



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 8, 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. Presentation by Nancy Anderson
7. Mayor/Councilmember Reports
8. Public Comments
9. Presentation of Proclamations
 - A. P-2025-03 Constitution Week
 - ** B. P-2025-04 Disability Inclusion Month
10. Public Safety Report
11. Consent Agenda
 - A. Approve August 11, 2025 Regular Town Council Meeting Minutes
 - B. Approve R-2025-06 To Request addition of Weddington Glen Roads to State Maintained Secondary Road System
12. Old Business
 - A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process.
13. New Business

- A. Discussion and Possible Consideration of Speed limit ordinances for Weddington Matthews Road
- B. Discussion of Website Policy

- 14. Code Enforcement Report
- 15. Update from Finance Officer and Tax Collector
- 16. Updates from Town Planner and Town Administrator
- 17. Transportation Report
- 18. Council Comments
- 19. Adjournment



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MONDAY, SEPTEMBER 8, 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: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Deputy Clerk/Admin Assistant Debbie Coram, Town Attorney Karen Wolter, UCSO Deputy Grant Wrenn

Visitors: Gayle Butler, Sydney Shaw, Wendy Shaw, Anne Marie Cruz, Craig Horn, Liz Holtey, Reagan Shaw, Kelsey Jones, Jim Vivian, Christopher Neve, Cathy Brown, Bill Deter, Ellen McLaughlin, Clayton Jones, Harry Chilcot, Joyce Plyler, Chad Emerine, Tracy Stoen, Tommy Shaw, Mary Groome, Bill Shaw, Jared Polivka, Bob Griswold, Bill Cathy

3. Pledge of Allegiance

Council led the Pledge of Allegiance

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

Councilmember Jeff Perryman requested the addition of a presentation by Nancy Anderson regarding the passing of Michael Verardo, to be placed after the Conflict of Interest Statement.

Karen Dewey requested the addition of item B under the Presentation of Proclamations for Proclamation 2025-04 for Disability Inclusion Month.

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. Council member Howie stated she had a conflict of interest with Item 11 and would recuse herself from discussion and voting on that matter.

**** 6. Presentation by Nancy Anderson**

Nancy Anderson, a member of the Planning Board, delivered a tribute to Sergeant Michael Verardo who passed away on August 27, 2025, from complications resulting from severe combat wounds sustained while serving with the 82nd Airborne in Afghanistan.

Ms. Anderson detailed Sergeant Verardo's military service, including being wounded twice in Afghanistan, with the second incident leaving him catastrophically injured after stepping on a landmine. She described how his heart stopped twice en route to medical treatment, but he survived and underwent over 120 surgeries.

Ms. Anderson highlighted the Verardo family's contributions through their organization, The Independence Fund, which has helped thousands of veterans by providing all-terrain track wheelchairs, supporting caregivers, and developing mental health and suicide prevention programs. During the withdrawal from Afghanistan, they helped extract 17,000 Afghan interpreters who had served with U.S. forces.

Ms. Anderson concluded by challenging everyone to serve in some capacity, whether by volunteering at schools, serving on boards, or helping neighbors, echoing the Verardo family creed: "Be the somebody."

Mayor Bell thanked Ms. Anderson and noted that many council members attended the funeral. He shared that former Vice President Pence had expressed appreciation for how the town had welcomed the family and shown them love and support.

7. Mayor/Councilmember Reports

Councilmember Perryman reported on the Western Union Municipal Alliance meeting held in Wesley Chapel. He noted that tax bills and tax rates dominated the discussion. The next meeting will be on Thursday, September 25 at 4:00 PM at Stallings Town Hall. He also mentioned that Waxhaw's representative reported their town lobbyist had informed them that efforts to have the state take over zoning authority were still ongoing, with provisions being inserted into various bills.

Councilmember Ladner announced that the Trees Union board meeting would be held the following day, September 9, at 6:30 PM at Wesley Chapel Village Hall. The meeting would discuss enhancing the county's tree canopy and the stewardship training program launching in the fall.

Mayor Pro Tem Smith reported on road paving in town, sharing a response from NCDOT about the surface treatment being used. He explained that roads were receiving a double seal asphalt surface treatment with a fog seal, which is a cost-effective pavement preservation treatment applied after patching. He noted this method allows NCDOT's limited resurfacing funding to go further, though it's not as nice as full asphalt. He expressed concern about the inadequate number of roads being addressed given the age of many roads in the town.

8. Public Comments

Gayle Butler 5146 Panhandle Circle, commented on the downtown overlay proposed update, stating that the majority of residents indicated through surveys that they did not want the overlay. She urged the council to

stop discussing changes to the overlay, expressing frustration that the matter has continued for months despite what she characterized as clear public opposition.

Wendy Shaw 6733 Weddington Matthews Road, expressed concern about the tone of political discourse in the town. She criticized what she described as bullying, degrading, and attacking of neighbors' integrity and character. She called for respectful disagreement without attempts to sabotage campaigns or violate others' freedom of speech.

Reagan Shaw, 6733 Weddington Matthews Road, commented on the changes in Weddington from the close-knit community of her childhood. She read excerpts from a 2008 article written by Jeff Perryman about Weddington's community spirit and expressed sadness that the "down home feeling is fading."

Anne Marie Cruz 13624 Providence Road, spoke about her family's connection to the land and their decision in 2002 to place the remaining portion of the Hunter Farm into permanent conservation through the Catawba Land Conservancy. She emphasized that this land cannot ever be developed into a neighborhood or commercial site, and that there are no loopholes for future rezoning.

Craig Horn, 5909 Bluebird Hill Lane, cautioned against making unfounded accusations of corruption and emphasized the importance of thoughtfully considering decisions. He discussed the balance between protecting property rights and community interests and expressed his view that commercially zoned land should be allowed to be developed commercially as long as owners follow the law.

Ellen McLaughlin compared Weddington's repeated zoning discussions to the movie "Groundhog Day," noting that despite residents consistently expressing opposition to commercial expansion, the topic keeps resurfacing. She urged the council to listen to residents and protect the town from this "endless Groundhog Day."

Clayton Jones thanked Nancy Anderson for her tribute to Sergeant Verrardo. He then addressed the Polivka property issue, arguing that when Mr. Polivka purchased and rezoned the land, he accepted a compromise to build one building instead of the originally requested five. Jones suggested that the town was fair in its original decision and should not feel obligated to allow further development.

Joyce Plyler referenced multiple surveys showing that residents do not want additional commercial development in Weddington. She cited the 2018 survey where 62% of respondents opposed more commercial development and the 2023 Inspire consulting report which found that residents wanted to maintain commercial uses within the existing downtown overlay area.

Chad Emerine commented on the downtown overlay, stating that the overlay was established in 2015 based on surveys and public input. He stated that the Polivka South property was intentionally excluded from the overlay, not accidentally overlooked, and that it cannot meet the connectivity and pedestrian-friendly requirements outlined in the UDO.

Jared Polivka made comments regarding his property rights, stating that his family's commercial property is already part of the 0.4% of town land designated as commercial. He cited the Unified Development Ordinance, which states the downtown overlay shall apply to parcels designated as future business in the land use plan and zoning map. He expressed frustration that despite planning board approval, the council voted down his request to build additional buildings.

Dr. Andrew Tran, a Weddington resident and a tenant in the Polivka building for ten years, spoke about his positive experience operating his dental practice there. He expressed support for allowing the Polivkas to bring in more professionals to serve the community.

9. Presentation of Proclamations

A. P-2025-03 Constitution Week

Mayor Bell presented P-2025-03 for Constitution Week to Ashley Korizis and other representatives from the Halifax Convention Chapter of the Daughters of the American Revolution. The proclamation designates September 17 – 23, 2025 as Constitution week, marking the 238th anniversary of the framing of the U.S. Constitution.

**** B. P-2025-04 Disability Inclusion Month**

Mayor Bell read Proclamation P-2025-04 for Let's Include Landon, a non-profit organization founded in 2023 that creates opportunities to bring children with and without disabilities together to form real bonds and friendships. The proclamation designated September 2025 as Disability Inclusion Month in Weddington.

10. Public Safety Report

Deputy Wrenn presented the Public Safety Report.

Deputy Grant Wrenn presented the August public safety report. Compared to July, the report showed:

- 65 911 hang-ups (up from 61)
- 21 accidents (down from 28)
- 35 alarms (down from 44)
- 100 business checks (up from 93)
- 8 careless and reckless driving incidents (down from 13)
- 4 domestic disturbances (down from 7)
- 882 preventive patrols (up from 835)
- 29 radar patrols (up from low 20s)
- 187 traffic stops (up from 184)
- Total calls: 1,509 (down from 1,538)

Deputy Wrenn emphasized the importance of vigilance as the holidays approach, recommending residents utilize home security systems and keep spare keys and key fobs nearby. Mayor Bell thanked Deputy Wrenn for the proactive approach to crime prevention.

11. Consent Agenda

A. Approve August 11, 2025 Regular Town Council Meeting Minutes

B. Approve R-2025-06 To Request addition of Weddington Glen Roads to State Maintained Secondary Road System

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

12. Old Business

A. Discussion and Possible Consideration of instructing staff to begin downtown overlay amendment process.

Councilmember Perryman introduced the topic, showing a map of the town's current zoning and focusing on the commercial area at the center of town. He clarified that he was not requesting any immediate changes to maps or rules, but merely starting a process to discuss including the Polivka property in the downtown overlay. Councilmember Perryman emphasized that he was not asking to expand commercial property in Weddington, reminding everyone that he had made the motion to deny the Weddington Green proposal. He stated that the only change would be moving the overlay boundary line to include the Polivka MX-zoned property, which is already zoned commercial.

Motion: Mayor Pro Tem Smith made a motion to instruct staff to begin downtown overlay amendment process.

Councilmember Perryman continued that not including this property in the overlay was an oversight and noted that the UDO has been amended 17 times since 2021, with 11 amendments made by the current council. He cited three reasons for considering the amendment: the property is in the town center, it is already zoned commercial, and it is landlocked (bounded by conservation property and a church). Councilmember Perryman contended that the Polivka family was being denied their property rights after paying commercial taxes for 12 years. He mentioned that he had held a meeting to discuss the issue, but only 11 people attended, including 3 planning board members.

Mayor Bell stated that 62% of survey respondents in 2018 said they did not want more commercial development. He emphasized that as elected officials, they have a responsibility to follow the will of residents, noting he had received numerous emails opposing the change and only two in support. He also cited the UDO requirement that development sites must create pedestrian connections to adjacent parcels, which he believed would be unsafe across Providence Road.

Councilmember Ladner stated that the overlay was meant to be pedestrian-friendly, which is why the Polivka property was purposefully excluded, not accidentally overlooked. She explained that the residential properties within the overlay were included because they are pedestrian-accessible, unlike the Polivka property across a busy road.

Vote: The motion was denied with a 1-2 vote. Councilmember Perryman voted in favor. Councilmember Ladner and Mayor Pro Tem Smith opposed the motion. Councilmember Howie abstained.

13. New Business

A. Discussion and Possible Consideration of Speed limit ordinances for Weddington Matthews Road

Ms. Dewey presented the staff report: at the 2025 work session retreat, the Town Council directed staff to research reducing speed limits to 35 mph at four locations in town. After consulting with NCDOT Assistant Division Traffic Engineer John Springer, it was determined that only the Weddington Matthews Road segment approaching the roundabout at Highway 84 qualified for a speed limit change.

The proposed change would reduce the speed from 45 mph to 35 mph from the roundabout to Tomato Vine Lane. Two ordinances were presented: 2025-07 to repeal the 45-mph limit and 2025-08 to enact the 35 mph limit in that section while maintaining 45 mph beyond Tomato Vine Lane.

Mayor Pro Tem Smith noted that several new homes are being built in the area, making the road more residential, which, combined with the roundabout, makes the speed reduction sensible.

Motion: Mayor Pro Tem Smith made a motion to approve Ordinance 2025-07 To Repeal the speed limit on Weddington Matthews Road from Hwy 84 northward to the Mecklenburg County Line.

Vote: The motion passed with a unanimous vote.

Motion: Councilmember Howie made a motion to approve Ordinance 2025-08 to enact the 35 mph speed limit on Weddington Matthews Road between NC 84 and Tomato Vine Lane and the 45 mph speed limit between Tomato Vine Lane and Antioch Church Road.

Vote: The motion passed with a unanimous vote.

B. Discussion of Website Policy

Councilmember Perryman proposed creating dedicated spaces on the town website for individual council members to post information and address residents' questions between monthly meetings. He explained that he had previously tried to post information but was told he couldn't use town resources for what could be considered personal communication.

Mayor Pro Tem Smith expressed hesitation, stating that council members already have the opportunity to make comments at meetings, which become part of the public record. He believed the council meeting was the appropriate forum for addressing public questions.

Councilmember Ladner raised concerns about potential conflicts between council members' personal opinions, particularly on specialized topics.

Town Attorney Karen Wolter noted that other municipalities typically have a "Mayor's Corner" newsletter with factual information about events and meetings, but she was not aware of any towns that provide individual pages for each commissioner. She acknowledged the valid concern about misusing government assets for personal gain.

Councilmember Howie expressed concern about creating a policy without precedent, noting the potential for unintended consequences with an evolving policy that has no precedents.

The discussion concluded without a motion, with Councilmember Perryman indicating he would not pursue the idea further.

14. Code Enforcement Report

The Code Enforcement Report was included in the council packets. Mayor Bell mentioned the corner of Beulah Church and Weddington Matthews Road, which had been overgrown but was recently cut. Karen Dewey confirmed it was part of Weddington Glen, where the builder has not yet turned over the HOA. Mayor Bell requested ongoing monitoring of the area.

Mayor Pro Tem Smith asked for updates on an unbuildable property that would require cleanup at significant expense.

15. Update from Finance Officer and Tax Collector

Ms. Dewey delivered the report in Finance Officer Leslie's absence. The monthly financials were included in the council packets, including June 30 quarterly grant summaries. Tax bills had been sent out and payments were already being received. The final appraised value received from the county was approximately \$300 million, or 6% higher than the April estimate, equating to about \$100,000 more in ad valorem revenues than originally budgeted. This potential budget adjustment was not yet reflected in the current monthly statements.

16. Updates from Town Planner and Town Administrator

The Town Planner reported it was a quiet month for the Planning Board with nothing to add. Town Administrator Karen Dewey had nothing to add.

17. Transportation Report

Mayor Bell provided updates on several transportation projects:

- North Carolina Turnpike Authority informed him that I-485 through Pineville would be open by the end of the year.
- The toll prices are still being determined, and electronic equipment is currently being installed.
- The on/off ramp at Brace Road will open simultaneously with the rest of the project.
- The project to widen John Street in Matthews has been discontinued due to cost increases from \$25 million to \$44-45 million.
- The widening of I-77 South from downtown Charlotte to the South Carolina state line is seeking bids, with an estimated cost of \$3.2 billion. The state is requiring at least three different companies to bid on the project, which will take about 10 years to complete once started.

18. Council Comments

Councilmember Howie thanked town staff for their support and the citizens who participated in the meeting.

Councilmember Ladner thanked the committees for their work and reminded everyone that differing opinions do not mean anyone is right or wrong.

Mayor Pro Tem Smith thanked everyone who attended the meeting and the staff for their work over the past month.

Councilmember Perryman thanked the staff and expressed his continued belief in advocating for individual property owners' rights. He concluded with a cautionary note, quoting his father: "Be careful what you wish for because you just might get it."

Mayor Bell emphasized that despite disagreements, he respects all council members. He stated that he fights for what he believes he was elected to do and appreciates resident input that guides council decisions. He clarified that his position on the Polivka property was not personal but based on what he believes represents the town's interests.

19. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the September 8, 2025 Regular Town Council Meeting at 9:19 p.m.

Vote: The motion passed with a unanimous vote.

Approved:

13 October 2025

Karen Dewey

Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor



TOWN OF WEDDINGTON
PROCLAMATION
P-2025-03

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2025, marks the two hundred and thirty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and


WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Jim Bell by virtue of the authority vested in me as Mayor of the Town of Weddington do hereby proclaim the week of September 17 through 23, 2025 as


CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Weddington to be affixed this 8th day of September 2025.


Jim Bell, Mayor

Attest:


Karen Dewey, Town Administrator/Clerk





TOWN OF WEDDINGTON
PROCLAMATION
P-2025-04

WHEREAS Let's Include Landon, founded in 2023, is a non-profit organization whose mission is to create opportunities to bring children with and without disabilities, those who are neurodivergent, and those with developmental delays, together to create real bonds and true friendships;

WHEREAS inclusion means children with disabilities are not in separate activities nor lead separate lives; separating people by perceived ability disadvantages everyone. Belonging is a human need;

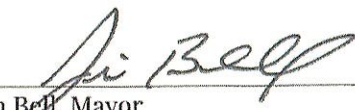
WHEREAS disability inclusion is mutually beneficial. Children with disabilities will benefit by being just as much a part of their community as their non-disabled peers, be part of a team, have a best friend, create true friendships, and have a sense of belonging. And non-disabled peers will benefit from learning compassion, patience, respect, kindness, citizenship, and understanding the value of differences and how to successfully work and play with people who are different. Everyone wins when we include;

WHEREAS families in the community pledge to accept, respect, and include people of ALL abilities, including their neurodivergent peers and peers with developmental delays and disabilities;

WHEREAS inclusion starts with each individual person. And each person pledges to help their community be more inclusive;

WHEREAS every child is valued because of their strengths, gifts, and even challenges. As disability is simply diversity. We must trust that every child is an incredible whole person who does not need to be fixed;

NOW, THEREFORE, I, Jim Bell, Mayor of the Town of Weddington, on behalf of the Weddington Town Council and citizens of Weddington, do hereby proclaim September 2025 as Disability Inclusion Month in The Town of Weddington.


Jim Bell, Mayor

Attest:


Karen Dewey, Town Administrator/Clerk

