



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, DECEMBER 8, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD WEDDINGTON, NC 28104
AGENDA**

1. Open the Meeting
2. Pledge of Allegiance
3. Determination of Quorum
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest statement: *In accordance with the state government ethics act, 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. Public Comments
8. Public Safety Report
9. Consent Agenda
 - A. Approval of November 10, 2025 Regular Town Council Meeting Minutes
 - B. Approval of Proclamation for USPS
 - C. Approval of Release of Bond #PRF9377177 for Weddington Glen Subdivision in the amount of \$401,207.50
10. Old Business
 - A. CZ-2025-03 Amendment for Arya Subdivision
 - i. Public Hearing
 - ii. Discussion and Consideration
 - iii. Statement of Land Use Consistency
11. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 4, 2025
12. Special Recognition
 - A. District 1 Councilmember Jeff Perryman
 - B. District 3 Councilmember Brannon Howie
13. Oaths of Office
 - A. Jim Bell, Mayor
 - B. Ellen McLaughlin, District 1 Councilmember
 - C. Clayton Jones, District 3 Councilmember
14. Recess/Call to Order
15. Determination of Quorum
16. Consent Agenda
 - A. Adoption of the 2026 Council Regular Meeting Schedule
 - B. Adoption of the 2026 Town Hall Holiday Schedule
17. Appointments
 - A. Appointment of Mayor Pro Tempore
 - B. Appointment of Delegate and Alternate to the CRTPO
 - C. Appointment of Council Members responsible for opening and reviewing bank statements
 - D. Appointment of Council Members as check signatory and back up signatory
 - E. Appointment of Western Union Municipal Alliance Representative and Alternate
18. New Business
 - A. Discussion of dates for Town Council Work Session/Retreat
19. Updates from Town Planner and Town Administrator
20. Code Enforcement Report
21. Update from Finance Officer and Tax Collector
22. Transportation Report
23. Council Closing Comments
24. Adjournment

Weddington

11/2025

UCR Code	Description	Date of Report	Incident ID	
11D				
11D	SEXUAL ACT SUBST PARENT/CUSTODIAN	11/26/25	202509797	
			Total:	1
13B				
13B	SIMPLE ASSAULT	11/10/25	202509312	
13B	SIMPLE AFFRAY	11/13/25	202509397	
13B	SIMPLE ASSAULT	11/26/25	202509801	
			Total:	3
13C				
13C	COMMUNICATING THREATS	11/7/25	202509221	
			Total:	1
23F				
23F	BEL / THEFT FROM MOTOR VEHICLE	11/21/25	202509646	
			Total:	1
23H				
23H	LARCENY-FIREARM	11/20/25	202509619	
23H	LARCENY-MISDEMEANOR	11/3/25	202509085	
			Total:	2
26A				
26A	FRAUD-CREDIT CARD	11/4/25	202509112	
			Total:	1
35A				
35A	POSSESS MARIJUANA UP TO 1/2 OZ	11/9/25	202509280	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	11/19/25	202509574	
35A	POSSESS MARIJUANA UP TO 1/2 OZ	11/21/25	202509625	
35A	POSSESS COCAINE FEL	11/24/25	202509744	
35A	POSS OF MARIJUANA 1/2 TO 1& 1/2 OZ	11/3/25	202509088	
			Total:	5
35B				
35B	POSSESS MARIJ PARAPHERNALIA	11/21/25	202509625	
			Total:	1
90F				
90F	STALKING	11/30/25	202509885	
			Total:	1
90Z				
90Z	UNAUTHORIZED USE OF MOTOR VEHICLE	11/29/25	202509867	
			Total:	1

Weddington

11/2025

UCR Code	Description	Date of Report	Incident ID	
999				
999	ACCIDENT NO VISIBLE INJURY	11/4/25	202509119	
999	ACCIDENT NO VISIBLE INJURY	11/6/25	202509185	
999	ACCIDENT NO VISIBLE INJURY	11/5/25	202509139	
999	ALTERED PLATES	11/9/25	202509281	
999	DWLR NON IMPAIRED REV	11/9/25	202509281	
999	ACCIDENT POSSIBLE INJURY	11/6/25	202509192	
999	ACCIDENT POSSIBLE INJURY	11/7/25	202509247	
999	ACCIDENT NO VISIBLE INJURY	11/13/25	202509390	
999	ANIMAL CALL BITE	11/14/25	202509433	
999	ACCIDENT NO VISIBLE INJURY	11/17/25	202509516	
999	NO LIABILITY INSURANCE	11/21/25	202509625	
999	LOST PROPERTY	11/21/25	202509652	
999	INVESTIGATION	11/23/25	202509721	
999	ACCIDENT NO VISIBLE INJURY	11/10/25	202509319	
999	ACCIDENT NO VISIBLE INJURY	11/19/25	202509575	
999	ANIMAL CALL	11/27/25	202509816	
999	ANIMAL CALL	11/1/25	202509017	
999	CIVIL 50B SEIZURE	11/4/25	202509102	
999	ACCIDENT NO VISIBLE INJURY	11/3/25	202509084	
999	LOST PROPERTY	11/3/25	202509077	
999	DOMESTIC	11/5/25	202509165	
999	ACCIDENT NO VISIBLE INJURY	11/1/25	202509030	
			Total:	22
9999				
9999	MENTAL HEALTH INVESTIGATION	11/12/25	202509355	
9999	MENTAL HEALTH INVESTIGATION	11/2/25	202509048	
			Total:	2

Monthly Crime Total

41



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, NOVEMBER 10, 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 a.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: Karen Dewey, Town Administrator/Clerk; Leslie Gaylord, Finance Officer; Debbie Coram, Deputy Clerk/Admin Assistant; Karen Wolter, Town Attorney; Deputy Grant Wrenn

Visitors: Anne Marie Cruz, Clayton Jones, Chris Faulk, Bill Deter, Ellen McLaughlin, Christopher Neve, Wendy Shaw, Heather Presson, John Allen, Ruben Radih, Winsly Pelis, Tracy Stone, Christopher Johnson, Sonali Patel, Suwang Patel, Krishna Ponda, Prajad

3. Pledge of Allegiance

Council led the Pledge of Allegiance.

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

Town staff requested to remove item 10A (Old Business - Discussion and Consideration of Release of Enclave at Baxley Bond) because after inspection, the town engineer, Bob Wilson, and Mr. Gordos determined the pond wasn't ready for release. Mayor Bell clarified that while no decision would be made, Mr. Wilson would provide an update on the situation. Additionally, staff requested removal of items 11A and 11B under New Business - 11A because the developer requested to withdraw their application, and 11B to allow the planner to be present for the text amendment discussion.

Motion: Mayor Pro Tem Smith made a motion to adopt 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. No Council member had a conflict of interest.

6. Mayor/Councilmember Reports

Councilmember Jeff Perryman reported on the Western Union Municipal Alliance (WUMA) meeting held in Waxhaw. He announced the next meeting would be Thursday, November 20th at 4:00 PM in Marvin, which would be the final meeting of the calendar year. Councilmember Perryman emphasized a significant topic for public awareness: the group's consideration of hiring a shared lobbyist. He explained that Waxhaw currently employs a lobbyist in Raleigh, and WUMA was exploring whether the six western Union County municipalities (Waxhaw, Weddington, Wesley Chapel, Stallings, Mineral Springs, and Marvin) should jointly retain this lobbyist to be "more proactive rather than reactive" on legislation affecting local municipalities. He noted his research showing the North Carolina Home Builders Association has five lobbyists who are present every day the legislature is in session, and REBIC (another developer group) uses third-party lobbyists. The lobbyist employed by Waxhaw will attend the November 20th meeting to discuss potential services, including monthly reports and serving as a direct contact for municipal questions to county representatives.

Mayor Pro Tem Tom Smith reported he was still awaiting information from NCDOT regarding which roads they planned to resurface this year, noting they had promised to contact him once the information was available.

7. Public Comments

Mayor Bell read the rules for public hearings and public comments, emphasizing that comments are limited to 4 minutes for public comments and 3 minutes for public hearings. He stressed that comments must be directed at the entire board, not at individuals or to the audience. He also outlined rules about group spokespeople, civility requirements, and maintaining order and decorum.

Christopher Neve (110 Chase Stone Court) thanked supporters, highlighted community bonds, and emphasized integrity and reliance on faith during his campaign. He criticized false attacks on his character and platform, but extended forgiveness to Mayor Bell. Mr. Neve pledged continued service to the town, advocating for the founding values of the town, such as larger residential lots, limited commercial growth, reduced taxes through cutting waste, crime reduction using his law enforcement background, and greater transparency. He concluded by urging residents to become more involved.

Ruben Radik (2103 Green Cypress Lane) thanked the Council for withholding Toll Brothers' bond and for the site visit from the town engineer, which allowed residents to present concerns. He reported inspection issues including deep cracks in the retention pond, improper slope ratios, trees obstructing the outfall, and damaged trees wrongly assigned to the association. Mr. Radik noted the engineer's review pushed Toll Brothers back to negotiations and urged the council to keep the bond on hold until all problems are resolved.

Venkat Macherla (2002 Green Cypress Lane) thanked the Council for hearing prior concerns and noted limited progress with Toll Brothers, but unresolved pond site work remains. He highlighted that an engineering report was sent without agreement on timely fixes. Mr. Macherla detailed UDO requirements where developers must establish a 15% stormwater escrow fund and a schedule for HOA contributions—which were never set up. He stressed these safeguards should have been in place before HOA takeover and tied directly to the bond. He urged the council to continue withholding the bond until all issues are addressed.

Winsley Pelis (3109 Weeping Willow Drive), expressed gratitude to the Council and the town engineer. He stressed that the community was promised a dream but given a burden and urged Toll Brothers to invest in

remediation. Mr. Pelis noted the fixes would cost only 2–3% of the bond, arguing that spending this small amount would demonstrate good faith and earn lasting goodwill across Weddington.

Prajad (2006 Green Cypress Lane) briefly stated that colleagues and friends had covered every item and simply thanked the council.

Sonali Patel (1317 Hemby Place) raised concerns about Toll Brothers' handling of shared spaces and community infrastructure, citing unresolved retention pond issues, neglected green areas, and poor HOA fund management. She noted incomplete commitments despite promised fixes, described the rushed and flawed ownership transfer, and expressed frustration at the builder's lack of transparency and accountability. Ms. Patel characterized the situation as unethical, saying residents invested in a multimillion-dollar community now left in poor condition, and urged the Council to hold the builder responsible.

8. Public Safety Report

Deputy Grant Wrenn presented the monthly public safety report, highlighting crime statistics and traffic enforcement activities. Notable points included:

- 911 hang-ups decreased
- Vehicle accidents increased slightly from 27 to 28
- Alarm calls remained consistent at 24
- Commercial burglaries increased to 3, including break-ins at Jersey Mike's and Papa's Pizza
- Residential burglaries decreased from 2 to 1
- Careless and reckless driving decreased from 17 to 15
- Domestic disturbances dropped from 8 to 4
- Preventive patrols increased from 562 to 581
- Traffic stops increased from 57 to 94

Deputy Wrenn described a recent traffic saturation operation on October 25th from 8:00 PM to midnight that resulted in 2 DWI arrests, 1 drug seizure, 3 vehicle tows, and 40 motor vehicle citations. He emphasized the department's focus on nighttime enforcement.

He also reported that the suspect in the Indian Trail Taco Bell incident was apprehended within hours thanks to license plate reader technology and community assistance.

Deputy Wrenn cautioned residents about the dangers of driving under the influence, including THC products, and advised residents to be vigilant about suspicious vehicles, particularly personal vehicles being used for Amazon deliveries during unusual hours.

9. Consent Agenda

- A. Approval of October 13, 2025 Regular Town Council Meeting Minutes**
- B. Approval of letters of support for federal zip code legislation**

Motion: Mayor Pro Tem Smith made a motion to approve the Consent Agenda as presented.

Vote: The motion passed with a unanimous vote.

10. Old Business

A. Discussion and Consideration of Release of Enclave at Baxley Bond.

Bob Wilson, town engineer, provided an update on the Enclave at Baxley pond inspection. He visited the site on October 31st with HOA members and Toll Brothers representatives. He reported finding several issues that need to be addressed before the bond could be released:

- Cracks in the dam that need engineering evaluation
- Trees growing in the outlet below the pipe
- Improper slopes that need to be surveyed
- A dead pine tree that Toll Brothers agreed to remove
- Two other trees with damaged root systems that an arborist will evaluate
- Ponding issues at the cul-de-sac that NCDOT will need to assess

Mr. Wilson stated that Toll Brothers is aware of these issues and has not requested bond release at this time. He estimated it would likely take a month or two to resolve these matters. Staff is also working with the HOA regarding the sinking fund requirement. Mayor Bell confirmed Mr. Wilson would be personally involved with all final inspections.

11. New Business

~~**A. CZ 2025-04 Keystone Custom Homes Subdivision at 3009 Forest Lawn Drive**~~

~~**i. Public Hearing**~~

~~**ii. Discussion and Possible Consideration**~~

~~**B. O 2025-07 Text Amendment to D917A.G. Private Roads and Gatehouses and Section**~~

~~**D918.I. Screening and Landscaping Berm Language**~~

~~**i. Public Hearing**~~

~~**ii. Discussion and Possible Consideration**~~

12. Code Enforcement Report

The code enforcement report was included in the council packets. Mayor Bell noted that the numbers appear to be improving.

13. Update from Finance Officer and Tax Collector

Ms. Gaylord presented the monthly financials for October and quarterly summaries for September 30th regarding grant monies including ARP money, SCIP money, and park money. She explained that while ARP money was spent, the grant wasn't closed so reporting continued. No park money had been spent as they were using SCIF money first. She noted the SCIF report was lengthy due to multiple projects listed.

14. Updates from Town Planner and Town Administrator

Ms. Dewey provided the updates: The Arya conditional zoning amendment will be on the agenda for next month's agenda with a public hearing that would be properly noticed. The tree lighting event is scheduled for Friday the 21st from 5:30 to 8:30 PM. She thanked the team at Charlotte Elf for installing holiday lights on Town Hall and thanked the Rotary Club for providing flags for Veterans Day.

15. Transportation Report

There was no Transportation Report this month.

16. Council Comments

Councilmember Darcey Ladner read a prepared statement honoring Veterans Day and thanking all who served, acknowledging their courage, sacrifice, and dedication to protecting freedoms. She then recognized and thanked Jeff Perryman and Brandon Howie for their years of service to the community. She detailed Jeff Perryman's 8 years on Town Council following 8 years on the Weddington Planning Board from 2007 to 2015. She characterized him as a steady and thoughtful leader who guided discussions with integrity and helped shape policies protecting Weddington's rural character and quality of life. She noted his commitment to responsible growth and balanced decision-making left a lasting impact. Councilmember Ladner described Brandon Howie's 4 years representing District 3 with dedication, compassion, and a true heart for community. She highlighted Brandon as an advocate for safety, environmental preservation, and maintaining Weddington's special sense of place. She praised her practical approach and genuine care for residents as strengthening both council and community. Councilmember Ladner concluded by noting their combined contributions of time, talents, and voices ensured Weddington would thrive for generations. She thanked them personally and on behalf of the town for their service, dedication, and lasting contributions, wishing them continued success.

Councilmember Brandon Howie reiterated thanks to Rotary for the flags, noting how wonderful they looked in the wind. She thanked Karen for arranging the lights that complemented the flags beautifully. She expressed gratitude to veterans for providing so much, including her opportunity to serve. She thanked Darcey for the kind words.

Councilmember Jeff Perryman thanked Darcey for her kind words and expressed gratitude to three groups: the residents of Weddington for giving him the opportunity to serve; town staff including Deputy Wrenn and law enforcement, calling them "the best"; and his family - his wife and daughters - for allowing him to serve. He noted he might have to speak from the podium in the future.

Mayor Pro Tem Tom Smith thanked everyone for attending and honored veterans, sharing that many in his family served including his father in World War II, an uncle at the Battle of the Bulge from D-Day through, and an uncle who served multiple years in Vietnam. He expressed great respect for veterans and thanked citizens who performed their civic duty by voting. He expressed hope that everyone could move forward civilly and work together. He concluded by expressing gratitude for the Rotary Club flags and everyone's attendance.

Mayor Bell expressed respect and appreciation for veterans, noting the numerous veterans in the community. He stated his gratitude for the Rotary's recognition through the flag display at Town Hall. Mayor Bell thanked Councilmembers Howie and Perryman for their service, acknowledging what they'd done for the town. He noted they hadn't always agreed but he enjoyed getting to know and working with them.

17. Closed Session 143.318.11 (5)-to establish, or to instruct the public body’s staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or the amount of compensation and other material terms of an employment contract or proposed employment contract

Motion: Mayor Pro Tem Smith made a motion to enter into closed session at 7:51p.m.
Vote: The motion passed with a unanimous vote.

Mayor Bell called the meeting back to order at 8:25 p.m.

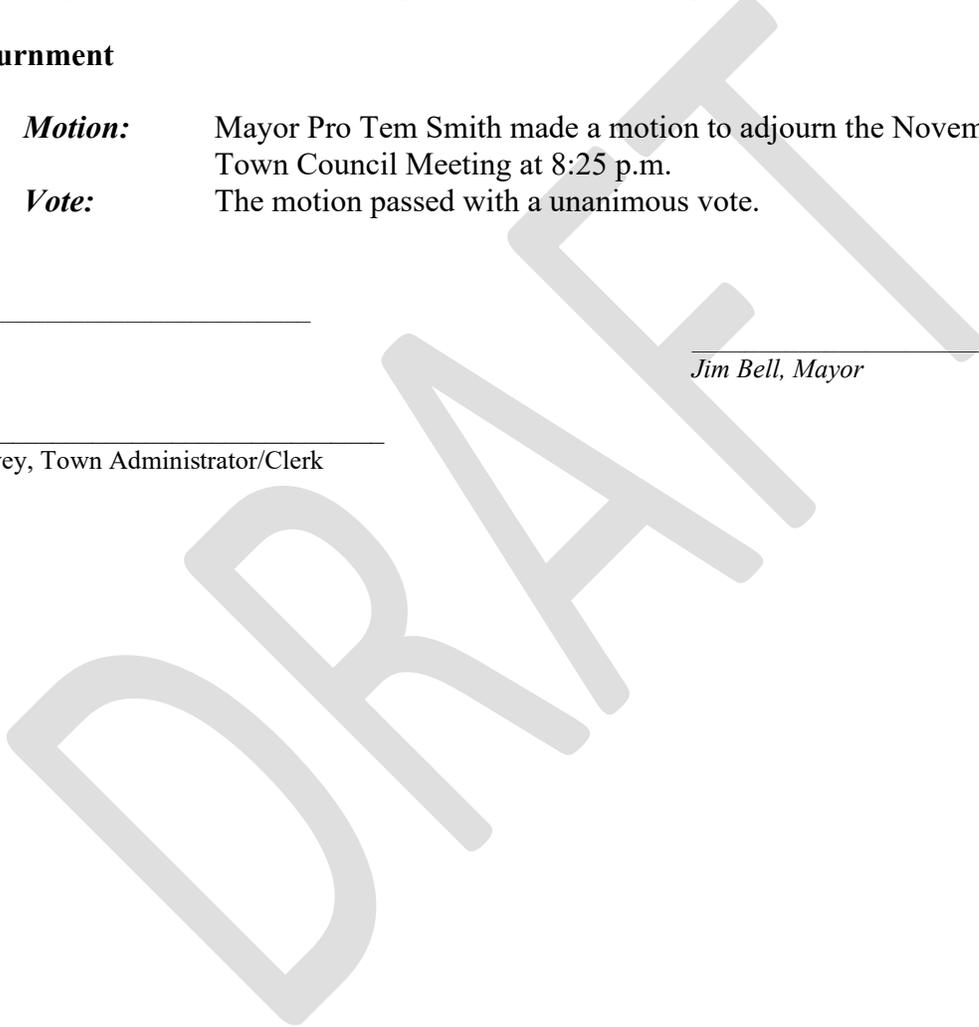
18. Adjournment

Motion: Mayor Pro Tem Smith made a motion to adjourn the November 10, 2025 Regular Town Council Meeting at 8:25 p.m.
Vote: The motion passed with a unanimous vote.

Approved: _____

Jim Bell, Mayor

Karen Dewey, Town Administrator/Clerk





**TOWN OF WEDDINGTON
PROCLAMATION
P-2025-06**

PROCLAMATION ON THE 250TH ANNIVERSARY OF THE UNITED STATES POST OFFICE

WHEREAS, 2025 is the year of the 250th Anniversary of the creation of the United States Post Office, the predecessor of the modern Postal Service, one year earlier than the founding of the country itself, and later enshrined in the U.S. Constitution, and

WHEREAS, the Postal Service has played a significant role in the historical development of the country from the establishment of roads, railways, and airlines, and a vital part of the fabric binding together the people of the country, and

WHEREAS, the Universal Service Obligation (USO) in current law which enables the population to receive equal and affordable services no matter who we are or where we live is a democratic right of the people, and

WHEREAS, the U.S. Postal Service serves 169 million addresses six, and sometimes, seven days a week, and

WHEREAS, the USPS does not receive taxpayer money but rather runs on its own revenue created by postage and postal products, and

WHEREAS, due to its public mission, the Postal Service is the low-cost anchor of the \$1.3 trillion dollar mailing and package industry which supports 7 million jobs across the country, and

WHEREAS, the Postal Service is an important source of good, union, living-wage jobs with fair hiring practices and equal pay for equal work for workers from all walks of life, and is one of the largest employers of Veterans, and

WHEREAS, any effort to privatize the USPS, in whole or in part, would undermine the very public mission of the Postal Service, the Universal Service mandate and the dedicated work of hundreds of thousands of public servants, and

WHEREAS, while communication habits are always changing, the USPS remains a vital source of communications, the exchange of ideas, financial transactions, private and secure correspondence, mail-order medications, mail-in voting and e-commerce packages, and a host of opportunities for new and expanded services, and

WHEREAS, the United States Postal Service is owned by the people and is a wonderful national treasure

encapsulating the best of government "of, by and for the people," therefore be it proclaimed that the Weddington Town Council supports of the public mission of the USPS contained in the 1970 Postal Reorganization Act which says: *"The United States Postal Service shall be operated as a basic and fundamental service provided to the people by the Government of the United States, authorized by the Constitution, created by Act of Congress and supported by the people. The Postal Service shall have as its basic function the obligation to bind the Nation together ... "* and be it further proclaimed that this body appreciates the role of the U.S. Postal Service on its 250th Anniversary, salutes the hard-working postal workers from all walks of life who serve the people and business community, and supports a robust and thriving public Postal Service for generations to come!

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 8th day of December 2025.

Jim Bell, Mayor

Attest:

Karen Dewey, Town Administrator/Clerk



December 3, 2025

Mr. Gregory Gordos, Town Planner
Town of Weddington
1924 Weddington Road
Weddington, NC 28104

SUBJECT: Weddington Glen – Release of Performance Bond

Dear Mr. Gordos:

LaBella has verified satisfactory completion of the wet pond, sand filter, roadway construction, and site grading for Weddington Glen previously bonded by the developer for the subdivision. As-built surveys of the stormwater systems and stormwater management pond with supporting Engineer's certification have previously been submitted to the Town. The as-built plans are acceptable. NCDOT has inspected and approved construction of these streets (Attachment 1), and water and sewer utilities have been accepted by Union County Public Works (Attachment 2). Therefore, the performance bond in the following amount may be released:

\$401,207.50

Please let us know of any questions or concerns.

Sincerely,

LaBella Associates

Robert E. Wilson, PE
Project Manager

Attachments:

NCDOT Acceptance Letter
Union County Water Letter of Final Acceptance
Bond Release/Reduction Review Form

cc: Scott Morrison, Beechwood Carolinas
Samuel Walters, Beechwood Carolinas



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

J.R. "JOEY" HOPKINS
SECRETARY

April 17, 2025

Sammy Walters
Beechwood Weddington, LLC
7621 Little Avenue, Suite 111
Charlotte, NC 28226

SUBJECT: Inspection of Roadway in the Weddington Glenn Subdivision in Union County.

Dear Sirs:

This letter is to advise that this office has made a recent inspection of the roads under construction for Weddington Glen Subdivision. These roads appear to be constructed in accordance with NCDOT standards with regards to subgrade, stone base, seeding and mulching, drainage, curb and gutter, the final layer of asphalt has been placed. Also, the roadway profiles were found to be in accordance with NCDOT standards.

If you have any questions, please contact me at the number below.

Sincerely,

A handwritten signature in cursive script that reads "Dennis Eudy".

Dennis Eudy
Engineering Specialist I
Division 10 – District 3
704-218-5107



August 25, 2023

Beechwood Weddington, LLC
7621 Little Avenue, Suite 111
Charlotte, NC. 28226
Attn: Mike Davis (mdavis@beechwoodcarolinas.com)

**RE: Letter of Final Acceptance for the Development:
WEDDINGTON GLEN**

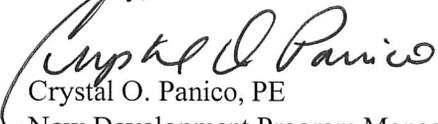
Dear Mr. Davis,

This Letter of Final Acceptance pertains to the Development Phase referenced above. If you have requested that UCW accept less than the entire Development Phase Project, such reduced portion of the Development Phase Project for which acceptance is given is identified on Exhibit A, attached and incorporated herein by reference. That part of the Development Phase Project for which acceptance is given, whether the entire Development Phase Project or only such portion as identified on Exhibit A, shall be referred to in this letter as the "Accepted Portion of the Development Phase Project." Article 5 of the Union County Water and Sewer Extension Ordinance (the "Ordinance") is enclosed for your convenience. Capitalized terms in this letter shall have the meanings set forth in the Ordinance, unless otherwise clearly required by the context.

UCW has determined that all conditions imposed pursuant to Section 5.1 of the Ordinance for the Accepted Portion of the Development Phase Project have been satisfied. As to the Accepted Portion of the Development Phase Project, UCW will release authorization to set water meters in accordance with the provisions in Section 5.2 of the Ordinance. The date of this letter will begin the warranty required pursuant to Section 5.5 of the Ordinance. You are requested to contact UCW three months prior to expiration of the applicable warranty in order that a warranty inspection may be conducted in accordance with Section 5.6 of the Ordinance.

Please contact UCW should you have any questions.

Sincerely,


Crystal O. Panico, PE
New Development Program Manager

cc: (Via Email) Isaacs Group – Brent Cowan
 Town of Weddington – Robert Tefft
 UCP – James King, Richard Jenson
 UCW – Jennifer Corbett, Jodi Price

COP/br

Union County Water
500 N. Main Street
Monroe, NC 28112
T 704.296.4210

unioncountync.gov/water



ARTICLE 5 - SYSTEM ACCEPTANCE AND INITIATION OF SERVICE

5.1 - Conditions for Acceptance

Prior to acceptance of the water and sewer infrastructure by UCPW and as a prerequisite to activation of water and/or sewer service within the Development Phase Project, Developer shall ensure that all of the following conditions have been satisfied:

1. All punch list items identified in the final inspection performed pursuant to Article 4 have been resolved.
2. UCPW has received a Warranty Repair Guarantee as described in Section 5.6.
3. All applicable NCDENR/NCDWQ approvals have been obtained.
4. Developer's Engineer of Record has submitted to UCPW an opinion of cost of the value of the water and sewer improvements.
5. All releases have been obtained by other agencies, such as State, County or others applicable to encroachment permits or other liabilities.
6. All easements necessary for the conveyance of the water and/or sewer facilities to be maintained and owned by UCPW have been executed and recorded with the Union County Register of Deeds.
7. UCPW has received transfer of title for all real property and infrastructure that is to be dedicated to UCPW either by fee simple conveyance or granting of easements, as further described in Section 5.4.
8. The Engineer of Record has provided to UCPW in writing all applicable NCDENR/NCDWQ certifications and test results.
9. UCPW has received record drawings, pump station specific operation and maintenance manuals, if applicable, and any other supporting documentation in paper and electronic format as provided for in the UCPW Standard Sewer and Water Specifications.
10. The Engineer of Record has submitted to UCPW a certificate of completion certifying that the water and sewer infrastructure has been constructed in conformance with the terms and conditions of the Standard Water and Sewer Line Extension Agreement for this Project.

Once the above items have been completed to the satisfaction of UCPW, UCPW will issue a Letter of Final Acceptance and then water and sewer service may be activated as provided in Section 5.2.

5.2 - Meter Set/Service Authorization

Upon satisfaction of the items delineated in Section 5.1, UCPW will release authorization to set water meters for those portions of the Development Phase Project accepted by UCPW. Developer or the home builder must contact UCPW Customer Service to pay meter installation fees and schedule the water meter installation. After such fees have been paid, UCPW will install the meter and establish an account in the name of the current property owner of the Lot the meter is being set to serve. UCPW will notify the Union County Inspections Department of its release for issuance of certificate of occupancy for those metered connections to the system.

Water furnished for a given Lot shall be used on that Lot only. Each consumer's service must be separately metered at a single delivery and metering point.



Master meters may be allowed or required to serve commercial buildings, multi-family buildings, or other applications on any un-subdivided parcel at the time of the initial application at the sole discretion of UCPW.

5.3 - Partial Acceptance

In some cases, Developer may want UCPW to accept a portion of the water and sewer infrastructure to allow for authorization of service to a portion of the Development Phase prior to final completion and acceptance of the Development Phase Project by UCPW. Developer recognizes that such partial acceptance is solely for Developer's benefit in expediting Service Authorizations to potential customers. UCPW may accept a portion of the Development Phase Project if UCPW, in its sole discretion, determines that such acceptance would not impact primary system functionality or create potential water quality problems.

For any such portion to be accepted by UCPW, all conditions in Section 5.1 must be satisfied as applicable to that portion of the Development Phase Project. Developer shall segregate that portion of the work being activated from the remaining infrastructure by providing a jumper connection on the water lines and terminating sewers at a manhole.

Developer shall remain responsible for the cost of repairs for any damage to the work accepted by UCPW under this section from the time of activation until acceptance of the entire Development Phase Project, regardless of the cause of the damages, including damages from third parties. Developer must post a maintenance/repair guarantee with UCPW for that portion of the work as described in Section 5.5.

Developer shall provide such performance guarantee or security as may be required by the Appropriate Planning Agency in its land development ordinance(s) to ensure the completion of construction of the required infrastructure necessary to serve the remainder of the Development Phase not subject to partial acceptance. UCPW shall not be responsible for requiring a performance guarantee or security for completion of such infrastructure, except as may be otherwise required by the County's land development ordinance(s).

5.4 - Transfer of Title

Upon acceptance by UCPW of all water distribution and sewage collection systems installed pursuant to the Development Phase Project, Developer and Owner shall transfer title to such infrastructure to UCPW. As further evidence of transfer of title, upon completion of the installation and prior to the activation of service by UCPW, Developer and Owner shall, without cost to UCPW:

(a) Convey or dedicate to UCPW, its successors and assigns by good and sufficient easement in a form satisfactory to UCPW a perpetual right, easement and privilege to operate, maintain and repair or replace all water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment within the Development Phase Project in connection with supplying water and wastewater service to the inhabitants, occupants and customers in the Development Phase and secure a release or subordination of each mortgagee's and lienholder's interest in the easement and fixtures thereon.

(b) Transfer to UCPW by document in a form satisfactory to UCPW all right, title and interest in and to all of the water and wastewater mains, pipes, connections, pumps, meters, apparatus and related equipment installed pursuant to the Development Phase Project.



(c) Furnish UCPW with an affidavit that all persons, firms or corporations that furnished labor or materials in the construction of the Development Phase Project have been paid. The affidavit shall be written in such a form as approved and accepted by UCPW.

(d) Furnish UCPW with a release of liens from all contractors and suppliers that provided materials and/or labor in the construction of the Development Phase Project. The release shall be written in such a form as approved and accepted by UCPW.

(e) Furnish UCPW with all manufacturers' warranties which Developer received or is due to receive on any part of the installations.

(f) Pay to UCPW any and all applicable costs and fees which are due and payable prior to connection to UCPW's wastewater system or water system.

5.5 - Warranty/Repair Guarantee

Prior to final acceptance by UCPW of any portion of the Development Phase Project, Developer shall provide a Warranty/Repair Guarantee to UCPW in the form of an irrevocable letter of credit, a cash deposit, or such other security as may be acceptable to UCPW. The amount of the letter of credit or cash deposit will be equal to ten percent (10%) of the Engineer of Record's opinion of cost of the value of the water and sewer improvements to be accepted by UCPW. The Warranty/Repair Guarantee shall remain in effect for a period of one (1) year after the acceptance by UCPW of the entire Development Phase Project or until all infrastructure required in the final plat for the Development Phase has been installed, whichever is later.

If during the warranty period UCPW determines that a system or component has failed, UCPW will attempt to notify Developer so that Developer may effect repairs. Should Developer not be able to repair the damage or defect within twenty-four (24) hours or such longer period if deemed reasonable by UCPW, UCPW may make such repairs and apply the cost against this warranty.

Furthermore, all other items specified in this Ordinance and within the approved engineering plans and specifications which have not been completed as specified may be corrected by UCPW and the cost for such corrections will be applied against this warranty. UCPW will attempt to notify Developer by mail at least five (5) business days prior to exercising the use of the letter of credit or cash deposit. In the event the repair exceeds the amount of the letter of credit or cash deposit, Developer shall be responsible for reimbursement of the excess amount.

5.6 - Warranty Inspection

Following completion of construction of all infrastructure identified on the approved plat for the Development Phase Project, including installation of all utilities (by way of illustration and not limitation, telephone, gas, power, cable television), Developer or Developer's Engineer of Record shall make a written request for a Warranty Inspection. Developer shall provide not less than two (2) business days' notice for any inspections requested outside of the normal week day work hours, 8 a.m. to 5 p.m. Monday through Friday. The Engineer of Record and UCPW Inspector shall prepare a written punch list of any defects or deficiencies noted during this inspection, should any exist. All identified deficiencies must be corrected to the satisfaction of UCPW prior to reducing or releasing any Warranty Repair Guarantees.

Town of Weddington

Bond Release/Reduction Review

Surety Information

\$401,207.50 (current)

Date of Issue: 8/9/2022 Amount in Figures: \$3,179,083.13 (original)

Amount in Words: Three Million One Hundred Seventy Nine Thousand Eighty Three and 13/100 Dollars

Cash: Check # _____ Bank Name: _____

Irrevocable Letter of Credit: Number _____

Bond: Number PRF9377177

Project Information

Project Name: Weddington Glen Phase # 1 & 2 Map # 1 & 2

Purpose (Brief description):

Bond release in the amount of \$3,179,083.13 (Previously reduced to \$401,207.50)

Items Needed for Bond / Cash/ LOC Reduction or Release

- As-Built drawing for Storm Drainage system with Engineer's Certification
- As-Built drawing for Storm Water Control Facilities with Engineer's Certification
- Executed Operation & Maintenance Agreement for storm water control facilities recorded with final plat
- NCDOT Built to Suit Letter for completed street subgrade, stone, and asphalt (public streets)
- UCPW acceptance letter for water and sewer utilities
- Verification by Town representative for construction completion of reduced /released items
- Stamped Bond Estimate for reductions only

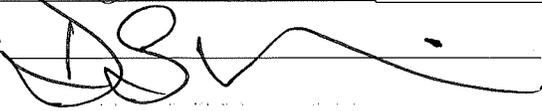
Release Information (party responsible)

Name: Scott Morrison Title: Director of Land

Company: Beechwood Weddington LLC

Address: 7621 Little Avenue, Suite 111, Charlotte, NC 28226

Email: smorrison@beechwoodhomes.com Phone: 704-499-1179

Signature:  Date: 8/27/25



MEMORANDUM

TO: Town Council
FROM: Gregory Gordos, Town Planner
DATE: December 8, 2025
SUBJECT: Discussion and Possible Recommendation of Text Amendment 2025-04 Section D917A.G. Private Roads and Gatehouses and Section D918.I. Screening and Landscaping

BACKGROUND:

In June of 2025 the Weddington Town Council approved the subdivision Arya at Weddington at their regularly scheduled meeting. This proposal by Arcadia Homes would construct eight homes (one home existing) on one acre or greater lots. The site plan shows two private cul-de-sac roads with a sanitary sewer line bisecting the property. The proposal was recommended by the Planning Board in February with little comment.

The site plan also has a note that states: DEVELOPMENT WILL PROVIDE A 8" WATER MAIN TO SERVE THE NINE LOTS. THE DEVELOPMENT WILL HAVE 9 DOMESTIC METERS AND 9 IRRIGATION METERS.

The project engineer contacted the Planning Department several months later asking if the project could switch from public water to private wells. As the approved Ordinance 2025-3 specifically states that they must use Union County Water, a conditional zoning amendment is required to change the project.

On September 10th Ennis Investors One, LLC applied for a Major Change, or Conditional Zoning Amendment, as allowed under UDO Section Section D-607(C)(10) Amendment Procedures for Approved Conditional Districts. The Administrator shall always have the discretion to decline to exercise the delegated authority either because the Administrator is uncertain about approval of the change pursuant to the standard or because a rezoning petition for a public hearing and Town Council consideration is deemed more appropriate under the circumstances.

Despite this rigorous requirement to go back before the public, the Planning Board, and the Town Council for their Conditional Rezoning approval, this petition simply amends the previously approved Ordinance CZ 2025-03 to add the allowance of well water under item 10. *Utilities*. If this subdivision were over ten units, or just one more home this would be required to connect to public utilities and the request would not have been supported.

N. *Connection to Public Water Lines.* 1. *If county or municipal water lines are located within one-half mile of a subdivision of ten to 39 lots, or one mile of a subdivision of 40 lots or more, where the distances are measured along the roadway to the nearest edge of the property, then the developer must connect to these lines to provide water service and fire protection for the subdivision. Extensions to the county water system shall be made in conformance with the policies and procedures set forth in the current Union County Water and Sewer Extension Policy as approved by the Board of County Commissioners and Town.*

PROPOSAL:

To revise the Development Standards of the approved Arya subdivision to allow up to nine wells.

OUTLINE OF TEXT AMENDMENT:

The following sections of Ordinance 2025-3 Exhibit B. DEVELOPMENT STANDARDS are proposed to be amended:

CZ 2025-04

Exhibit B

Page 3

10. Utilities

Developer will construct public sanitary sewer ~~and public water~~ lines to serve the proposed subdivision. Either public water lines or private wells may be utilized to provide water.

b. ~~All existing wells and septic~~ Septic systems will be removed or abandoned in accordance with state and county requirements.

c. Water and sewer services to remaining house on lot 9 will be converted from ~~well and septic~~ to services provided by Union County Water and Sewer

Staff offers the modification above for the Town Council’s consideration and approval. The Planning Board recommended the text as shown above in their regular meeting on October 27th.

For ease of reference, new text is referenced in red/underlined font, while deletions are referenced in ~~strikethrough~~ font.

LAND USE PLAN CONSISTENCY:

State Statutes requires that all zoning regulations shall be made in accordance with a comprehensive plan. When adopting or rejecting any zoning amendment, the governing board shall also approve a statement describing whether its action is consistent with an adopted comprehensive plan or any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest. Accordingly, staff provides the following Land Use Plan Consistency Statement for consideration:

The proposed amendments to the previously approved Conditional Zoning ordinance are found to be generally consistent with the adopted Land Use Plan (Plan). However, while these amendments do not further any specific Goal or Policy of the Plan, they also do not act contrary to any specific Goal or Policy of the Plan, nor would they prevent the administration and implementation of the Plan, or preclude the fulfilment of the community vision as set forth in the Plan. Additionally, the proposed amendments are found to be reasonable in that they continue to improve upon the organization of existing ordinances and provide additional clarity for staff, appointed and elected officials, and residents.

RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

Attachments:

- Ordinance 2025-03 Exhibit B
- PB Staff Report 2025 02-24 Arya
- Arya Subdivision CZ Plan

DEVELOPMENT DATA

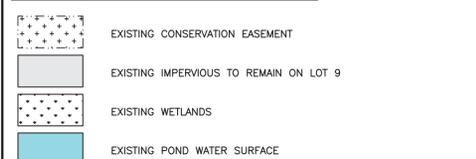
ZONING: R-CD "CONVENTIONAL"
COUNTY: UNION
TOWNSHIP: SANDY RIDGE
TAX PARCEL: 06156010, 06156010A AND 06156010B
TOTAL PROJECT AREA: 19.154 ACRES-0.288 = 18.866 ACRES

WATER SERVICE OPTION 1
ESTIMATED SEWER FLOW (DOMESTIC) 9 LOTS * 280 GPD/LOT = 2,520 GPD
ESTIMATED WATER FLOW (DOMESTIC) 9 LOTS * 400 GPD/LOT = 3,600 GPD
IRRIGATION 9 LOTS * 200 GPD/METER * 9 LOTS = 1,800 GPD

STORMWATER SUMMARY:

Table with 2 columns: AREA(SF) and AREA(AC). Rows include AREA OF PROJECT BOUNDARY, AREA OF RECORDED R/W, AREA OF OVERLAP, AREA OF EXIST. POND, TOTAL SITE AREA, etc.

LEGEND



GENERAL NOTES:

- 1. STORMWATER MANAGEMENT: STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN'S ORDINANCE...
2. JURISDICTIONAL SURFACE WATERS: AN ON-SITE DETERMINATION AND DELINEATION FOR THE PRESENCE OF JURISDICTIONAL SURFACE WATERS HAS BEEN PERFORMED...
3. ROADWAY NAMES: PROPOSED ROADWAY NAMES HAVE WRITTEN APPROVAL FROM UNION COUNTY.

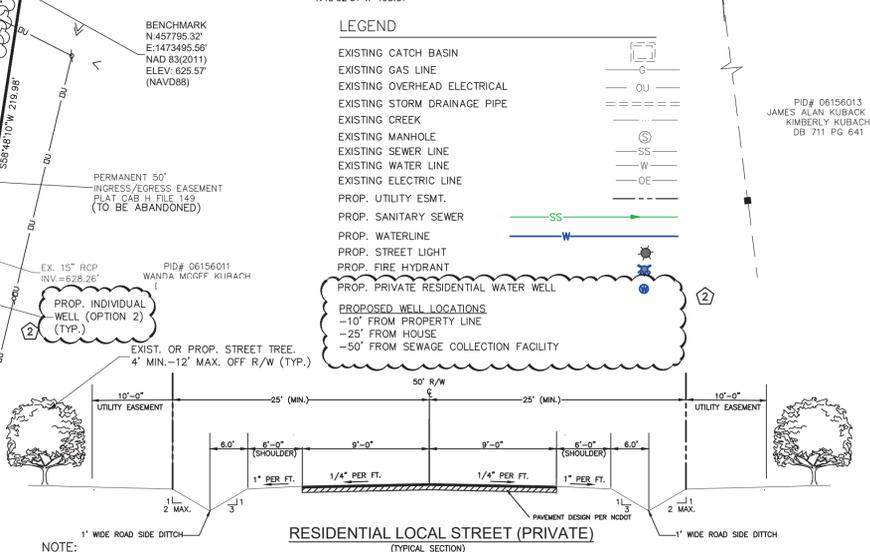
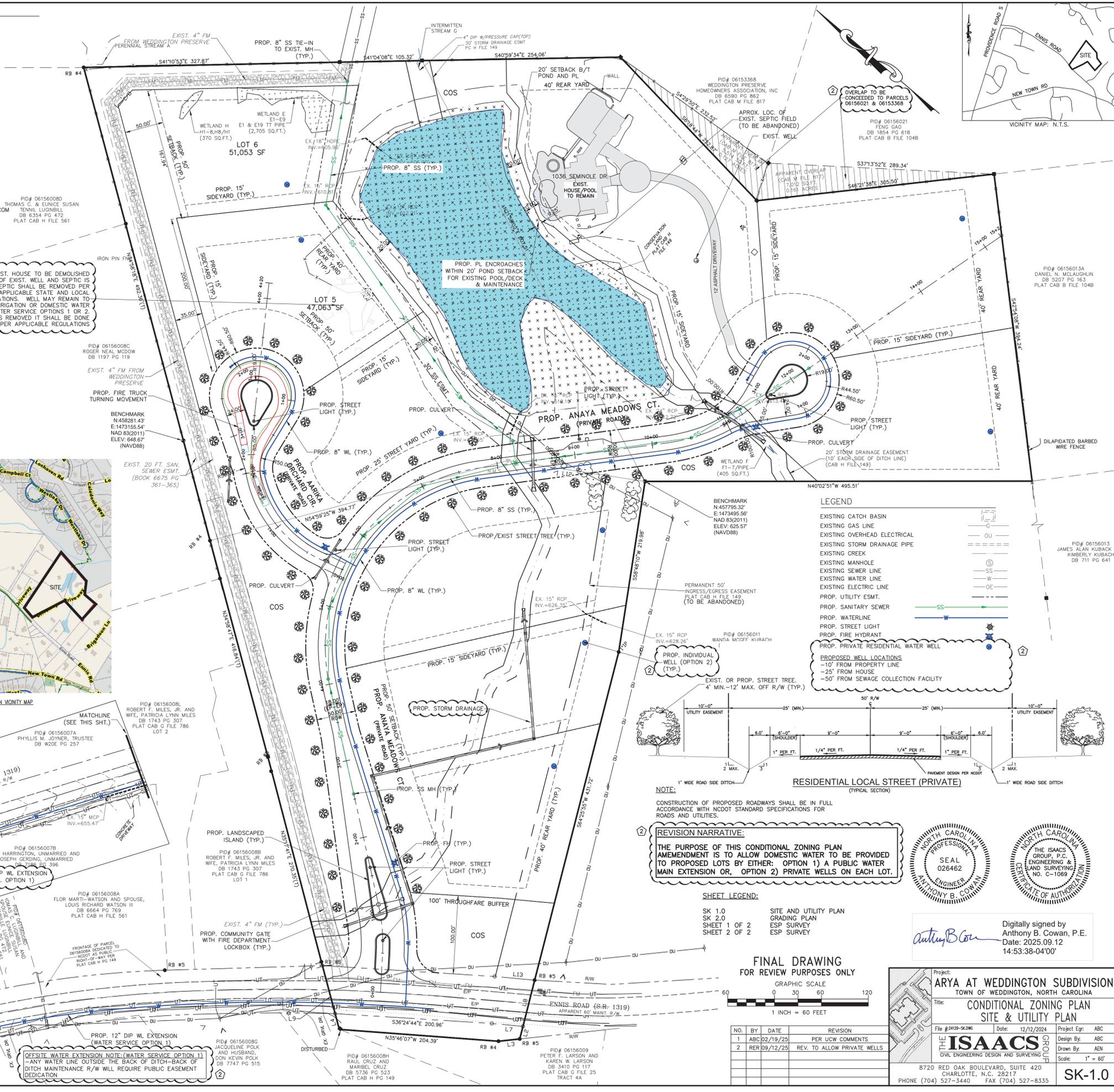
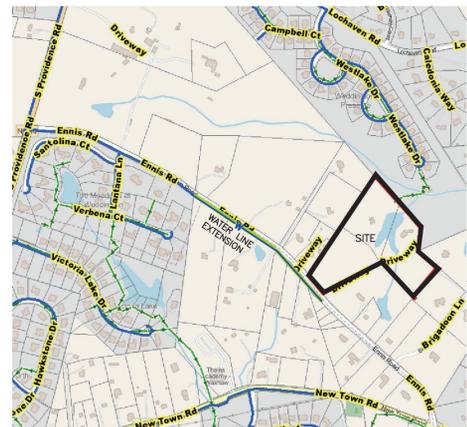
CONTACT INFORMATION:

ENGINEER: THE ISAACS GROUP, P.C.
8720 RED OAK BLVD., SUITE 420
CHARLOTTE, NC 28217
PH: 704-527-3440
FAX: 704-527-8335
POC: A. BRENT COWAN, P.E.
EMAIL: BCOWAN@ISAACSGRP.COM

SURVEYOR: ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
PH: 803-802-2440
POC: DANNY MIMS
EMAIL: DMIMS@ESPASSOCIATES.COM

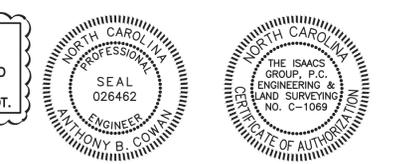
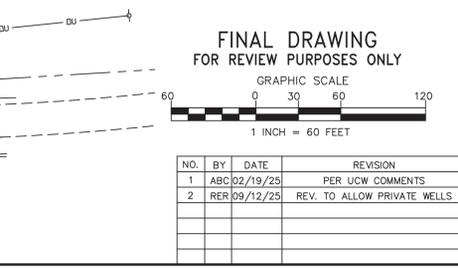
OWNER/DEVELOPER: ENNIS INVESTORS ONE, LLC
1036 SEMINOLE DRIVE
MARVIN, NC 28173
PH: 704-526-7790
POC: JAY KAMRAR
EMAIL: KAMRAR.JAY@GMAIL.COM

PLANNING JURISDICTION: TOWN OF WEDDINGTON
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
PH: 704-846-2709
POC: GREGORY GORDOS
EMAIL: GGORDOS@TOWNOFWEDDINGTON.COM



REVISION NARRATIVE: THE PURPOSE OF THIS CONDITIONAL ZONING PLAN AMENDMENT IS TO ALLOW DOMESTIC WATER TO BE PROVIDED TO PROPOSED LOTS BY EITHER: OPTION 1) A PUBLIC WATER MAIN EXTENSION OR, OPTION 2) PRIVATE WELLS ON EACH LOT.

SHEET LEGEND: SK 1.0 SITE AND UTILITY PLAN, SK 2.0 GRADING PLAN, SHEET 1 OF 2 ESP SURVEY, SHEET 2 OF 2 ESP SURVEY



Digitally signed by Anthony B. Cowan, P.E. Date: 2025.09.12 14:53:38-04'00'

Project: ARYA AT WEDDINGTON SUBDIVISION
Town of Weddington, North Carolina
Conditional Zoning Plan
Site & Utility Plan
Isaacs Group, P.C.
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

STORMWATER SUMMARY:

AREA (SF)	AREA (AC)
AREA OF PROJECT BOUNDARY	848,871 19.510
AREA OF REDUCED R/W	15,526 0.356
AREA OF OVERLAP	12,526 0.288
AREA OF EXIST. POND	62,464 1.434
TOTAL SITE AREA - (R/W + OVERLAP + POND)	759,365 17.432

EXIST. BUA SUMMARY

EXIST. BUA TO BE REMOVED	20,833 0.478
EXIST. BUA ON LOT 9 TO REMAIN	15,513 0.356
EXIST. BUA OF GRAVEL FORCEMAIN ACCESS	17,664 0.405
TOTAL BUA TO REMAIN	33,177 0.782

PROP. BUA SUMMARY

PROP. BUA FOR ROADWAY	43,866 1.007
PROP. ADJ. BUA FOR LOT 9 DRIVEWAY	600 0.014
PROP. BUA FOR LOTS 1-8	104,000 2.388
BUA PER LOT FOR LOTS 1-8	13,000 0.298
TOTAL PROP. BUA	148,466 3.408
TOTAL EXIST. + PROP. BUA	181,643 4.170
% BUA (TOTAL EXIST. + PROP. BUA / SITE AREA)	23.92% 0.000

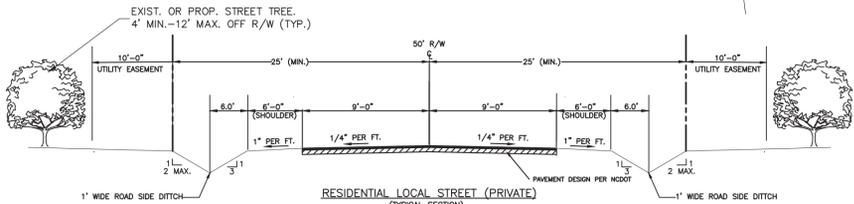
STORMWATER MANAGEMENT:

- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE TOWN'S ORDINANCE
- THE PROPERTY WILL BE LOW DENSITY DEVELOPMENT (LESS THAN 24% BUA) SO NO SCMS WILL BE REQUIRED TO TREAT WATER QUALITY.
- THE TOWN'S DETENTION REQUIREMENTS WILL BE ACHIEVED BY THE EXISTING POND

LEGEND

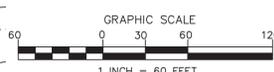
	COMMON OPEN SPACE
	EXISTING IMPERVIOUS TO BE DEMOLISHED
	EXISTING CONSERVATION EASEMENT
	EXISTING IMPERVIOUS TO REMAIN ON LOT 9
	EXISTING WETLANDS
	EXISTING POND WATER SURFACE

EXIST. HOUSE TO BE DEMOLISHED
LOCATION OF EXIST. WELL AND SEPTIC IS UNKNOWN. SEPTIC SHALL BE REMOVED PER APPLICABLE STATE AND LOCAL REGULATIONS. WELL MAY REMAIN TO PROVIDE IRRIGATION OR DOMESTIC WATER UNDER WATER SERVICE OPTIONS 1 OR 2. IF WELL IS REMOVED IT SHALL BE DONE PER APPLICABLE REGULATIONS

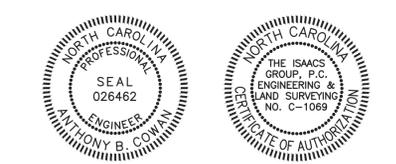


NOTE:
CONSTRUCTION OF PROPOSED ROADWAYS SHALL BE IN FULL ACCORDANCE WITH NC DOT STANDARD SPECIFICATIONS FOR ROADS AND UTILITIES.

FINAL DRAWING
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	RER	09/12/25	REV. TO ALLOW PRIVATE WELLS



Digitally signed by Anthony B. Cowan, P.E.
Date: 2025.09.12 14:54:08-04'00'

ARYA AT WEDDINGTON SUBDIVISION
TOWN OF WEDDINGTON, NORTH CAROLINA

CONDITIONAL ZONING PLAN
GRADING PLAN

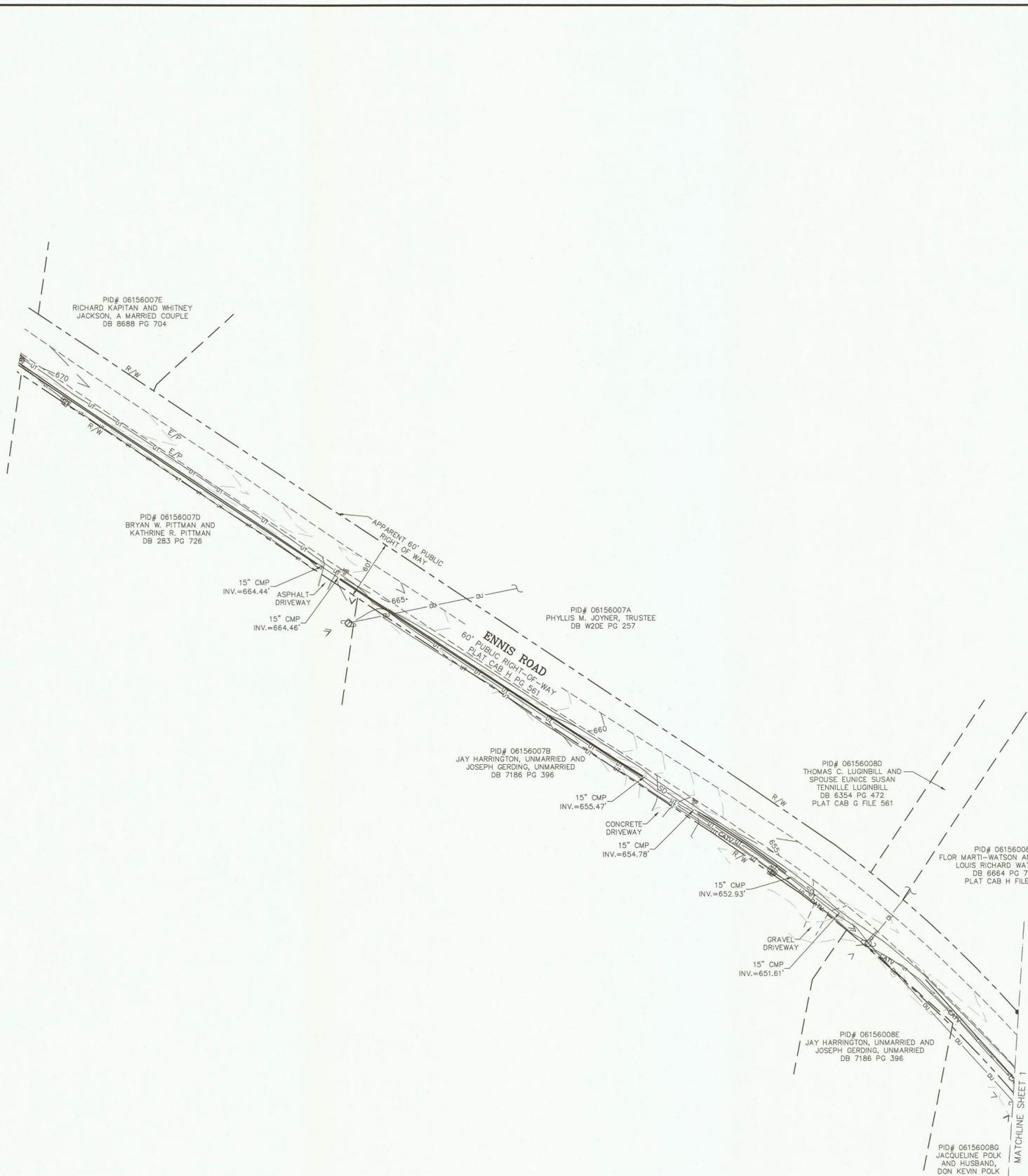
Project: File #2429-SK-06 Date: 12/12/2024 Project Egr: ABC
 Design By: ABC
 Drawn By: AN
 Scale: 1" = 60'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

SK-2.0

NOTES:

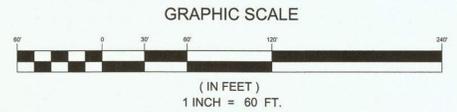
- SUBJECT TRACT PARCELS: 06156010, 06156010A, 06156010B
- SUBJECT TRACTS DEEDS/ PLAT REFERENCES: DEED BOOK 7895, PAGE 465 & PLAT CABINET H FILE 149.
- SUBJECT ADDRESS: 645 ENNIS ROAD WAXHAW, NC 28173
- UNADJUSTED RATIO OF PRECISION: 1:120,367
- NO NCGS MONUMENT WITHIN 2,000' OF SUBJECT PROPERTY.
- DATE OF SURVEY: AUGUST 14, 2024 - MAY 14, 2025.
- THE DASHED LINES ON SHEET 2 ARE SCALED FROM UNION COUNTY GIS ONLINE SYSTEM AND ARE FOR VISUAL REFERENCE ONLY. SHEET 2 AREA OF SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY AND DOES NOT DEPICT A BOUNDARY SURVEY.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY WHICH MAY OR NOT BE OF RECORD.
- TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS 19.154 ACRES.
- AREAS COMPUTED BY COORDINATE METHOD.
- SUBJECT TRACT SHOWN HEREON IS GRAPHICALLY WITHIN ZONE "X"(OTHER AREAS)-AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE OF THE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON FEMA/FIRM COMMUNITY PANEL NO. 3710447500J DATED OCTOBER 16, 2008.
- HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING NCGS VRS HORIZONTAL DATUM: NAD83(2011) NC STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM: NAVD 88.
- DISTANCES SHOWN ARE IN HORIZONTAL GROUND.
- THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY NC 811.
- APPARENT OVERLAP AS SHOWN IS FROM PLAT CAB M FILE 817. THERE ARE NO OTHER ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON.
- SUBJECT TRACTS IS ZONED R-CD (DISTRICT, RESIDENTIAL-CONVENTIONAL) PER UNION COUNTY GIS. ZONING AND SETBACK INFORMATION FROM TOWN OF WEDDINGTON, NC UDO SECTION D-703 SUBSECTION E AS ADOPTED APRIL 12, 2021 AND AMENDED JUNE 12, 2023:
 MINIMUM LOT SIZE (SF) - 40,000
 MINIMUM LOT WIDTH (FT) - 120
 MINIMUM FRONT SETBACK (FT) - 50
 MINIMUM SIDE SETBACK (FT) - 15
 MINIMUM REAR SETBACK (FT) - 40
 MAXIMUM HEIGHT (FT) - 35
 MAXIMUM FLOOR AREA RATIO - N/A
- WETLAND AND STREAM DELINEATED AND DETERMINED BY WETLANDS AND ENVIRONMENTAL PLANNING GROUP (WEPG) PROJECT TITLED "ENNIS ROAD SITE" AND DATED SEPTEMBER 20, 2024. WETLAND LINWORK TAKEN FROM FIELD SURVEY DATA PERFORMED BY ESP ASSOCIATES, INC.
- CONTOUR INTERVAL=1 FT



- ABBREVIATION LEGEND**
- CAB - CABINET
 - CONC - CONCRETE
 - CMP - CORRUGATED METAL PIPE
 - CPP - CORRUGATED PLASTIC PIPE
 - DB - DEED BOOK
 - DIP - DUCTILE IRON PIPE
 - E/P - EDGE OF PAVEMENT
 - FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FIRM - FLOOD INSURANCE RATE MAP
 - FND - FOUND
 - GIS - GEOGRAPHICAL INFORMATION SYSTEM
 - HOPE - HIGH DENSITY POLYETHYLENE
 - ICV - IRRIGATION CONTROL VALVE
 - ID - IDENTIFICATION
 - INV - INVERT
 - IP - IRON PIN
 - NAD - NORTH AMERICAN DATUM
 - NAVD - NORTH AMERICAN VERTICAL DATUM
 - NCGS - NORTH CAROLINA GEODETIC SURVEY
 - NCSPC - NORTH CAROLINA STATE PLANE COORDINATES
 - NMS - NO MONUMENT SET
 - PB - PLAT BOOK
 - PC - PAGE
 - PID - PARCEL IDENTIFICATION
 - R/W - RIGHT OF WAY
 - RB - REBAR
 - RBF - REBAR FOUND
 - RCP - REINFORCED CONCRETE PIPE
 - SDE - STORM DRAIN EASEMENT
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - T - TOTAL
 - WV - WATER VALVE

- SYMBOL LEGEND**
- - BENCHMARK
 - - #5 REBAR SET (UNLESS NOTED)
 - - #5 REBAR FOUND (UNLESS NOTED)
 - - CLEAN OUT
 - - CONCRETE MONUMENT
 - - ELECTRIC BOX
 - - ELECTRIC METER
 - - GUY
 - ⊕ - HAND HOLE
 - ⊕ - HYDRANT
 - ⊕ - POWER POLE
 - ⊕ - TELEPHONE PEDESTAL
 - ⊕ - UNKNOWN DIRECTION/END
 - ⊕ - SANITARY SEWER MANHOLE
 - ⊕ - SIGN
 - ⊕ - AIR CONDITIONING UNIT
 - ⊕ - LIGHT POLE
 - ⊕ - MAIL BOX
 - ⊕ - NO MONUMENT SET
 - ⊕ - TREE
 - ⊕ - WATER METER
 - ⊕ - WATER VALVE
 - ⊕ - WELL

- LINE LEGEND**
- - PROPERTY LINE
 - - - - ADJOINING PROPERTY LINE
 - - - - UNDERGROUND TELEPHONE
 - - - - FENCE LINE
 - - - - SANITARY SEWER LINE
 - - - - STORM DRAIN LINE
 - - - - OVERHEAD UTILITY LINE
 - - - - RIGHT-OF-WAY LINE
 - - - - EASEMENT LINE
 - - - - TEMPORARY CONSTRUCTION EASEMENT



THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, INC. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY REFINEMENT WILL BE SUBJECT TO LEGAL ACTION. ESP ASSOCIATES, INC.

ESP Associates, Inc.
 P.O. Box 7030
 Charlotte, NC 28241
 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 704-583-4949 (NC)
 803-802-2440 (SC)
 www.espassociates.com



CERTIFICATE OF SURVEY AND ACCURACY

I, GREGORY E. JOHNSON, CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 7895, PAGE 465); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THE RATIO OF PRECISION IS 1:120,367; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY REQUIRED OF DETAILED TOPOGRAPHIC SURVEYS; AND THAT THE ORIGINAL DATA WAS OBTAINED ON AUGUST 14, 2024; THAT THE SURVEY WAS COMPLETED ON MAY 14, 2025; AND ALL COORDINATES ARE BASED ON NAD 83 AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88.

WITNESS MY ORIGINAL SIGNATURE, SEAL THIS 7 DAY OF NOVEMBER, 2024.

Gregory E. Johnson 5-29-2025
 GREGORY E. JOHNSON - NCLPS: L-5521



1	5/28/25	ADDED SANITARY SEWER EASEMENT AND PARTIAL POND TOPOGRAPHY	DLM
NO.	DATE	REVISION	BY
BOUNDARY, TOPOGRAPHIC AND WETLAND SURVEY OF TAX PARCELS: 06156010, 06156010A, 06156010B. OWNER: ENNIS INVESTORS ONE, LLC			
LOCATED IN: TOWN OF WEDDINGTON SANDY RIDGE TOWNSHIP UNION COUNTY, NORTH CAROLINA			
ENNIS INVESTORS ONE, LLC 1036 SEMINOLE DR. MARVIN, NORTH CAROLINA, 28173			PROJECT NO: 23-00880 SCALE: 1"=60' DATE: MAY 29, 2025 DRAWN BY: DLM CHECKED BY: GEJ DATE SURVEYED: AUG 2004-MAY 2025 DRAWING NO: 23-00880 BNDY.DWG
			2
SHEET 2 OF 2			



CZ 2025-03-ARYA AT WEDDINGTON
EXHIBIT B.
DEVELOPMENT STANDARDS

1. Development Standards. Development of the Property will be governed by these development standards, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Town of Weddington Unified Development Ordinance in place on the Filing Date.
2. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Unified Development Ordinance at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
3. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures and exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met, and such alterations or modifications are materially in keeping with the Rezoning Plan.
4. Permitted Uses. Permitted uses for this site include all uses permitted in the R-CD and R-40 districts. This site may be developed with up to nine (9) single-family residential units.
5. Architectural Standards:
 - a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, stucco, decorative block and/or wood.
 - b. Vinyl or Aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia, and/or similar

roof overhang elements, handrails/railings, and/or other miscellaneous trim elements

- c. The proposed roofing materials will be architectural shingles, slate, tile and/or metal.

6. Environmental Features and Open Space:

- a. The site shall comply with the minimum Open Space and Tree Save requirements as set forth in D-917A (p) and (q) of the Weddington Unified Development Ordinance. Required stream and wetland buffers may count toward open space.

7. Stormwater Management. Applicant shall meet all requirements for storm water management as required by the Weddington Unified Development Ordinance and as required by town engineers.

- a. Existing pond will serve to meet detention requirements.
- b. Jurisdictional Surface Waters: an onsite determination and delineation for the presence of jurisdictional surface waters has been performed and will be provided to the town for review during the construction permitting phase.

8. Access and Transportation.

- a. Internal Roads will be private.
- b. All roadway improvements and construction within the subdivision will be subject to the standards and criteria of the Town of Weddington and/or NCDOT standards for road construction.
- c. Applicant shall be required to provide one ingress/egress from Ennis Road to the subdivision.

9. Streetscape, Setbacks, Buffers, and Yards:

- a. A minimum fifteen (15) foot side yard and twenty-five (25) foot corner side yard setback shall be provided.
- b. A minimum fifty (50) foot front yard and forty (40) foot rear yard set back shall be provided.
- c. Minimum area for each lot created will be 40,000 square feet.
- d. Each lot created shall contain one existing or planted canopy tree for every 40 feet of street frontage or fraction thereof per UDO Section D-917A(Q).

10. Utilities

- a. Developer will construct public sanitary sewer and public water lines **or private wells** to serve the proposed subdivision.
- b. **All existing wells and** septic systems will be removed or abandoned in accordance with state and county requirements.
- c. Water and sewer services to remaining house on lot 9 will be converted from well and septic to services provided by Union County Water and Sewer.

This 8th day of December 2025

Jeremy Schumacher, Arcadia Homes

November 04, 2025 Municipal Election Results by Contest

Monday, November 17, 2025

Page 1 of 1

Contest	Choice	Party	Total Votes	Election Day	Early Voting	Abs Mail	Provisional
TOWN OF WEDDINGTON MAYOR	Jim Bell		1,284	1,040	218	22	4
	Christopher Neve		1,104	983	108	7	6
TOWN OF WEDDINGTON COUNCIL DISTRICT 01	Ellen McLaughlin		1,386	1,131	227	23	5
	Anne Marie Cruz		983	876	95	6	6
TOWN OF WEDDINGTON COUNCIL DISTRICT 03	Clayton Jones		1,711	1,425	255	26	5
	Cathy Brown (Write-In)		307	296	11	0	0



Town of Weddington

Mayor

Oath of Office

I, Jim Bell, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Mayor, so help me God.

This 8th day of December 2025.

Jim Bell, Mayor, Town of Weddington

Sworn and subscribed by me this 8th day of December 2025.

Karen Dewey, Town Administrator/Clerk



**Town of Weddington
Councilmember District 1
Oath of Office**

I, Ellen F. McLaughlin, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Councilmember, so help me God.

This 8th day of December 2025.

Ellen F. McLaughlin, Councilmember, District 1

Sworn and subscribed by me this 8th day of December 2025.

Jim Bell, Mayor, Town of Weddington



**Town of Weddington
Councilmember District 3
Oath of Office**

I, Clayton Jones, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Councilmember, so help me God.

This 8th day of December 2025.

Clayton Jones, Councilmember, District 3

Sworn and subscribed by me this 8th day of December 2025.

Jim Bell, Mayor, Town of Weddington



**TOWN OF WEDDINGTON
2026 TOWN COUNCIL REGULAR MEETING SCHEDULE ***

2ND MONDAY OF EVERY MONTH

DATE	TIME	LOCATION
January 12, 2026	7:00 p.m.	Town Hall Council Chambers
RETREAT TBD		TBD
February 9, 2026	7:00 p.m.	Town Hall Council Chambers
March 9, 2026	7:00 p.m.	Town Hall Council Chambers
April 13, 2026	7:00 p.m.	Town Hall Council Chambers
May 11, 2026	7:00 p.m.	Town Hall Council Chambers
June 8, 2026	7:00 p.m.	Town Hall Council Chambers
July 13, 2026	7:00 p.m.	Town Hall Council Chambers
August 10, 2026	7:00 p.m.	Town Hall Council Chambers
September 14, 2026	7:00 p.m.	Town Hall Council Chambers
October 12, 2026	7:00 p.m.	Town Hall Council Chambers
November 9, 2026	7:00 p.m.	Town Hall Council Chambers
December 14, 2026	7:00 p.m.	Town Hall Council Chambers

On Council agenda for 12/8/2025 for consideration.



Town of Weddington
2026 Holiday Calendar

New Year's Day	January 1	Thursday
Martin Luther King, Jr. Day	January 19	Monday
Presidents' Day	February 16	Monday
Good Friday	April 3	Friday
Memorial Day	May 25	Monday
Independence Day	July 3	Friday
Labor Day	September 7	Monday
Veterans Day	November 11	Wednesday
Thanksgiving	November 26 & 27	Thursday & Friday
Christmas	December 23, 24, & 25	Wednesday, Thursday, & Friday

On agenda 12/8/2025 for Council approval



Town of Weddington Mayor Pro Tempore Oath of Office

I, _____, do solemnly swear that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of the State of North Carolina not inconsistent therewith, and that I will faithfully discharge the duties of my office as Mayor Pro Tempore, so help me God.
This 8th day of December 2025.

Sworn and subscribed by me this 8th day of December 2025.

Jim Bell, Mayor, Town of Weddington



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: December 8, 2025

SUBJECT: Charlotte Regional Transportation Organization (CRTPO) Delegate and Alternate Appointments

Staff requests Council appoint a new Delegate and Alternate to serve on the CRTPO Board.

CRTPO

The Charlotte Regional Transportation Planning Organization (CRTPO) is the federally designated Metropolitan Planning Organization (MPO) for the Charlotte Urbanized Area. Federal legislation requires Urbanized Areas with populations larger than 50,000 to have an MPO, whose primary function is to carry out the transportation planning process among the member jurisdictions within its established planning area boundary. Due to the growth of the Charlotte Urbanized Area, and the subsequent expansion of the MPO planning area boundary, the CRTPO was established in place of the former Mecklenburg-Union MPO.

More information about the membership, governance, and structure of the CRTPO, as well as the establishment of the Urbanized Area, can be found by exploring the other web pages in the About Us section of this website.

Mission

The CRTPO provides leadership and collaboration with member communities and partners in developing our region's transportation system.

Vision

A connected and equitable transportation system that provides mobility choices for the region.

Goals

CRTPO's goals are broad statements of what CRTPO will do to make the vision a reality. The goals are aligned with the mission and taken together, they outline the overall strategic direction for CRTPO.

Goal 1: Leadership

Lead on Regional Mobility Issues.

Goal 2: Communication

Proactively engage the public to increase awareness of regional transportation issues.

Goal 3: Collaboration

Foster a culture of collaboration with partners.

Goal 4: Membership

Encourage members' participation in CRTPO's planning and decision-making process.

Goal 5: Operations

Continuously improve internal operations to fulfill CRTPO's Mission and Vision.

Goal 6: Funding

Expand regional transportation funding.

Who we are

The Charlotte Regional Transportation Planning Organization (CRTPO) consists of voting representatives from Iredell County, Mooresville, Statesville, and Troutman in Iredell County. Charlotte, Cornelius, Davidson, Huntersville, Matthews, Mecklenburg County, Mint Hill, and Pineville in Mecklenburg County. Fairview, Indian Trail, Marshville, Marvin, Mineral Springs, Monroe, Stallings, Union County, Waxhaw, Weddington, Wesley Chapel, and Wingate each have voting representatives from Union County. The North Carolina Board of Transportation is also a voting member. Non-voting members on the Board are from the Charlotte-Mecklenburg Planning Commission, the Union County Land Use Board, the North Carolina Turnpike Authority, and the US Department of Transportation.

It is the CRTPO's responsibility to coordinate transportation policy for local governmental jurisdictions within the Charlotte Urbanized Area.*

The CRTPO, in cooperation with the State, develops transportation plans and programs for the urbanized area. Plans that will:

1. Assist governing bodies and official agencies in determining courses of action and in formulating attainable capital improvement programs in anticipation of community needs; and,

2. Guide private individuals and groups in planning their decisions which can be important factors in the pattern of future development and redevelopment of the area.

What we do

The CRTPO has the primary responsibility for resident input into the federally mandated continuing, coordinated, and comprehensive (3C) transportation planning process. During transportation plan reevaluation, resident involvement in the planning process is encouraged for reanalysis of goals and objectives and plan formation. Additional duties and responsibilities of CRTPO are as follows:

1. Carry out the urban transportation planning process and develop the planning work programs, transportation plan, and transportation improvement program.
2. Ensure that the transportation planning process and the plans and improvement projects emerging from that process are consistent with the policies and desires of local government.
3. Serve as a forum for the resolution of conflicts that arise during the course of developing the Transportation Plan and the Transportation Improvement Program.
4. Establish goals and objectives for the transportation planning process reflective of and responsive to comprehensive plans.
5. Annually review and approve the Unified Planning Work Program (UPWP), Transportation Plan, and Transportation Improvement Program (TIP).
6. Review, approve, and endorse amendments to the UPWP, the Transportation Plan, and the TIP.
7. Inform the governing Boards of the status and requirements of the transportation planning process; assist in the dissemination and clarification of the decisions, inclinations, and policies of these Boards; and ensure meaningful stakeholder participation in the transportation planning process.
8. Review, approve, and endorse changes to the Federal- Aid Urban Area System and Boundary.
9. Review, approve, and endorse a Prospectus for transportation planning that defines work tasks and responsibilities for the various agencies participating in the transportation planning process.
10. Review and approve related air quality planning.
11. Review and approve energy conservation planning and energy contingency planning.

12. Responsible for the distribution of funds distributed to MPO's under the provisions of current federal transportation legislation – Moving Ahead for Progress in the 21st Century (MAP-21).
13. Responsible for any other duties identified as necessary to further facilitate the transportation planning process.

** The Charlotte Urban Area includes Charlotte, and the remainder of Mecklenburg County plus that area beyond the existing urbanized area boundary of Iredell, Mecklenburg, and Union counties that is expected to become urban within a twenty-year planning*



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: December 8, 2025

SUBJECT: Bank Statements Review

Staff requests Council appoint one Councilmembers responsible for opening and reviewing bank statements and one Councilmember responsible for reviewing balanced bank statements. To maximize our internal control procedures, it is optimal that these two Councilmembers do not have check signing authority.



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: December 8, 2025

SUBJECT: Check Signatory

According to Town Policy, checks drawn from the Town checking account require two signatures. The Town has four authorized signatories, two staff members and two Councilmembers. Staff requests Council appoint new Councilmember check signatories to sign checks on behalf of the Town.



TO: Town Council

FROM: Karen Dewey, Town Administrator/Clerk

DATE: December 8, 2025

SUBJECT: Appointment of Western Union Municipal Alliance Delegate and Alternate

Staff requests Council appoint a new Delegate and Alternate to serve on the Western Union Municipal Alliance. The Alliance includes delegates from Weddington, Marvin, Waxhaw, Wesley Chapel, Mineral Springs, and Stallings.

WUMA Mission Statement:

The mission of the Western Union Municipal Alliance is to promote cooperation and communication among the members of the alliance; to advocate for our mutual interests and goals with state and county officials; and to educate and inform our residents regarding current issues facing our region.

Unanimously adopted on 8/20/2020 by roll call vote.

DATE	TIME	LOCATION
January 22, 2026	4:00 p.m.	Weddington
February 26, 2026	4:00 p.m.	Mineral Springs
March 26, 2026	4:00 p.m.	Wesley Chapel
April 23, 2026	4:00 p.m.	Stallings
May 21, 2026	4:00 p.m.	Waxhaw
June 25, 2026	4:00 p.m.	Marvin
NO MEETING IN JULY		



Code Enforcement Report

November 21, 2025

What was accomplished this week?

- Meeting held with staff to discuss code enforcement cases.
- Inspections at 6939 Tree Hill, 2843 Forest Lawn, 4000 Ambassador
- Sent notice to 6939 Tree Hill

What will be accomplished next week?

- The Code Enforcement Team will discuss ongoing and new cases.

Schedule Status:

- 4500 Homestead (Construction Debris): Abatement needs scheduled-cost of abatement will not be recouped by property lien as site is unbuildable.
- 109 Foxtan: Scheduled to come off as soon as permit is pulled.
- 416 Gatewood: Property owner is attempting to apply for a permit which would negate any minimum housing issue so long as it's active.
- 4000 Ambassador: Looked like issue was being abated when I arrived, will follow up next week.
- 6939 Tree Hill: Next inspection Nov 29th 2025
- 2843 Forest Lawn: Will discuss next week, no violation noted
- 2015 Wedgewood: No additional inspections

Other Issues or Concerns:

- New code enforcement officer will be beginning in next few months. Matthew will still be on for transition and will be overseeing the contract post transition.
- Invoice for Q1 2026 was submitted to Centralina and should be coming to Weddington soon.

Matthew Rea, AICP, NCCZO

(330) 885-0937

mrea@ibts.org

2026

2025

Assets

10-1120-000	SOUTH STATE CHECKING ACCOUNT	734,797.70	735,558.48
10-1120-001	TRINITY MONEY MARKET	0.00	0.00
10-1120-002	CITIZENS SOUTH CD'S	0.00	0.00
10-1130-000	BB&T/TRUIST CHECKING	1,371,094.84	492,051.80
10-1130-001	BB&T/TRUIST MONEY MARKET	1,856,470.63	2,336,152.82
10-1140-000	NC CLASS INVESTMENT ACCOUNT	265,151.90	260,501.59
10-1170-000	NC CASH MGMT TRUST	5,220,760.69	5,131,607.54
10-1205-000	DUE FROM OTHER FUNDS (SCIF/PARK)	79,676.32	54,932.32
10-1210-000	A/R SOLID WASTE FEES	15,677.72	24,175.84
10-1210-001	A/R SOLID WASTE FEES PRIOR YR	0.00	0.00
10-1210-002	A/R SOLID WASTE FEES NEXT 8 PY	51,874.31	51,874.31
10-1211-001	A/R PROPERTY TAX	566,457.83	13,279.34
10-1212-001	A/R PROPERTY TAX - 1ST YEAR PRIOR	8,384.20	9,149.43
10-1212-002	A/R PROPERTY TAX - NEXT 8 PRIOR YRS	10,499.22	5,019.66
10-1213-000	A/R PROPERTY TAX INTEREST RECEIVABL	1,208.76	1,632.50
10-1214-000	PREPAID ASSETS	0.00	36,575.14
10-1215-000	A/R INTERGOVT-LOCAL OPTION SALES TX	0.00	91,453.12
10-1216-000	A/R INTERGOVT - MOTOR VEHICLE TAXES	0.00	7,790.24
10-1217-000	A/R INTERGOVT - UTILITY/SOLID WASTE	0.00	105,899.33
10-1220-000	AR OTHER	0.00	16,375.60
10-1232-000	SALES TAX RECEIVABLE	670.89	670.89
10-1240-000	INVESTMENT INCOME RECEIVABLE	0.00	0.00
10-1610-001	FIXED ASSETS - LAND & BUILDINGS	2,513,697.44	2,513,697.44
10-1610-002	FIXED ASSETS - FURNITURE & FIXTURES	9,651.96	9,651.96
10-1610-003	FIXED ASSETS - EQUIPMENT	32,076.19	32,076.19
10-1610-004	FIXED ASSETS - INFRASTRUCTURE	26,851.00	26,851.00
10-1610-005	FIXED ASSETS - COMPUTERS	9,539.00	9,539.00
10-1610-006	FIXED ASSETS - COMPUTER SOFTWARE	182,994.00	182,994.00
	Total Assets	<u>12,957,534.60</u>	<u>12,149,509.54</u>

Liabilities & Fund Balance

10-2110-000	ACCOUNTS PAYABLE	0.00	39,644.26
10-2115-000	ACCOUNTS PAYABLE ACCRUAL	387.00	387.00
10-2116-000	CUSTOMER REFUNDS	16,062.80	8,765.30
10-2120-000	BOND DEPOSIT PAYABLE	47,896.25	47,896.25
10-2151-000	FICA TAXES PAYABLE	0.00	0.00
10-2152-000	FEDERAL TAXES PAYABLE	0.00	0.00
10-2153-000	STATE W/H TAXES PAYABLE	270.00	305.00-
10-2154-001	NC RETIREMENT PAYABLE	0.00	0.00
10-2155-000	HEALTH INSURANCE PAYABLE	4,176.01-	0.00
10-2156-000	LIFE INSURANCE PAYABLE	446.39	0.00
10-2157-000	401K PAYABLE	0.00	0.00
10-2200-000	ENCUMBRANCES	0.00	0.00
10-2210-000	RESERVE FOR ENCUMBRANCES	0.00	0.00
10-2605-000	DEFERRED REVENUES- TAX INTEREST	526.00	1,632.50
10-2610-000	DEFERRED REVENUE SOLID WASTE FEES	15,677.72	24,175.84
10-2610-001	DEFERRED REVENUE SOLID WASTE PY	0.00	0.00
10-2610-002	DEFERRED REVENUE SOLID WASTE N8 PY	51,874.31	51,874.31
10-2620-000	DEFERRED REVENUE - DELQ TAXES	8,384.20	9,149.43
10-2625-000	DEFERRED REVENUE - CURR YR TAX	566,457.83	13,279.34
10-2630-000	DEFERRED REVENUE-NEXT 8	11,181.98	5,019.66
10-2635-000	DEFERRED REVENUE - PREPAID TAXES	0.00	0.00
	Total Liabilities	<u>714,988.47</u>	<u>201,518.89</u>
10-2640-001	FUND BALANCE - UNASSIGNED	4,011,564.15	4,011,564.15

WEDDINGTON
General Fund
BALANCE SHEET
AS OF: 11/30/25

		2026	2025
10-2640-002	FUND BALANCE - RESERVE WATER/SEWER	0.00	0.00
10-2640-003	FUND BALANCE-ASSIGNED	820,000.00	820,000.00
10-2640-004	FUND BALANCE-INVEST IN FIXED ASSETS	2,774,809.59	2,774,809.59
10-2640-005	CURRENT YEAR EQUITY YTD	0.00	0.00
	Total	<u>7,606,373.74</u>	<u>7,606,373.74</u>
	Revenue	1,480,568.10	1,054,301.79
	Less Expenses	<u>1,186,012.62</u>	<u>458,632.60</u>
	Net	<u>294,555.48</u>	<u>1,512,934.39</u>
	Total Fund Balance	<u>7,900,929.22</u>	<u>9,119,308.13</u>
	Total Liabilities & Fund Balance	<u>8,615,917.69</u>	<u>9,320,827.02</u>

WEDDINGTON
Statement of Revenue and Expenditures - Standard

12/03/2025
02:59 PM

Revenue Account Range: First to zz-zzzz-zzz

Include Non-Anticipated: Yes

Year To Date As Of: 11/30/25

Expend Account Range: First to zz-zzzz-zzz

Include Non-Budget: No

Current Period: 11/01/25 to 11/30/25

Print Zero YTD Activity: No

Prior Year: 11/01/24 to 11/30/24

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3101-110	AD VALOREM TAX - CURRENT	399,042.61	1,595,000.00	841,005.55	1,205,207.68	389,792.32-	76
10-3102-110	AD VALOREM TAX - 1ST PRIOR YR	501.58	7,500.00	1,105.12	4,895.14	2,604.86-	65
10-3103-110	AD VALOREM TAX - NEXT 8 YRS PRIOR	7.25	500.00	0.00	4.45	495.55-	1
10-3110-121	AD VALOREM TAX - MOTOR VEH CURRENT	0.00	110,000.00	9,716.31	25,826.57	84,173.43-	23
10-3115-180	TAX INTEREST	52.11	3,000.00	388.79	3,548.59	548.59	118
10-3120-000	SOLID WASTE FEE REVENUES	631,356.75	0.00	1,779.59	8,571.74	8,571.74	0
10-3231-220	LOCAL OPTION SALES TAX REV - ART 39	57,992.10	625,000.00	33,737.35	102,177.91	522,822.09-	16
10-3322-220	BEER & WINE TAX	0.00	65,000.00	0.00	0.00	65,000.00-	0
10-3324-220	UTILITY FRANCHISE TAX	0.00	475,000.00	0.00	0.00	475,000.00-	0
10-3329-220	ARPA FEDERAL FUNDS	195,969.19	0.00	0.00	0.00	0.00	0
10-3333-220	SOLID WASTE DISP TAX	0.00	3,000.00	2,918.05	5,534.89	2,534.89	184
10-3340-400	ZONING & PERMIT FEES	1,860.00	10,000.00	2,035.00	9,745.00	255.00-	97

WEDDINGTON
Statement of Revenue and Expenditures

12/03/2025
02:59 PM

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
10-3350-400	SUBDIVISION FEES	3,021.28	10,000.00	0.00	440.00	9,560.00-	4
10-3360-400	STORMWATER EROSION CONTROL FEES	90.00	500.00	0.00	0.00	500.00-	0
10-3830-891	MISCELLANEOUS REVENUES	60.87	2,500.00	0.00	132.14	2,367.86-	5
10-3831-491	INVESTMENT INCOME	23,982.32	250,000.00	21,000.98	114,483.99	135,516.01-	46
General Fund Revenue Totals		1,313,936.06	3,157,000.00	913,686.74	1,480,568.10	1,676,431.90-	46

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-000	GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-110	SOLID WASTE	0.00	0.00	0.00	0.00	0.00	0
10-4110-115	SOLID WASTE	84,334.48	1,082,950.00	89,298.88	446,494.40	636,455.60	41
10-4110-150	POLICE	0.00	0.00	0.00	0.00	0.00	0
10-4110-155	POLICE PROTECTION	0.00	691,645.00	0.00	326,963.40	364,681.60	47
10-4110-160	EVENT PUBLIC SAFETY	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-180	GOVERNING BOARD	0.00	0.00	0.00	0.00	0.00	0
10-4110-190	LEGAL	0.00	0.00	0.00	0.00	0.00	0
10-4110-192	ATTORNEY FEES - GENERAL	5,000.00	72,500.00	5,000.00	20,750.00	51,750.00	29
10-4110-193	ATTORNEY FEES - LITIGATION	0.00	5,000.00	0.00	0.00	5,000.00	0
10-4110-320	OTHER GENERAL GOVERNMENT	0.00	0.00	0.00	0.00	0.00	0
10-4110-330	ELECTION EXPENSE	0.00	20,000.00	0.00	0.00	20,000.00	0
10-4110-340	PUBLICATIONS	0.00	10,000.00	0.00	0.00	10,000.00	0
10-4110-342	HOLIDAY/TREE LIGHTING	4,108.42	10,000.00	2,218.00	5,064.22	4,935.78	51
10-4110-343	SPRING EVENT	0.00	8,550.00	0.00	0.00	8,550.00	0

WEDDINGTON
Statement of Revenue and Expenditures

12/03/2025
02:59 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4110-344	OTHER COMMUNITY EVENTS	0.00	17,500.00	15,849.60	15,849.60	1,650.40	91
	4110 GENERAL GOVERNMENT	93,442.90	1,923,145.00	112,366.48	815,121.62	1,108,023.38	42
10-4120-000	ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4120-121	SALARIES - ADMINISTRATOR/CLERK	7,115.59	74,250.00	5,971.88	29,859.40	44,390.60	40
10-4120-123	SALARIES - TAX COLLECTOR	5,899.00	64,500.00	4,842.45	24,490.27	40,009.73	38
10-4120-124	SALARIES - FINANCE OFFICER	2,150.66	21,615.00	1,881.60	7,029.12	14,585.88	33
10-4120-125	SALARIES - MAYOR & TOWN COUNCIL	2,100.00	32,500.00	2,100.00	10,500.00	22,000.00	32
10-4120-181	FICA EXPENSE	1,320.78	15,500.00	1,131.91	5,498.82	10,001.18	35
10-4120-182	EMPLOYEE RETIREMENT	2,825.47	29,575.00	2,431.07	12,217.78	17,357.22	41
10-4120-183	EMPLOYEE INSURANCE	2,748.00	37,975.00	2,300.14	11,500.70	26,474.30	30
10-4120-184	EMPLOYEE LIFE INSURANCE	16.64	500.00	83.66	418.30	81.70	84
10-4120-185	EMPLOYEE S-T DISABILITY	14.00	375.00	45.79	228.95	146.05	61
10-4120-190	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4120-191	AUDIT FEES	0.00	25,000.00	0.00	0.00	25,000.00	0
10-4120-193	CONTRACT LABOR	0.00	9,000.00	0.00	6,930.96	2,069.04	77
10-4120-200	OTHER ADMINISTRATIVE	0.00	0.00	0.00	0.00	0.00	0
10-4120-205	OFFICE SUPPLIES - ADMIN	226.78	12,500.00	734.59	1,247.62	11,252.38	10
10-4120-210	PLANNING CONFERENCE	0.00	2,000.00	0.00	0.00	2,000.00	0
10-4120-321	TELEPHONE - ADMIN	155.49	2,000.00	0.00	845.96	1,154.04	42
10-4120-325	POSTAGE - ADMIN	0.00	2,500.00	300.00	1,068.36	1,431.64	43
10-4120-331	UTILITIES - ADMIN	56.57	5,000.00	172.70	1,186.00	3,814.00	24
10-4120-351	REPAIRS & MAINTENANCE - BUILDING	36,926.25	35,000.00	0.00	0.00	35,000.00	0
10-4120-352	REPAIRS & MAINTENANCE - EQUIPMENT	1,033.13	86,000.00	2,887.40	41,747.38	44,252.62	49
10-4120-354	REPAIRS & MAINTENANCE - GROUNDS	4,135.00	105,000.00	18,205.38	38,762.38	66,237.62	37
10-4120-355	REPAIRS & MAINTENANCE - PEST CONTRL	0.00	1,500.00	0.00	562.50	937.50	38

WEDDINGTON
Statement of Revenue and Expenditures

12/03/2025
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4120-356	REPAIRS & MAINTENANCE - CUSTODIAL	480.00	6,500.00	480.00	2,040.00	4,460.00	31
10-4120-370	ADVERTISING - ADMIN	0.00	500.00	0.00	45.15	454.85	9
10-4120-397	TAX LISTING & TAX COLLECTION FEES	0.00	500.00	0.00	396.99	103.01	79
10-4120-400	ADMINISTRATIVE:TRAINING	300.00	6,500.00	0.00	3,610.00	2,890.00	56
10-4120-410	ADMINISTRATIVE:TRAVEL	314.14	5,000.00	231.93	1,198.26	3,801.74	24
10-4120-450	INSURANCE	0.00	28,350.00	0.00	28,036.61	313.39	99
10-4120-491	DUES & SUBSCRIPTIONS	222.04	29,925.00	222.04	24,068.61	5,856.39	80
10-4120-498	GIFTS & AWARDS	133.63	1,500.00	135.94	165.52	1,334.48	11
10-4120-499	MISCELLANEOUS	769.50	2,000.00	934.84	3,541.38	1,541.38-	177
	4120 ADMINISTRATIVE	68,942.67	643,065.00	45,093.32	257,197.02	385,867.98	40
10-4130-000	ECONOMIC & PHYSICAL DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0
10-4130-120	SALARIES & EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0
10-4130-121	SALARIES - ZONING ADMINISTRATOR	7,117.13	85,200.00	7,000.00	35,000.00	50,200.00	41
10-4130-122	SALARIES - ASST ZONING ADMINISTRATOR	0.00	27,450.00	1,725.00	3,668.50	23,781.50	13
10-4130-123	SALARIES - ADMINISTRATIVE ASSISTANT	2,589.15	26,250.00	1,821.51	9,550.62	16,699.38	36
10-4130-124	SALARIES - PLANNING BOARD	200.00	6,300.00	300.00	1,550.00	4,750.00	25
10-4130-125	SALARIES - SIGN REMOVAL	264.60	3,600.00	359.10	1,549.80	2,050.20	43
10-4130-181	FICA EXPENSE - P&Z	778.11	11,765.00	807.15	3,674.81	8,090.19	31
10-4130-182	EMPLOYEE RETIREMENT - P&Z	1,189.27	30,050.00	1,223.60	6,118.00	23,932.00	20
10-4130-183	EMPLOYEE INSURANCE	1,374.00	19,350.00	1,150.07	5,750.35	13,599.65	30
10-4130-184	EMPLOYEE LIFE INSURANCE	25.60	375.00	47.00	235.00	140.00	63
10-4130-185	EMPLOYEE S-T DISABILITY	14.00	200.00	30.46	152.30	47.70	76
10-4130-190	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00	0
10-4130-192	CONSULTING STORMWATER CONTROL	14,050.53	92,000.00	0.00	8,747.70	83,252.30	10
10-4130-193	CONSULTING	1,660.00	75,000.00	1,520.00-	26,549.00	48,451.00	35
10-4130-194	CONSULTING - COG	0.00	15,000.00	1,450.00	6,476.93	8,523.07	43

WEDDINGTON
Statement of Revenue and Expenditures

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
10-4130-195	OTHER CONSULTING CONTRACTS	0.00	150,500.00	0.00	0.00	150,500.00	0
10-4130-200	OTHER PLANNING	0.00	0.00	0.00	0.00	0.00	0
10-4130-201	OFFICE SUPPLIES - PLANNING & ZONING	226.78	7,500.00	734.58	1,247.60	6,252.40	17
10-4130-215	HISTORIC PRESERVATION	0.00	250.00	0.00	0.00	250.00	0
10-4130-321	TELEPHONE - PLANNING & ZONING	155.49	2,000.00	0.00	845.93	1,154.07	42
10-4130-325	POSTAGE - PLANNING & ZONING	0.00	2,500.00	300.00	1,068.37	1,431.63	43
10-4130-331	UTILITIES - PLANNING & ZONING	44.25	5,000.00	172.70	1,463.91	3,536.09	29
10-4130-370	ADVERTISING - PLANNING & ZONING	0.00	500.00	0.00	45.16	454.84	9
10-4130-500	CAPITAL EXPENDITURES - P&Z	0.00	30,000.00	0.00	0.00	30,000.00	0
4130 ECONOMIC & PHYSICAL DEVELOPME		29,688.91	590,790.00	15,601.17	113,693.98	477,096.02	19
General Fund Expenditure Totals		192,074.48	3,157,000.00	173,060.97	1,186,012.62	1,970,987.38	38

10 General Fund	Prior	Current	YTD
Revenues:	1,313,936.06	913,686.74	1,480,568.10
Expenditures:	192,074.48	173,060.97	1,186,012.62
Net Income:	1,121,861.58	740,625.77	294,555.48

Grand Totals	Prior	Current	YTD
Revenues:	1,313,936.06	913,686.74	1,480,568.10
Expenditures:	192,074.48	173,060.97	1,186,012.62
Net Income:	1,121,861.58	740,625.77	294,555.48

**TOWN OF
W E D D I N G T O N
MEMORANDUM**

TO: Mayor and Town Council
FROM: Kim Woods, Tax Collector
DATE: December 8, 2025
SUBJECT: Tax Report– November 2025

Transactions:	
Releases	\$(397.55)
Refunds	\$8249.77
2023	\$(465.06)
2024	\$(2808.44)
2025	\$(848,577.75)
As of November 30, 2025; the following taxes remain Outstanding:	
2014	\$136.06
2015	\$187.26
2016	\$251.29
2017	\$421.72
2018	\$139.46
2019	\$390.77
2020	\$285.81
2021	\$408.89
2022	\$1986.01
2023	\$11,437.32
2024	\$20,125.31
2025 Plus Credit Bal (72.29)	\$567,135.40
Total Outstanding:	\$602,905.30