst/Deputy Clerk Debbie Coram, Finance Officer Leslie Gaylord, Town Attorney Karen Wolter.

Visitors: Jack Braman, B. Schnacke, Cathy Brown, Ellen McLaughlin, Liz Holtey, Paul Koch, Debbie Moffat, Mary Waller, John Drazhal, Bridget O'Brien, Alfred Peralta, Nicole Badr, Gordon Anderson, John Amon, Sara Tull, Neil Raysh, Tracy Stone, Tamara McDonald, Christine Drost, Ida Frank Gallo, Steve Houser, Curtis McDonald, Chris Walker, Gayle Butler, Christopher Neve, Chris Faulk, Charles Bondurant, Kim Topalian, Chad Emerine, Randy Hood, Brian Helms, Bob Hornik

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

4. Additions, Deletions and/or Adoption of the Agenda

Mayor Bell proposed moving several items from the consent agenda, specifically items A. Approve Proclamation P 2025-02 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week; C. Approve Resolution opposing HB765; and F. Approve Release of Bond for Harlow's Crossing (Phase 1, Map 2 + Phase 2, Map 1) to be placed under new business.

Motion: Mayor Pro Tem Smith made a motion to approve the agenda as amended.
Vote: The motion passed with a unanimous vote.

5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of*

interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.

Mayor Bell read the Conflict of Interest Statement. There were no conflicts of interest.

6. Mayor/Councilmember Reports

Councilmember Jeff Perryman reported on the upcoming Western Union Municipal Alliance meeting scheduled for May 22nd at 7:00 PM in Waxhaw. He mentioned that state representatives Willis, Arp, and Brody would be in attendance to discuss legislation similar to what would be addressed later in the meeting.

Councilmember Brannon Howie noted that she would not be present at the June meeting.

Mayor Bell acknowledged Union County Commissioner Brian Helms' presence and mentioned that he would speak during the public comment section about a specific bill. Mayor Bell praised Commissioner Helms for his detailed presentation on the bill at a recent commissioners' meeting.

7. Presentations

A. WCWAA

Max Anthony, President of Wesley Chapel Weddington Athletic Association (WCWAA), and Roseanne Gross, a baseball board member, presented information about their organization. They highlighted that WCWAA serves 5,000 youth aged 4-18, has been operating for 43 years, and is run entirely by volunteers. The organization offers various sports programs including basketball, softball, baseball, football, cheerleading, soccer, wrestling, and a special needs program called Take On Sports.

Mr. Anthony discussed the organization's impact on the community and mentioned notable alumni, including NFL players. He also addressed the need for approximately \$2 million in deferred maintenance for their facilities, including improvements to storm drainage, turf field upkeep, and lighting upgrades.

Mr. Anthony and Ms. Gross expressed interest in forming a partnership with the town and requested consideration for financial support. They also mentioned the possibility of using their space for common events that don't interrupt their programming.

B. Presentation of the Fiscal Year 2023-2024 Audit by Ann Craven, CPA, LLC

Anne Craven presented highlights from the 2023-2024 fiscal year audit. She reported that the town's net position increased by \$1,888,086. The fund balance, which represents the town's operational funds, increased by \$1,979,005.79 to a total of \$8,371,209.

Ms. Craven noted that the tax collection rate was 98.32%, and there was a state infrastructure fund grant of \$724,800. She explained that \$1,255,989 of the fund balance is restricted due to various commitments and regulations, while \$7,115,526 is available for community events and other discretionary spending.

The town has no significant debt except for capital leases for office equipment and software subscriptions. Ms. Craven highlighted that the town maintains a capital balance of 161.99% of general fund expenditures, well above the required 50%.

8. Public Comments

Mayor Bell read the rules for Public Comments and Public Hearings.

- Charles Bondurant 646 Brandy Court expressed concerns about the potential impact of development decisions on the community and asked the council to consider the cost of future disputes that may arise from their decisions.
- Jack Brahman 963 Woods Loop, voiced concerns about the environmental sensitivity of the land and the potential impact of development. He urged the council to be responsible and thoughtful in their decision-making.
- Cathy Brown 5012 Longview asked the council to represent the residents and protect the town's quality of life.
- Kim Topalian 130 Bluebird Lane expressed concerns about the legality of preventing residents from speaking on agenda items during public comments. She also raised issues about the completeness of certain development applications.
- Chad Emerine 953 Eagle Road emphasized the importance of adhering to the land use plan and urged the council to vote based on what fits the plan, given the development pressure facing the town.
- Ellen McLaughlin 3021 Highbury Place thanked law enforcement for their professionalism in handling recent incidents in the Bromley neighborhood. She also suggested adding speakers outside the meeting room to improve audio for overflow attendees.
- Randy Hood 715 Eagle Road thanked the council for their work and stressed the importance of responsible development that preserves the character of Weddington.
- Bob Hornik 1526 E. Franklin Street, Chapel Hill, an attorney, provided legal advice regarding conflict of interest, vested rights, and zoning decisions. He reminded the council that they are not compelled to approve requests for zoning map or text amendments.
- Chris Drost 1203 Delaney Drive emphasized the need for responsible development and the council's duty to protect the environment and neighboring properties.
- Union County Commissioner Brian Helms spoke about House Bill 765, urging the town council to take a stance against it. He explained that the bill would negatively impact local government authority over zoning, density, and utilities, and subsidize residential development at the expense of taxpayers and ratepayers.

9. Public Safety Report

Lieutenant James May presented the public safety report on behalf of Sheriff Eddie Cathy:

- No major felony crimes were reported in the Weddington area.
- Deputies conducted proactive traffic operations focused on speed and impaired driving.

- There were 3 misdemeanor assault cases, 2 misdemeanor larceny cases, and 6 fraud cases.
- 9 narcotics possession cases were reported, mostly from traffic stops.
- From January through April 2025, Weddington deputies conducted 497 traffic stops, resulting in 40 arrests.
- Deputies performed 4,511 self-initiated activities such as residence and business checks.

10. Consent Agenda

~~A. Approve Proclamation P 2025-02 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week~~

B. Declaration of Surplus Property

~~C. Approve Resolution opposing HB765~~

D. Approve 2025-04-12 Special Meeting Minutes

E. Approve 2025-04-12 Regular Meeting Minutes

~~F. Approve Release of Bond for Harlow's Crossing (Phase 1, Map 2 + Phase 2, Map 1)~~

Motion: Councilmember Perryman made a motion to approve the Consent Agenda as amended.

Vote: The motion passed with a unanimous vote.

11. Old Business

A. Ordinance CZ 2025-03 Toll Brothers Weddington Crossing - Application by Toll Brothers for Conditional Zoning Approval for development of a 62-lot subdivision on Weddington Road (Parcel numbers 06129109, 06126001, 06126017, 06126017B, 06126017C)

i. Discussion and Consideration

Town Planner Gregory Gordos presented an overview of the Toll Brothers Weddington Crossing application. He explained that the proposal is for a 62-lot conventional subdivision on 167 acres, with a density of approximately 0.37 dwelling units per acre. Gordos highlighted key features of the site plan, including the three points of ingress/egress onto Weddington Road, the 100-foot thoroughfare buffer, and the designations of wetlands, streams, and environmental areas.

Gordos also addressed the presence of an eagle's nest on the property, noting that there is a 660-foot radius protection zone around it where no development is allowed. He mentioned that the Planning Board had recommended approval of the application with conditions.

Council members engaged in extensive discussion about the application:

- Councilmember Jeff Perryman asked for clarification on various conditions agreed to by the developer, including tree protection measures and stormwater management plans.
- Mayor Pro Tem Tom Smith expressed concerns about the lack of a septic plan, stormwater calculations, and other details he believed should be included in the application.
- Councilmember Perryman presented information about the nearby airport and its potential impact on wildlife, particularly the eagles. He cited conversations with wildlife experts who stated that the proposed development was not expected to have a significant effect on the eagle nest.
- Mayor Bell raised issues with several aspects of the application, including the requested 5-year vested rights period, the lack of a Union County arborist verification for the tree survey, and concerns about stormwater management and septic systems.

- John Floyd, representing Toll Brothers, addressed some of the concerns raised by the council, stating that many of the requested items had been submitted and that they were willing to reduce the vested rights period to 2 years.

Motion: Councilmember Ladner made a motion to approve CZ2025-03 Toll Brothers Weddington Crossing

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

ii. Statement of Reasonableness and Consistency

Following the denial of the Toll Brothers application, Mayor Bell proposed a statement of reasonableness and consistency for the denial:

CZ2025-03 is inconsistent with the Town's Land Use Plan and not reasonable because:

- It is inconsistent with Conservation Goal 3 in that it proposes grading and vegetative clearing of environmentally sensitive areas.
- It is inconsistent with Land Use Policy LU2.3 and Conservation Policy C3.3 in that erosion from site grading and storm water run-off caused by the increased impervious area planned for the development create an unacceptable risk of significant damage and injury to neighboring properties.
- It is inconsistent with the Town's Land Use goal of preserving natural assets and limiting development near natural resources in that it threatens the habitat of federally protected endangered wildlife
- It is inconsistent with Conservation Policy C3.2 which limits the development to areas of Town that have suitable soil and topographic characteristics for development.

Motion: Mayor Pro Tem Smith made a motion to approve the Statement of Reasonableness and Consistency as read

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

Mayor Bell called for a brief recess

9:08 p.m. Mayor Bell called the meeting back to order.

12. New Business

A. Discussion of Advisory Board Code of Ethics Amendment

Ms. Dewey presented a proposed amendment to the Advisory Board Code of Ethics. The amendment, which was recommended by the Planning Board, aimed to restrict board members from publicly commenting on pending or potential projects outside of duly noted meetings, including refraining from comments on social media, news media, or in public forums.

Council members discussed the proposal, with some expressing concerns about limiting citizens' rights to speak freely. Town Attorney Karen Wolter clarified that the amendment was an ethics decision, not a legal requirement, intended to support an independent planning board and prevent perceptions of bias.

Board members shall refrain from publicly commenting, discussing, or expressing opinions about pending or potential projects outside of duly noticed meetings. This includes refraining from making public comments through social media, news media, or in any public forum. Such communications shall occur only during official meetings where all discussions are part of the public record. This standard ensures transparency, preserves the integrity of the review process, and protects the fairness of proceedings for applicants, citizens, and fellow board members alike.

Motion: Mayor Pro Tem Smith made a motion to adopt the Advisory Board Code of Ethics Amendment

Vote: The motion passed with a unanimous vote.

B. Approve Proclamation P 2025-02 Recognizing May 15, 2025 as Peace Officers' Memorial Day and May 11 through May 17, 2025 as National Police Week

Mayor Bell read the proclamation recognizing May 15, 2025, as Peace Officers' Memorial Day and May 11 through May 17, 2025, as National Police Week. The council expressed their appreciation for law enforcement officers and their service to the community.

C. Approve Resolution 2025-04 opposing HB765

The council discussed a resolution opposing House Bill 765 and related bills in the North Carolina General Assembly. Council members expressed strong opposition to the proposed legislation, which they believed would negatively impact local government authority over zoning and development.

Motion: Mayor Pro Tem Smith made a motion to approve Resolution 2025-04 opposing HB765

Vote: The motion passed with a unanimous vote.

D. Approve Release of Bond for Harlow's Crossing (Phase 1, Map 2 + Phase 2, Map 1)

Mayor Bell raised questions about the release of the bond for Harlow's Crossing, particularly regarding the establishment of a sinking fund for stormwater infrastructure maintenance. Town Planner Gregory Gordos explained that the development's covenants, established in 2016, addressed the creation of an HOA fund for pond maintenance. After discussion, the council agreed to release the bond.

Motion: Councilmember Ladner made a motion to release the bond for Harlow's Crossing Phase 1, Map 2 and Phase 2, Map 1.

Vote: The motion passed with a unanimous vote.

13. Code Enforcement Report

Town Planner Gregory Gordos reported that the code enforcement caseload was consistent, and progress was being made on addressing violations. He mentioned that some serious offenses might require levying fines or hiring contractors to correct issues.

14. Update from Finance Officer and Tax Collector

- A. Discussion of FY 2025-2026 Preliminary Budget and Call for Public hearing to be held June 9, 2025 at Weddington Town Hall at 7:00 p.m.

Finance Officer Leslie Gaylord presented updates on the town's finances and the preliminary budget for FY 2025-2026. Key points included:

- The April financials were included in the council packets.
- A final budget amendment for the current year will be presented next month.
- The town is seeking proposals for a new auditor, as the current auditor is discontinuing governmental audits.
- The preliminary budget for FY 2025-2026 is driven by the Union County tax revaluation and changes to trash billing.
- The tax base is estimated to increase by approximately 50%, resulting in a revenue-neutral rate of 1.72 cents.
- Staff proposed incorporating the trash fee into the tax rate, resulting in a new rate of 3.5 cents.
- The total proposed budget is \$3,157,000, with 56% allocated to solid waste and public safety costs.
- A public hearing on the budget to be held on June 9, 2025, at Weddington Town Hall at 7:00 p.m.

15. Updates from Town Planner and Town Administrator

Town Administrator Karen Dewey mentioned an email from the Assistant County Manager regarding Union County senior meals. The town has 10 residents on the waiting list for this program, and the council was asked to consider including funding for these meals in the budget. Ms. Dewey also acknowledged Debbie Coram's work in organizing successful Food Truck Fridays events.

Town Planner Gregory Gordos noted that the Planning Board subcommittee is continuing to work on revisions to the Unified Development Ordinance (UDO) to address issues raised during recent discussions.

16. Transportation Report

There were no updates for the transportation report as the CRTPO did not meet in the past month.

17. Council Comments

- Councilmember Brannon Howie expressed gratitude for the town staff and their professionalism. She also acknowledged the upcoming Memorial Day and the sacrifices of military personnel.
- Councilmember Darcy Ladner delivered a statement addressing recent behavior from some residents that she felt had negatively impacted staff, the council, and the community. She called for more respectful and constructive engagement from critics and emphasized the importance of civil discourse and mutual respect.
Over the past several months, the behavior of a small group of residents has had a damaging impact on our staff, this council, and the greater community. I feel compelled to speak to that today.

To our town staff and attorney—I want to sincerely thank you. Despite being the target of slander and hostility, you have conducted yourselves with professionalism, resilience, and grace. Your dedication does not go unnoticed. You continue to show up and serve with excellence. We are fortunate to have such a capable and committed team.

To the vast majority of our residents, those who engage with kindness, patience, and open-mindedness—you are the reason we continue this work. Your support sustains us, and we are grateful.

To our critics, I ask you to consider a different approach. Rather than dividing, help us build. Rather than attacking, offer solutions. We are not your adversaries, we are your neighbors, working within a complex system, doing our best to serve the community we all share.

There's a saying: "You catch more bees with honey." But what happens when the hive is constantly under siege? When mistrust, rudeness, and online hostility replace civil discourse— In any other workplace, such treatment would drive good people away and those who spread misinformation would be removed or ignored – and rightly so.

Why should it be different here?

When an application is deemed complete for the stage it is making us aware of your perceived discretion is helpful, but sending an additional 147 emails,, making public comment about it being incomplete, and posting about it regularly, does not make it start back at the beginning. Not acknowledging the facts that you are given, undermines your message and erodes credibility. Repeated misinformation drowns out valid concerns and make productive dialogue nearly impossible. What is helpful, is one straight forward email, like the one we received from the President of Providence Acres HOA, stating what he desired and the 52 families he represented. Listening to the public is one of our most important responsibilities but that must be accompanied by mutual respect. Civility, honesty, and dignity are not optional - they are foundational. Without them, voices cease to be heard.

Transparency is a frequent demand, and I fully support it - it's one of the reasons I chose to run. But transparency is a two-way street and requires receptivity. Transparency without receptivity is futile. We've worked hard to keep our processes open and still, misrepresentations spread, half-truths are echoed, and facts are ignored.

I have never once questioned my ethics. I came into this role with integrity, and that has not changed. But I have learned, for some, "ethics" has come to mean agreement. - "Agree with me or, you're unethical." That's not how life works. That's not ethics. That's coercion. Reasonable people can and do come to contrasting conclusions even when given the same set of facts. It doesn't make either side "evil". It makes us humans.

Yes, we work for the people—but for the community as a whole, not just the loudest voices. Your reminders of "remember who you work for" are not helpful. We got in this to be your voice but taking the time to read condescending emails, from the same group of people stating the same thing time and again, only takes away the time we have to advocate for you. Our decisions are made with serious consideration of legal frameworks, community needs, and long-term impacts. You may disagree. That's your right. But disagreement does not equal corruption. Behind every title—Planner, Administrator, Council Member—is a human being. I am not a politician. I'm a parent, a business owner, and your neighbor. Like my colleagues, I serve for a modest stipend of about \$300/mo., sacrificing weekends, family time, and sleep.

Just a few months ago, I was away with my 10-year-old gymnast at her state meet that she worked hard to qualify for. With 3 active kids, our family is often divided up. Because my daughter had fallen asleep on the long drive, I returned a call to a constituent and didn't realize I

couldn't disconnect from my car Bluetooth while driving. I am still not certain what the intended purpose for that 22-minute call was, but I do remember the shouting that woke my daughter up was due to me not sharing information that was discussed during closed session. When my daughter later asked who the "crazy person on the phone" was, should I have told her that public service means accepting abuse? That leadership means being screamed at for doing what's right? That's not the legacy I want for her or for any of our children.

When last month's meeting was moved to the high school, some claimed victory - saying their emails forced our hand. Truth is, that move was already underway. We plan thoughtfully. We do not govern by pressure or coercion. Our staff worked tirelessly to make that meeting run smoothly. And still, some criticized them for not filming it—Despite the massive logistical challenges they faced.

To those calling for a moratorium we legally cannot enact, who demand immediate answers but oppose staffing support—to the person repeatedly suggesting I resign: This seat is in your district. It will be open at the end of my term. If you believe you can do better, run. Take the late-night calls. Carry the weight. Criticism without responsibility is easy, leadership is not. Leadership is not about personal gain; it is about stewardship. And stewardship works best... When it's shared between those who serve—and those they serve.

Let's begin telling the whole story—not just the headline. And let's insist on a simple, human standard: that every resident treats our staff and elected officials the way they would want their own spouse or child to be treated. That isn't just civility—it's the foundation of community. It's the first meaningful step toward building a town rooted in respect, truth, and shared purpose—a place where good people want to serve, and where we all feel proud to belong.

We can demand accountability without cruelty. We can challenge decisions without attacking character. We can disagree—and still treat each other with dignity and respect. I believe that - is the only way in which, great communities are made.

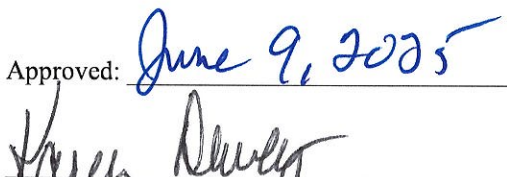
- Mayor Pro Tem Tom Smith thanked the deputies for their presence at the meeting, the residents who stayed until the end, and the town staff for their professionalism during challenging situations.
- Councilmember Jeff Perryman echoed the thanks to town staff and emphasized the importance of addressing the potential legislative changes in Raleigh that could impact the town's ability to manage development.
- Mayor Jim Bell thanked the Planning Board, town staff, and his fellow council members for their hard work and dedication. He encouraged residents to attend the upcoming Food Truck Friday event.

18. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the May 12, 2025 Regular Town Council Meeting at 9:59 pm.

Vote: The motion passed with a unanimous vote.

Approved:


Karen Dewey, Town Administrator/Clerk


Jim Bell, Mayor



**TOWN OF WEDDINGTON
PROCLAMATION
P-2025-02**

WHEREAS, The Congress and President of the United States of America have designated May 15 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week; and

WHEREAS, the members of the law enforcement agencies of Union County and North Carolina play an essential role in safeguarding the rights and freedom of the citizens of the State; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement officers and agencies and that members of those agencies recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the citizens of Weddington recognize and appreciate the contributions made by law enforcement officers at all levels of government; and

NOW, THEREFORE, I, Jim Bell, Mayor of the Town of Weddington, North Carolina, call upon all citizens of Weddington to observe May 15, 2025 as

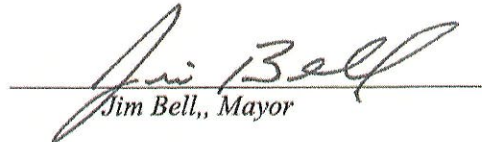
PEACE OFFICERS' MEMORIAL DAY

In honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice to their community or have become disabled in the performance of duty.

And the week of May 11 through May 17, 2025 as

NATIONAL POLICE WEEK

In witness whereof, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this the 12th day of May 2025.


Jim Bell, Mayor

Attest:


Karen Dewey, Town Clerk





RESOLUTION OPPOSING CHANGES TO LOCAL PLANNING AND ZONING IN HOUSE BILL 765 AND
RELATED BILLS BY THE NORTH CAROLINA GENERAL ASSEMBLY
R-2025-04

WHEREAS, House Bill 765 has been introduced during the 2025 session of the North Carolina General Assembly and proposes sweeping changes to local planning and zoning authority, significantly limiting the ability of local governments to represent the will of their residents; and

WHEREAS, local governments have historically served as the final guardians of citizens' rights in land use decisions, with zoning processes designed to encourage in-person participation from both supporters and opponents through public hearings and local input; and

WHEREAS, House Bill 765 would override many of these locally driven processes, effectively mandating planning and zoning decisions from the state level, thereby diminishing public engagement and undermining a community's ability to protect health, safety, and welfare through self-governance; and

WHEREAS, Chapter 160D of the North Carolina General Statutes currently requires comprehensive planning and zoning at the local level, a framework that would be significantly weakened by House Bill 765, thereby reducing citizen trust and discouraging volunteer involvement in local advisory boards; and

WHEREAS, the bill introduces unnecessary administrative burdens, increasing the cost of delivering planning and zoning services without providing clear or meaningful benefits to the taxpayers who fund these operations; and

WHEREAS, local governments, in partnership with their residents, are best positioned to develop and enforce planning and zoning ordinances that reflect the unique character, priorities, and needs of their communities; and

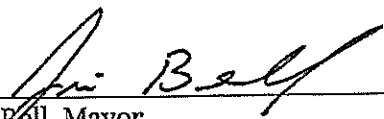
WHEREAS, the Town of Weddington firmly believes that local elected officials are best equipped to make zoning decisions with the guidance of professional staff and direct input and

engagement of the citizens they serve;

NOW, THEREFORE, BE IT RESOLVED, that the Weddington Town Council strongly opposes House Bill 765 and urges the North Carolina General Assembly to reject this and any similar legislation that undermines local authority and citizen participation in land use planning.


BE IT FURTHER RESOLVED, that the Weddington Town Council calls on state legislators to preserve the ability of local governments to make planning and zoning decisions in partnership with their communities, as intended under current state law.

Adopted on this 12th day of May 2025.



Jim Bell, Mayor

Attest:



Karen Dewey, Town Administrator/Clerk

