

MINUTES OF THE PUBLIC HEARING IN WHITSETT

March 10, 2026

Whitsett Town Hall Building

PUBLIC HEARING

A Public Hearing was held at 7:00 p.m., on Tuesday, March 10, 2026, at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Chip Bell, Council Members Lee Greeson, Cindy Wheeler, and Craig York. Also present were Town Administrator/Planning Board Chairperson Karen Horne, Town Clerk, Barbara York, members from the Guilford County Planning Board, Representatives from Circle K and twelve town residents.

Mayor Bell asked for a motion to officially open the June public hearing. A motion was made by Council Member Craig York to open the hearing; the motion seconded by Council Member Lee Greeson. Following the unanimous vote, Mayor Bell declared the hearing in session.

Mayor Bell stated that the single item open for discussion and public comment during the hearing would be the proposed rezoning of Case #26-01-PLBD-00003, the property at 7109 Burlington Road, to be rezoned from RS30 (Residential) to HB (Highway Business).

Case #26-01-PLBD-00003, Rezoning of Parcel #105407, from RS30 (Residential) to HB (Highway Business)

Mayor Bell asked for the representative from Guilford County Planning Board, Troy Moss to come to the podium to address the audience their review and findings on this case. Mr. Moss provided the Council with copies of his report which he had previously reviewed with our Planning Board during a Public Hearing on February 3, 2026. This packet also contained a letter of recommendation by the Planning Board for the approval of this rezoning as well as the associated Future Land Use Designation Amendment from residential business to highway business. Mr. Moss reviewed with the Council the findings of this property which were in the packets. Also included in the packets are various maps of this area.

Mayor Bell asked if the representative from Circle K would like to address the audience about their hopes for these three pieces of property at the corner of Highways 61 and 70. Jacob Dooley who works for Timmons Group and is the civil engineer for projects including Circle K, stepped forward. He explained that they were planning on putting Circle K on the two lots closest to Highway 61 that are already zoned Highway Business. The property that is currently being discussed for rezoning is planned to be for a future user. Mr. Dooley had brought some concept sketches to share; the final plan has not been completed. Council Member Craig York asked if the soil testing had been completed on the properties. Mr. Dooley stated that there is soil that is suitable for commercial uses on this area. The septic system would most likely be below ground and would serve the two pieces of property that the company plans to build on. The third property would be responsible for its own septic system. Mayor Bell offered those present a final opportunity for questions or comments; a few residents asked some comments and clarifying questions regarding controlled commercial growth, the sewage system, and putting maps of the area online.

ADJOURNMENT

Mayor Bell asked for a motion to close the Public Hearing. Council Member Cindy Wheeler made the motion to close the Public Hearing; motion seconded by Council Member Lee Greeson. Motion carried by unanimous vote, and the March 10, 2026, Public Hearing was adjourned at approximately 7:03 p.m., to then proceed with the regular Council meeting.

Barbara York, Town Clerk

Chip Bell, Mayor