

Minutes of the Whitsett Planning Board

August 4th, 2026

Whitsett Town Hall

The meeting of the Whitsett Planning Board was held at 6 p.m. on Tuesday, August 4th, 2026, at the Whitsett Town Hall. Those in attendance were Planning Board Chairperson Karen Horne, Vice Chairperson Patrick Hickey, and Board members Bob Handwerk, Milton Covington, Lane Williamson, and Dr. Matt Martin. Also in attendance were Karen Horne, Town Administrator, and Olivia Horne, Town Assistant.

Planning Board Chairperson Karen Horne called the meeting to order, noted that a quorum was present, and the Board observed a moment of silence for prayer and meditation.

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 June 2nd, 2026 minutes. The motion to accept the minutes as written was made by Planning Board Member Milton Covington and seconded by Board Member Dr. Matt Martin. The minutes were approved unanimously.

2. Any Old Business

- Chairperson Horne presented the newly printed Zoning Map and Future Land-Use Map. The maps were prepared with assistance from the Guilford County GIS Department, reflect the Town's recent zoning and parcel changes, and are the first updated printed maps since 2019. Board members reviewed the maps and discussed parcels that remain in Guilford County rather than within the Whitsett town limits, newly subdivided parcels near Fern Creek Trail, and the Hudson Way townhome development. Chairperson Horne asked members to report any errors or missing information they find on the maps.

New Business

1. Proposed Rezoning near Burlington Road and Crescent Road

- Chairperson Horne informed the Board that Brandon Boomer is seeking to rezone property near the corner of Burlington Road and Crescent Road for Highway Business use. The proposed use discussed was an office and sign associated with his landscaping business; however, the final proposed use had not yet been fully presented. The Board reviewed the property's location and the surrounding zoning. Chairperson Horne explained that Guilford County Planning will research the request, compare it with the Town's ordinances and Future Land-Use Map, and prepare a report. After the County review, the Planning Board will hold a public hearing, consider comments from neighboring property owners, and recommend approval or denial to the Town Council. The Town Council will then conduct its own public hearing and make the final

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decision. The complete process is expected to take approximately three to four months and will require proper public notice. No action was taken by the Board at this meeting.

2. Review of Landscaping and Buffer Requirements

- Chairperson Horne distributed the current landscaping and buffer provisions, including Section 6.3.7, along with draft ideas developed from research by Planning Board Member Lane Williamson and Council Member Craig York. The Board discussed whether the ordinance should provide stronger protection between commercial and residential properties and whether healthy mature trees should be preserved rather than allowing developers to clear a site from property line to property line and replant only small vegetation.
- The Board compared the Town's current 50-foot buffer with a suggested 75-foot buffer. Members expressed concern that a 75-foot requirement could make some of the smaller Highway Business lots along Burlington Road unusable and agreed that requirements may need to vary by zoning district and site conditions. The discussion also included agricultural and forestry requirements, tree health and removal costs, utility construction that can damage root systems, and the need for reasonable exceptions. Planning Board Member Milton Covington left the meeting during this discussion.
- Chairperson Horne stated that she would research buffer and tree-preservation requirements used by other municipalities. Board members will continue reviewing the current ordinance and the draft language before making a recommendation. The Board also discussed coordinating any proposed ordinance amendment with the public-hearing schedule for the pending rezoning request so the required notices could be handled together. No formal action was taken.

3. Planning Board Leadership and Membership

- Chairperson Horne advised the Board that her three-year term as Chairperson is expected to end around January and asked members to begin considering a leadership transition, the Vice Chairperson position, and possible new members to recruit for the Planning Board. Members discussed the importance of having both long-time community knowledge and new perspectives on the Board. They also discussed whether the ordinance limiting service to three years should be reviewed. The Board agreed to continue considering the matter; no election was held and no ordinance recommendation was made.

4. New Business from Planning Board members

- Board members discussed future development pressure near Highways 61 and 70, possible expansion of water and sewer infrastructure, and the importance of balancing growth with protection of existing residential properties. Chairperson Horne reported that there was no new information regarding the grocery store sign located near the Highway 61 and Highway 70 intersection. No formal action was taken.

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ADJOURNMENT

With no further business to discuss, a motion was made and seconded to adjourn. The motion passed unanimously. The meeting adjourned at approximately 7:10 p.m. The next regular meeting of the Whitsett Planning Board is September 1st, 2026 at 6 p.m. at the Whitsett Town Hall.

Chairperson Karen Horne

Vice Chairperson Patrick Hickey