



**TOWN OF WEDDINGTON
REGULAR TOWN COUNCIL MEETING
MONDAY, NOVEMBER 10, 2025 – 7:00 P.M.
WEDDINGTON TOWN HALL
1924 WEDDINGTON ROAD
WEDDINGTON, NC 28104
AGENDA **AMENDED AT MEETING**

1. Call to Order
2. Determination of Quorum
3. Pledge of Allegiance
4. Additions, Deletions and/or Adoption of the Agenda
5. Conflict of Interest Statement: *In accordance with state law, it is the duty of every Council member to avoid conflicts of interest. Does any Council member have any known conflict of interest with respect to any matters on the agenda? If so, please identify the conflict and refrain from any participation in the matter involved.*
6. Mayor/Councilmember Reports
7. Public Comments
8. Public Safety Report
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
10. Old Business
 - A. Discussion and Consideration of Release of Enclave at Baxley Bond.
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

13. Update from Finance Officer and Tax Collector

14. Updates from Town Planner and Town Administrator

15. Transportation Report

16. Council Comments

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*

18. Adjournment



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MINUTES
PAGE 1 OF 6**

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~~

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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: December 8, 2025

Karen Dewey
Karen Dewey, Town Administrator/Clerk

Jim Bell
Jim Bell, Mayor



November 11, 2025

The Honorable James Comer
Chairman
House Oversight and Government Reform Committee
2157 Rayburn House Office Building
Washington, DC 20515

The Honorable Robert Garcia
Ranking Member
House Oversight and Government Reform Committee
2105 Rayburn House Office Building
Washington, DC 20515

Dear Chairman Comer and Ranking Member Garcia:

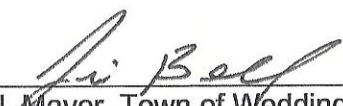
On behalf of the residents of Weddington, NC, thank you for your support and leadership on the passage of H.R. 3095, a bill to establish a single unique zip code for our community and others across the country.

We strongly support this legislation because the lack of a single unique zip code can create a variety of issues for our residents and those in other impacted communities. Among the impacts are the potential for a life-threatening delay in response times for emergency services, inaccurate home and business insurance rates, delays and delivery issues with mail and packages, and the loss of community identity.

In addition, the financial and operational impact on the municipalities themselves is often significant: online sales tax revenue can be directed to the wrong jurisdiction, inaccurate census data can deprive communities of their fair share of federal and state grants and funding, important public outreach and legal notices may be misdirected, and unclear precinct assignments can cause confusion in local elections.

This bill, and similar measures introduced this Congress, would represent a major step forward for residents of our community, many who have been seeking relief from the United States Postal Service for 10, 15, and 20 years. A unique zip code can help us foster a stronger sense of community, improve the efficiency of our public services, and help provide clarity and stability for current and prospective residents and businesses. We thank you again for your support on this matter and urge Congress to complete action on this matter as soon as possible.

Respectfully,



Jim Bell, Mayor, Town of Weddington
on behalf of the Weddington Town Council



November 11, 2025

The Honorable Ted Budd
United States Senate
Washington, DC 20510

Dear Senator Budd,


On behalf of the residents of Weddington, North Carolina, this is to request your cosponsorship of S. 2961, a bill being led by Sen. Jim Banks of Indiana to establish a single unique zip code for our community and others across the country.

We strongly support this legislation because the lack of a single unique zip code can create a variety of issues for our residents and those in other impacted communities. Among the impacts are the potential for a life-threatening delay in response times for emergency services, inaccurate home and business insurance rates, delays and delivery issues with mail and packages, and the loss of community identity.

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Respectfully,



Jim Bell, Mayor, Town of Weddington
on behalf of the Weddington Town Council



November 11, 2025

The Honorable Thom Tillis
United States Senate
Washington, DC 20510

Dear Senator Tillis,

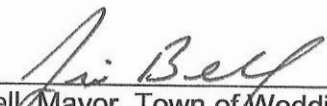
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Respectfully,



Jim Bell, Mayor, Town of Weddington
on behalf of the Weddington Town Council