



**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 \* AMENDED AT MEETING**

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
  - \* B. Approval of Release of Bond PRF9377177 for Weddington Glen Subdivision in the amount of \$401,207.50
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



**TOWN OF WEDDINGTON  
REGULAR TOWN COUNCIL MEETING  
MONDAY, DECEMBER 8, 2025 – 7:00 P.M.  
WEDDINGTON TOWN HALL  
MINUTES  
PAGE 1 OF 8**

**1. Open the Meeting**

Mayor Bell called the meeting to order at 7:00 p.m.

**2. Pledge of Allegiance**

Council led the Pledge of Allegiance.

**3. Determination of Quorum**

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

Staff: Town Administrator/Clerk Karen Dewey, Town Planner Greg Gordos, Admin Asst/Deputy Clerk Debbie Coram, Permit Tech/Planning Asst Jazlyn Mook, Town Attorney Karen Wolter, Town Deputy Sergeant Wrenn

Visitors: Clayton Jones, Patti Jones, Ellen McLaughlin, Michael McLaughlin, Liz Holtey, Craig Horn, Mark Pedersen, Brent Cowen, Chad Emerine, Scott Morrison Sammy Walkters, Bob Griswold, Bill Cathy, Carrel Parker, Joyce Plyler, Barbara Schick, John Schick, Christopher Neve, Sunil Kurmana, Rusty Setzer, Tracy Stone, Jeremy Schumacher, Wendy Shaw

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

Mayor Bell requested to move item 9C (Release of Bond for Weddington Glen Subdivision) out of the consent agenda for 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 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.***

Mayor Bell read the Conflict of Interest Statement. No Councilmember had a conflict of interest.

## **6. Mayor/Councilmember Reports**

Councilmember Howie expressed gratitude to her family for their support during her term, thanked town staff for their professionalism and dedication, and acknowledged Mayor Bell for his leadership. She offered best wishes to the incoming council members.

Councilmember Perryman reported on the November Western Union Municipal Alliance (WUMA) meeting held in Marvin. He shared that the group's priorities for the next year include arranging another meeting with Union County legislative representatives, organizing a state of the county address with County Manager Brian Williams, and continuing discussions about possibly engaging a lobbyist to represent the western municipalities regarding zoning regulation changes in Raleigh. He concluded by congratulating the incoming council members.

Councilmember Ladner thanked Jeff Perryman and Brannon Howie for their service to the town, noting Jeff's eight years on the council and additional eight years on the planning board, and Brannon's four years of service.

Mayor Pro Tem Smith thanked the staff for decorating Town Hall for Christmas and expressed appreciation to Brannon and Jeff for their service. He welcomed the incoming council members and noted there were no updates on road projects due to the state budget being in limbo.

Mayor Bell thanked Councilmembers Perryman and Howie for their hard work and dedication.

## **7. Public Comments**

Mayor Bell read the rules for public hearings and public comments.

Chad Emerine, 953 Eagle Road, spoke about two issues. First, he requested the council delay the Weddington Glen bond release for 30 days to ensure that the HOA was properly informed about maintenance agreements and costs for stormwater facilities. Second, he asked the council to consider updating the rules of procedure to allow 4 minutes for public hearing comments to match the time allowed for general public comments.

Joyce Plyler, 1046 Bromley Drive, thanked the council for their service, with special appreciation to Jeff Perryman and Brannon Howie for their leadership, integrity, and professionalism during challenging times. She specifically thanked Jeff for his leadership of WUMA.

John Schick, 205 Dornoch, expressed concerns about sediment and water flow issues from the development. He requested that the town hold the bond until paperwork for a settlement was signed and a maintenance plan filed with the town. He explained that despite initial promises to fix problems, nothing was completed, and he had to do substantial work on his property to redirect stormwater and clean up sediment issues.

## **8. Public Safety Report**

Deputy Wren gave the public safety report.

911 hang-ups had increased to 59 in November, likely due to sporting events. Vehicle accidents rose from 28 to 32, alarms increased from 24 to 34 due to inclement weather, and business checks increased from 44 to 60 for the holiday season. Preventive patrols increased from 581 to 821, with particular focus on nighttime patrols during the holiday season. Total calls for service increased from 1,095 in October to 1,255 in November.

Sergeant Wrenn provided holiday safety tips, including covering purchases in vehicles and properly positioning window blinds for home security. Mayor Bell and the Council congratulated Deputy Wrenn on his promotion to Sergeant and thanked him for his service as this would be his last meeting before transferring to the detention facility.

**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~~**

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

**Vote:** The motion passed with a unanimous vote.

**10. Old Business**

**A. CZ-2025-03 Amendment for Arya Subdivision**

**i. Public Hearing**

Mayor Bell opened the public hearing on the amendment for the Arya Subdivision.

Chad Emerine 953 Eagle Road, commented that it was uncommon for homes at this price point to be on wells with public sewer. He suggested the Council consider changing the UDO in the future to match the requirement for public water to those of major subdivisions.

Mayor Bell closed the public hearing.

**ii. Discussion and Consideration**

Jeremy Schumacher from Arcadia Homes addressed the council. He explained they were seeking the ability to have the option of either well water or public water for the development, noting that while it was more common to have both public sewer and water, they had experience with well water systems. He mentioned the financial viability of the community as a factor and noted they were going above requirements regarding the existing dam on the property.

Town Planner Gregory Gordos clarified that the amendment was not an exception to the code but rather an update to the previously approved ordinance to include the option for wells, which is allowed under the town code for subdivisions with fewer than 10 units.

**Motion:** Councilmember Ladner made a motion to approve the amendment to CZ 2025-03 Arya Subdivision

**Vote:** The motion passed with a unanimous vote.

*iii. Statement of Land Use Consistency 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.*

**Motion:** Mayor Pro Tem Smith made a motion to approve the Statement of Land Use Consistency as presented by staff.

**Vote:** The motion passed with a unanimous vote.

**B. Approval of Release of Bond #PRF9377177 for Weddington Glen Subdivision in the amount of \$401,207.50**

The Council discussed the release of the bond for Weddington Glen Subdivision in the amount of \$401,207.50. Bob Wilson from LaBella Associates reported that they had conducted a final inspection and recommended the release of the bond, noting that the roads had been accepted by NCDOT and water and sewer had been accepted by Union County Public Works.

Scott Morrison, representing Beechwood, addressed concerns raised by John Schick. He stated that multiple agencies including LaBella, the engineer of record, the US Army Corps of Engineers, and the NC Department of Natural Resources had examined the site and found no evidence of impact from the development to adjacent properties. He explained that the HOA turnover was scheduled for January and that the HOA budget included provisions for maintenance of stormwater devices.

Mr. Gordos noted that he had spent significant time on this property addressing concerns, and while there were some issues, they did not involve the town's responsibilities regarding infrastructure. He confirmed that Beechwood had met their obligations for the bond release.

The Council discussed the HOA's responsibility for maintaining stormwater facilities and ensuring adequate funding was in place.

**Motion:** Councilmember Ladner moved to approve release of bond PRF9377177 for Weddington Glen subdivision in the amount of \$401,207.50.

**Vote:** The motion passed with a 3-1 vote. Mayor Pro Tem Smith opposed.

**11. Acceptance of the Union County Board of Elections Official Results for the Municipal Election November 4, 2025**

- Motion:* Mayor Pro Tem Smith made a motion to accept the Union County Board of Elections Official Results for the Municipal Election November 4, 2025.
- Vote:* The motion passed with a unanimous vote.

**12. Special Recognition**

- A. District 1 Councilmember Jeff Perryman**
- B. District 3 Councilmember Brannon Howie**

The Town recognized District 1 Councilmember Jeff Perryman and District 3 Councilmember Brannon Howie for their service. Town Staff presented tokens of appreciation for their time, effort, energy, and commitment.

**13. Oaths of Office**

- A. Jim Bell, Mayor**

Ms. Dewey administered the oath of office to Mayor Jim Bell.

- B. Ellen McLaughlin, District 1 Councilmember**

Mayor Bell administered the oath of office to District 1 Councilmember Ellen McLaughlin.

- C. Clayton Jones, District 3 Councilmember**

Mayor Bell administered the oath of office to District 3 Councilmember Clayton Jones.

**14. Recess/Call to Order**

Mayor Bell recessed the meeting at 8:02 p.m.  
Mayor Bell called the meeting back to order at 8:10 p.m.

**15. Determination of Quorum**

Quorum was determined with all Councilmembers present: Mayor Jim Bell, Councilmembers Tom Smith, Darcey Ladner, Ellen McLaughlin, and Clayton Jones.

**16. Consent Agenda**

- A. Adoption of the 2026 Council Regular Meeting Schedule**
- B. Adoption of the 2026 Town Hall Holiday Schedule**

- Motion:* Councilmember Smith made a motion to approve the 2026 Council Regular Meeting Schedule as presented.
- Vote:* The motion passed with a unanimous vote.

- Motion:** Councilmember Smith made a motion to approve the 2026 Town Hall Holiday Schedule as presented.
- Vote:** The motion passed with a unanimous vote.

## 17. Appointments

### A. Appointment of Mayor Pro Tempore

- Motion:** Mayor Bell made a motion to re-appoint Council Tom Smith as Mayor Pro Tem.
- Vote:** The motion passed with a unanimous vote.

### B. Appointment of Delegate and Alternate to the CRTPO

Council agreed to reappoint Mayor Bell as Delegate to CRTPO and Mayor Pro Tem Smith as Alternate to CRTPO.

### C. Appointment of Council Members responsible for opening and reviewing bank statements

Council agreed to appoint Councilmember McLaughlin responsible for opening bank statements and Councilmember Jones for reviewing balanced bank statements.

### D. Appointment of Council Members as check signatory and back up signatory

Council agreed to reappoint Mayor Bell as the check signatory and Councilmember Ladner as backup check signatory.

### E. Appointment of Western Union Municipal Alliance Representative and Alternate

Council agreed to appoint Mayor Pro Tem Smith as the WUMA Representative and Councilmember McLaughlin as the WUMA Alternate.

## 18. New Business

### A. Discussion of dates for Town Council Work Session/Retreat

Councilmembers discussed potential dates for the Town Council retreat. After considering availability, Council tentatively agreed to Friday, February 13, 2026, or Thursday, February 12, 2026, depending on Councilmember Ladner's schedule. The retreat would be held at Rolling Hills from 9:00 AM to 3:00 PM. Council ultimately agreed to hold the worksession retreat on Thursday February 12, 2026.

## 19. Updates from Town Planner and Town Administrator

Ms. Dewey reported on transportation improvements. The Forest Lawn and Potter Road roundabout is currently in the right-of-way acquisition phase with construction expected to be bid in 2027.

Mr. Gordos informed the Council that a development application that had been tabled at the previous meeting would return next month at the applicant's request. He noted that several subdivision applications would be coming forward in the spring, making for a busy session. He also mentioned that the town would continue to receive more bond requests for multiple projects.

Councilmember Jones questioned whether the Keystone development on Forest Lawn should be required to reapply since they had withdrawn their application. Staff explained that the withdrawal had not been clearly documented in writing, and the applicant had quickly indicated they wanted to return to the process.

## **20. Code Enforcement Report**

Mr. Gordos noted that the code enforcement report was included in the packet. He mentioned several significant cases requiring additional enforcement mechanisms, including posting notices on doors and sending notices of significant fines. The Council discussed an issue with an unbuildable lot containing debris and the legal processes for addressing such situations.

## **21. Update from Finance Officer and Tax Collector**

This update was deferred as Ms. Gaylord was absent. She will provide a six-month update at the next meeting.

## **22. Transportation Report**

Mayor Bell reported that the I-485 express lanes, which DOT had originally said would open in December, are now expected to open in February. He also noted significant public opposition to the I-77 South express lanes project at the last CRTPO meeting. The 11-mile project is estimated to cost \$3.2 billion, making it the most expensive project in North Carolina history. The state will only allocate \$600 million per project.

## **23. Council Closing Comments**

Councilmember McLaughlin expressed that it was an honor to be on the council and looked forward to working with everyone.

Councilmember Jones thanked the town staff for helping him get up to speed and expressed appreciation for the opportunity to work with the council and mayor.

Councilmember Ladner thanked the staff for the Christmas decorations and for handling all the developments and changes throughout the year. She welcomed Ellen and Clayton to the council.

Mayor Pro Tem Smith welcomed Ellen and Clayton, thanked the staff for the Christmas decorations, and noted the successful Christmas tree lighting. He expressed hope for having the event in a better location in the future and wished everyone a Merry Christmas and Happy New Year.

Mayor Bell thanked everyone for the opportunity to serve the town again. He stated that while the previous council had accomplished much, there was still work to be done. He encouraged residents to stay involved and reach out to their council members with thoughts, ideas, or concerns.

**24. Adjournment**

*Motion:*

Mayor Pro Tem Smith made a motion to adjourn the December 8, 2025 Regular Town Council Meeting at 8:35 p.m.

*Vote:*

The motion passed with a unanimous vote.

Approved: January 12, 2026

Jim Bell  
Jim Bell, Mayor

Karen Dewey  
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

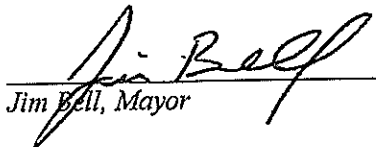
WHEREAS, any effort to privatize the USPS, in whole or in part, would undermine the very public mission of the Postal Service, the Universal Service mandate and the dedicated work of hundreds of thousands of public servants, and

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, Jim Bell, do hereby set my hand and cause the Seal of the Town to be affixed, this the 8<sup>th</sup> day of December 2025.

  
\_\_\_\_\_  
Jim Bell, Mayor

Attest:

  
\_\_\_\_\_  
Karen Dewey, Town Administrator/Clerk



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

**2<sup>ND</sup> MONDAY OF EVERY MONTH**

<b>DATE</b>	<b>TIME</b>	<b>LOCATION</b>
January 12, 2026	7:00 p.m.	Town Hall Council Chambers
February 12, 2026	10:00 a.m.	Rolling Hills Country Club
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

Unanimously approved 12/8/2025.



**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

Approved unanimously 12/8/2025