

MINUTES OF THE WHITSETT TOWN COUNCIL

March 10, 2026

Whitsett Town Hall Building

REGULAR COUNCIL MEETING

The regular meeting of the Whitsett Town Council was held on Tuesday, March 10, 2026, at the Whitsett Town Hall. The following members of the Town Council were present: Mayor Chip Bell, Council Members Craig York, Cindy Wheeler, and Lee Greeson. Also present were Town Administrator Karen Horne, Town Clerk Barbara York, and twelve citizens.

Mayor Chip Bell called the meeting to order at 6:00 p.m. and noted that a quorum was present. He asked Council Member Lee Greeson to give the invocation which was followed by the Pledge of Allegiance.

Mayor Bell declared that the Regular Town Council meeting was open.

1. Rezoning Case Decision

- Mayor Bell asked if he had a motion regarding the previously discussed rezoning case from the Public Hearing prior to this meeting. Council Member Craig York made a motion to approve the rezoning request for Case #26-01-PLBD-00003 of Parcel #105407 from RS30 (Residential) to HB (Highway Business) as reviewed by the Guilford County Planning Board. Council member Cindy Wheeler seconded the motion, and it was then approved unanimously.
- Cindy Wheeler made the motion to update the Future Land Use Map to reflect the change in rezoning that was just approved by the Town Council. The motion was seconded by Council Member Lee Greeson and was then approved unanimously.

OLD BUSINESS

1. Adoption of the Minutes from the Regular Meeting

- Mayor Bell asked if he had a motion to accept the minutes from the February 10, 2026, Regular Meeting. Council Member Cindy Wheeler made the motion to accept the February minutes. Council Member Craig York seconded the motion. The adoption of the February 10, 2026, Town Council Meeting minutes were approved by unanimous vote.

2. Well Update

- Council Member Lee Greeson informed the council that he had received three bids/quotes to repair the well for the Town Hall/Fire Department. The bids to put in a filtration system with a water softener ranged from \$6000 to \$7100. Mayor Bell asked if the water softener was required. Our water is very hard which would calcify the water pipes more quickly. This system requires regular maintenance, and we would need someone who could regularly service it. Mayor Bell asked where this system would be located and Council Member Craig York stated that there is an access closet on the kitchen side of the Town Hall in the bathroom that would be a perfect place to put this system which would be easy to access for servicing. Locating it here would also prevent it from freezing up during the winter and possibly busting. Council Member Lee Greeson informed the Council that he had spoken with the representative from Action Well & Pump stating that they are very knowledgeable and that dealing with filter systems is the only service the company provides. They will also come and service the unit. Mr. Greeson felt like even though this company was more expensive with their bid, they would be worth the extra money because they seemed to be the most knowledgeable. Council Member Lee Greeson made a motion that the Council accept the bid from Action Well & Pump to put in a new iron filtration system, water softener, and replace the pressure

tank (if needed). This system will be put into the access closet of the Town Hall. The motion was seconded by Council Member Craig York and was then passed unanimously.

3.Landscaping

- After some discussion about what to do with the bushes out in front of the Town Hall, the Council decided they wanted to go out and look at the bushes and then decide on what they wanted to do. They do want our lawn care person to spray the parking lot for weeds. The Council decided to table this topic until April.

4. Any Other Old Business

- Mayor Bell asked if there were any further Old Business and Council Member Craig York informed the Council that Guilford County Health Department is coming to do a site visit and give their recommendation for what needs to happen next regarding the sewer system and pump out at the outside bathrooms. Mr. York plans on meeting the inspectors when they come for this visit.

BOARD AND COMMITTEE REPORTS

Planning Board

- Planning Board Chairperson Karen Horne let the Council know that Hudson Way has submitted an application for their monument to be at the entrance of the development. Mrs. Horne let them know that they needed a DCC before moving forward with any of these plans. She will then submit their site plan to Guilford County Planning Department to research and be sure the sign meets the required ordinances. Once the report is sent in by Guilford County, the Planning Board will review it and decide as to whether to recommend approval by the Council.

Enforcement Officer

- No business to discuss

Town Administrator

Hudson Way DCC's

- Town Administrator Karen Horne informed the Council that Hudson Way got six DCC construction permits and Guilford County permits to start the construction. The permits are for six units; two units in one building.

NEW BUSINESS

1. Financials

- Town Administrator Karen Horne provided the Council with the budget amendment that is currently necessary. Mrs. Horne pointed out that due to some unexpected water income, we were able to lower the amount that the Budget Committee had recommended taking out of the water CD. Council Member Craig York made a motion to accept the General and Water budget amendments as written. The motion was seconded by Council Member Lee Greeson and it was passed unanimously.

2. Any New Business

Mayor Bell asked if there was any new business and there was none.

3. Announcements

Mayor Bell asked if there were any announcements and there were none.

SPEAKERS FROM THE FLOOR

Mayor Bell asked if there were any speakers from the floor. Gary Deal, a Whitsett resident, came to the podium and presented to the council a Petition to Stabilize the Town of Whitsett Property Taxes, which was signed by 107 residents. He informed the Council that there is a large concern about the significant rise in Guilford County Real Property values from the re-evaluation. He and the people’s request was to ask the Council to lower the current tax rate (.20), which was just increased from .15 last year. He would like the council to reduce its millage rate because of the increase in the Guilford County property values. This would still allow the town to stay revenue neutral with last year. Gary Deal would like the town to send the Guilford County Commissioners a letter from the Town asking them to also consider that the county also stay revenue neutral with the county budget and could they send the same letter to neighboring towns for them to request the same.

Mayor Bell reminded everyone that Whitsett has the lowest municipality tax rates in this area and maybe the entire state of North Carolina. The town is having to spend more money simply on waste management and to protect Whitsett from being consumed by the City of Burlington or the Town of Gibsonville. The Council will be having budget retreats and will take into consideration all the information that was provided today in their discussions.

ADJOURNMENT

With no further business before the Council, Council Member Craig York made a motion to adjourn, which was seconded by Council Member Cindy Wheeler. The motion carried; and the March 10, 2026, Town Council meeting adjourned at approximately 7:35 p.m. The next regular meeting of the Whitsett Town Council is scheduled for 6:00 p.m. on Tuesday, April 14, 2026, at the Whitsett Town Hall.

Chip Bell, Mayor

Jerry Rice, Mayor Pro Tem

APPROVED: