

Minutes of the Whitsett Planning Board

June 2nd, 2026

Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6 p.m. on Tuesday, June 2nd, 2026, at the Whitsett Town Hall. Those in attendance were Planning Board Chairperson Karen Horne, Board members Jerry Rice, Lane Williamson, Bob Handwerk, and Matt Martin. Also in attendance were Karen Horne, Town Administrator and Barbara York, Town Clerk.

Planning Board Chairperson Karen Horne Called the meeting to order at 6:00, noted that a quorum was present and Jerry Rice gave the invocation.

REGULAR MEETING

Speakers from the floor

- Chairperson Karen Horne asked if there were any speakers from the floor. There were none.

Old Business

1. Adoption of Minutes

- Chairperson Karen Horne asked if there was a motion to approve the March 3rd, 2026 Minutes. The motion to accept the minutes was made by Planning Board Member Bob Handwerk and was seconded by Board Member Matt Martin. The minutes were approved unanimously.

2. Any Old Business

- Chairperson Karen Horne asked if there was any Old Business
 - Planning Board Member Matt Martin asked if there were any updates dealing with Circle K. Chairperson Karen Horne answered that Circle K was in fact still coming. This was discussed more in depth at the March 3rd, 2026 Planning Board meeting. Chairperson Karen Horne did say that the rezoning was passed and that the Circle K was still drawing up official site plans and working toward officially purchasing the plot. Once both have been completed Circle K will bring official site plans to us for review.
 - Planning Board Member Matt Martin asked if there was any knowledge about what will be going up on the Gibsonville corner of Highway 61 and 70. Chairperson Karen Horne answered that a Grocery store coming soon sign has been placed on that corner, but nothing has been officially shared with us yet about what will be built.
 - Chairperson Karen Horne stated that she has received a phone call while performing her duty as town administrator from an engineering group that had been contracted to perform a study on widening Highway 70 through Whitsett. It was emphasized that they were only doing a study and not to expect any road changes anytime soon.

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New Business

1. Changes to Land-Use Map for recommendation to Council

- Chairperson Karen Horne showed the Planning Board members the current Land-Use Map, and explained the changes that were made to the map in March. These changes were made to the map that when the parcel-rezoning passed by the Council, it had to be reflected in the current/future Land-Use Map. Chairperson Karen proceeded to show the Planning Board this current map with the changes made. A motion was made by Matt Martin to recommend to the Town Council that the future Land-Use Map to be updated to reflect the current zones of HB (Highway Business) as well as PI (Public Institution) Zones. Motion was seconded by Bob Handwerk.

2. New Business from Planning Board members

- Chairperson Karen Horne brought up the property 7206 and 7210 Burlington Rd, are already zoned as HB (Highway Business) has been up for sale for a while. Liberty Storage has sent in their official site map that shows they plan to place two storage building on that location. Liberty Storage has also requested a DCC for the process of reviewing approval for a storage business on those properties. Chairperson Karen Horne has received the check for that DCC approval. Guilford County will need to review the paperwork and compare with regards to any and all ordinances that is involved with the properties. We are unable to do anything more with Liberty Storage site plan until Guilford County finishes their review.

ADJOURNMENT

With no further business to discuss, Planning Board member Matt Martin made a motion to adjourn. Lane Williamson seconded the motion, and it passes unanimously. The meeting adjourned at approximately 7 p.m. The next regular meeting of the Whitsett Planning Board is July 7th, 2026 at 6 p.m. at the Whitsett Town Hall.

Chairperson Karen Horne

Vice Chairperson Patrick Hickey