



BOARD OF ADJUSTMENT  
301 West Main Street, Carrboro, North Carolina 27510

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**AGENDA**

**7:00 P.M.**

**Town Hall Council Room 110**

F e b r u a r y 1 8 , 2 0 2 6

- I. Minutes Approval:**
  - i. For January 21, 2026 Meeting
- II. Quasi-Judicial Public Hearing:**
  - i. 113 Glosson Circle– A Special Use Permit-B request to operate a tourist home/short-term rental
- III. New/Old Business**
  - i. Decision Document related to SUP-B request for 424 S Greensboro Street
  - ii. Decision Document related to a setback exception request for 113 Glosson Circle
- IV. Adjournment**





**Board of Adjustment Meeting Minutes – January 21, 2026**  
**301 West Main Street, Carrboro, NC 27510**  
**Room 110, Council Chambers**

<b>Members Present</b>	<b>Members Absent</b>	<b>Town Staff</b>
Jenifer Wolfe, Chair Kacy Gordon Linda Bowerman Andrew Whittemore Heather Hunt Sriv Navaratnam Brian Hageman, Vice Chair	Erle Smith	Marty Roupe Laura Youngblood Jacob Wiggins Nick Herman, Town Attorney Catherine Fray, Town Council Liaison John Fussa, Planning Director

The Carrboro Board of Adjustment held a meeting on January 21, 2026. Chair Wolfe called the meeting to order at 7:01PM, proceeded with roll call and swore in staff members and members of the public who may wish to give testimony.

**I. Minutes Approval for December 17, 2025 Meeting**

A motion was made by Gordon and seconded by Whittemore to approve the December 17, 2025 minutes as presented. **VOTE:** AYES Six (6) (Wolfe, Gordon, Bowerman, Whittemore, Hunt, Navaratnam). NOES Zero (0). ABSTAINED One (1) (Hageman).

**II. Quasi-judicial public hearing for SUP-B Request at 424 S Greensboro St**

Jacob Wiggins presented the Special Use Permit-B request for 424 S Greensboro Street for the operation of a short-term rental (“Tourist Home”). He explained that the request involves a change of use only, with no construction proposed. Wiggins reviewed the property’s location, zoning, and the four required findings of fact. He noted that rentals of fewer than 30 days require a Special Use Permit-B, while rentals of 30 days or more are permitted by right.



Chair Wolfe asked whether the permit would run with the property. Wiggins stated that SUP-Bs generally run with the land unless the Board imposes a sunset clause. He confirmed that property owners within 500 feet were notified of the hearing.

Board members asked questions regarding the number of similar permits in Carrboro, whether the neighborhood has an association, and whether the Comprehensive Plan addresses short-term rentals. Wiggins stated that this is only the second Tourist Home application to come before the Board and that the Comprehensive Plan broadly supports expanded housing options, though it does not specifically address short-term rentals.

Rick Sumner, owner of 424 S Greensboro Street, addressed the Board. He stated he purchased the property approximately six weeks earlier and confirmed with the Planning Department that short-term rental use was permissible with a permit. He described the home as able to accommodate 4–6 guests. He noted the backyard is fully fenced, the driveway is circular with space for multiple vehicles, and he intends to hire a professional property manager. Sumner emphasized that the rental would be marketed toward professionals, traveling nurses, and families—not college students.

Board members asked questions regarding fencing, parking capacity, and property management. Sumner stated the driveway could accommodate up to four vehicles, but typical occupancy would likely involve fewer. He confirmed he would contract with a property manager once the permit is approved.

Chair Wolfe opened the floor for public comment.

Alan Stutz, a neighboring resident, spoke in opposition. He expressed concern about the limited number of single-family homes in Carrboro and the potential impacts of transient occupancy. He requested that occupancy and parking limits be imposed if the permit were approved.

**A motion to close public comment was made by Wolfe and seconded by Hageman. VOTE: AYES Seven (7); NOES Zero (0); ABSTAINED Zero (0).**

The Board discussed appropriate conditions for the permit. Gordon raised questions regarding consistency with the Comprehensive Plan. Members discussed whether a sunset clause was warranted. Town Attorney Herman advised that a sunset clause requires a strong justification beyond hypothetical concerns and emphasized that enforceable conditions—such as occupancy and parking limits—function as site-specific ordinance requirements.

Board members discussed enforcement mechanisms, the role of neighbors in reporting violations, and the relevance of the Comprehensive Plan. Wolfe stated that based on the evidence presented, the four findings of fact were satisfied and that the permit should be approved with reasonable guardrails.

Following deliberation, Wolfe moved to direct Town staff to prepare an order approving the SUP-B request with the following conditions:

1. A maximum of 6 occupants per stay allowed.
2. A maximum of 3 vehicles on the property allowed.



**VOTE: AYES Six (6) (Wolfe, Gordon, Hunt, Bowerman, Navaratnam, Whittemore). NOES One (1) (Hageman). ABSTAINED Zero (0).**

### **III. 113 Glosson Circle Setback Exception Request**

Jacob Wiggins presented a request for a 1.5-foot setback exception, reducing the required rear boundary setback from 12 feet to 10.5 feet. Town staff recommended the following condition:

1. The accessory structure may extend a maximum of 1.5 feet (1.5') into the rear boundary setback.

The applicant, Andrew Chiles, addressed the Board.

Neighbors Tamera Sanders and Stedman Ares expressed concerns regarding an alleged Airbnb operating at the property and potential stormwater impacts.

A motion to close public comment was made by Wolfe and seconded by Bowerman.

**Wolfe moved to approve the request with the recommended condition, and Hageman seconded. VOTE: AYES Seven (7); NOES Zero (0); ABSTAINED Zero (0).**

### **IV. Decision Document on variance request related to 603 Jones Ferry Road**

A motion to approve the decision document was made by Bowerman and seconded by Hunt. **VOTE: AYES Six (6) (Wolfe, Gordon, Hunt, Bowerman, Navaratnam, Whittemore). NOES Zero (0). ABSTAINED One (1) (Hageman).**

### **V. New/Old Business**

Board members asked how best to communicate their perspectives on short-term rentals to Town Council. Staff directed members to contact Catherine Fray, the Board's Town Council Liaison.

### **VI. Adjourn**

A motion to adjourn was made by Wolfe and seconded by Bowerman. **VOTE: AYES Seven (7); NOES Zero (0); ABSTAINED Zero (0).**



**Staff Report – Carrboro Board of Adjustment**

<b>Meeting Date</b>	February 18, 2026	<b>Project Name</b>	113 Glosson Circle		
<b>Applicant</b>	David Pokela	<b>Request:</b>	Tourist Home (short term rental)		
<b>Zoning District</b>	Residential-10 (R-10)	<b>Existing Land Use:</b>	Single Family Residential		
<b>Site Address:</b>	113 Glosson Circle	<b>PIN:</b>	9778-56-5094	<b>Lot Size:</b>	0.38 Acres
<b>Adjacent Zoning District(s):</b>	R-10 – All Directions	<b>Adjacent Land Uses:</b>	Residential – East, South, and West Cemetery – North		
<b>Relevant Ordinance Sections:</b>	Section 15-54: Special Use Permits				

**Background and Concept Plan Review**

The Zoning Division has received an application for a ‘Tourist Home’ for property located at 113 Glosson Circle, from David Pokela, applicant on behalf of the property owner, Andrew Chiles. Per Section 15-146 of the Carrboro Land Use Ordinance (LUO), this use, in the R-10 zoning district, requires a Special Use Permit-B (SUP-B) from the Board of Adjustment (BOA, ‘the Board’).

The subject site contains a single-family home and an accessory dwelling unit. The applicant proposes using both structures for the ‘tourist home’ use, if approved. The applicant received a notice of violation (NOV) in the fall of 2025 as the site was found to be operating as a tourist home without the necessary permits. Through this application, the applicant proposes to legalize the use. If this permit request is approved, the violation notice will be rescinded.

The concept plan for this SUP-B was presented to the Advisory Boards at Joint Review on November 6, 2025. The Planning Board provided an advisory comment regarding an expanded mailed notice range for the project (1,000’, Attachment 4).

Staff notes that the LUO specifically requires a 500-foot notification range for SUP-B’s and the LUO does not provide staff with the ability to deviate from this requirement. Given such, mailed notice was sent to those within 500 feet of the site, in accordance with LUO requirements. Materials provided by the applicant are included in this report and are seen in Attachment 3.

### **Traffic and Parking**

Traffic generated by this request is expected to be similar to that of a single-family residential use. It is possible that additional traffic may be generated depending upon lengths of stay and the number of vehicles utilized by occupants, in the event that this request is approved.

Staff Commentary: The proposed use does not trigger any required site improvements related to access or parking at the subject site. It may be possible that the use generates slightly more traffic than a typical single-family use.

### **Tree Protection, Tree Canopy, and Screening**

No new development is being proposed through this request, therefore the Tree Protection and Tree Canopy standards, as prescribed in Section 15-319 of the LUO are not applicable. No screening or landscaping standards are required by this proposal.

Staff Commentary: The proposed use does not trigger any LUO requirements regarding trees or screening.

### **Drainage and Grading**

No site improvements are being proposed as part of this request and the requested use does not trigger any additional requirements regarding drainage or grading at the subject site.

Staff Commentary: The site contains an existing single-family residence and accessory dwelling unit, neither of which are proposed for modification. Therefore, there are no LUO standards related to drainage or grading which are applicable to this request.

### **Recreation Facilities and Open Space**

Recreation facilities and open space requirements are not applicable to this project.

Staff Commentary: No LUO standards regarding recreational amenities or open space apply to this request.

### **Utilities, Lighting, and Refuse Collection**

The existing home is connected to OWASA for water/wastewater services. No changes to utility service are proposed through this request. No new lights are proposed as part of this request.

Refuse collection is provided by local entities and no changes to refuse collection are proposed through this application.

Staff Commentary: The request meets LUO requirements regarding utilities, lighting, and refuse collection.

### **Required Findings**

The Board is required to determine whether the request meets the following findings of fact. The applicant's response to these findings is seen in Attachment 3a.

- 1) The development will not materially endanger public health or safety;
- 2) The development will not substantially injure the value of adjoining or abutting property;
- 3) The development will be in harmony with the surrounding area;
- 4) The development will be in general conformity with the *Comprehensive Plan* and/or other plans adopted by Town Council.

Staff Commentary: At the time of this report, staff have seen no evidence that the proposal would endanger public health or safety, be injurious to property values, not be in harmony with the surrounding area, nor evidence that the proposal does not align with adopted plans.

### **Staff Recommendation:**

Staff recommends that the Board review the submitted materials related to this SUP-B request and decide whether to issue the SUP-B, based upon the information and evidence presented at the hearing.

### **Attachments:**

1. Aerial Map
2. Context Map
3. Applicant's Submitted Materials
  - a. Attachment 'A'
  - b. Affidavit
  - c. Impact Study
  - d. Land Use Application
  - e. Deed
  - f. House Pictures
4. Planning Board Advisory Comments





**BOARD OF ADJUSTMENT – February 18, 2026**

**AGENDA ITEM ABSTRACT – 113 Glosson Circle**

<b>DEPARTMENT:</b> Planning	<b>PUBLIC HEARING:</b> Yes
<b>Attachments:</b> A. Staff Report	<b>Staff Contact:</b> Jacob Wiggins Planning/Zoning Development Specialist <a href="mailto:jwiggins@carrboronc.gov">jwiggins@carrboronc.gov</a> – 919.918.7329

**Purpose Statement:**

David Pokela has submitted a request for a Special Use Permit-B (SUP-B), for property located at 113 Glosson Circle, to use an existing single-family home and an existing accessory dwelling unit as a ‘Tourist Home’ (short term rental). Per the Carrboro Land Use Ordinance (LUO), this use requires a SUP-B from the Board of Adjustment.

**Information:**

See Attachment A, Staff Report, for additional information.

**Staff Recommendation:**

Staff Recommends the Board hold a quasi-judicial public hearing for the SUP-B request and decide whether to issue the SUP-B, based upon the information and evidence presented at the hearing.

**Attachments:**

- A. Staff Report and associated materials



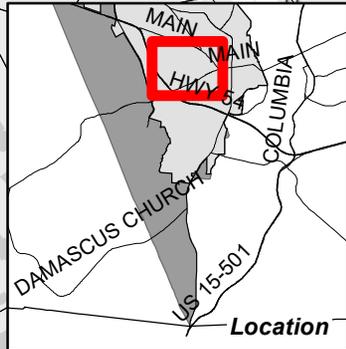
# 113 Glosson Circle Context Map

113 Glosson Circle

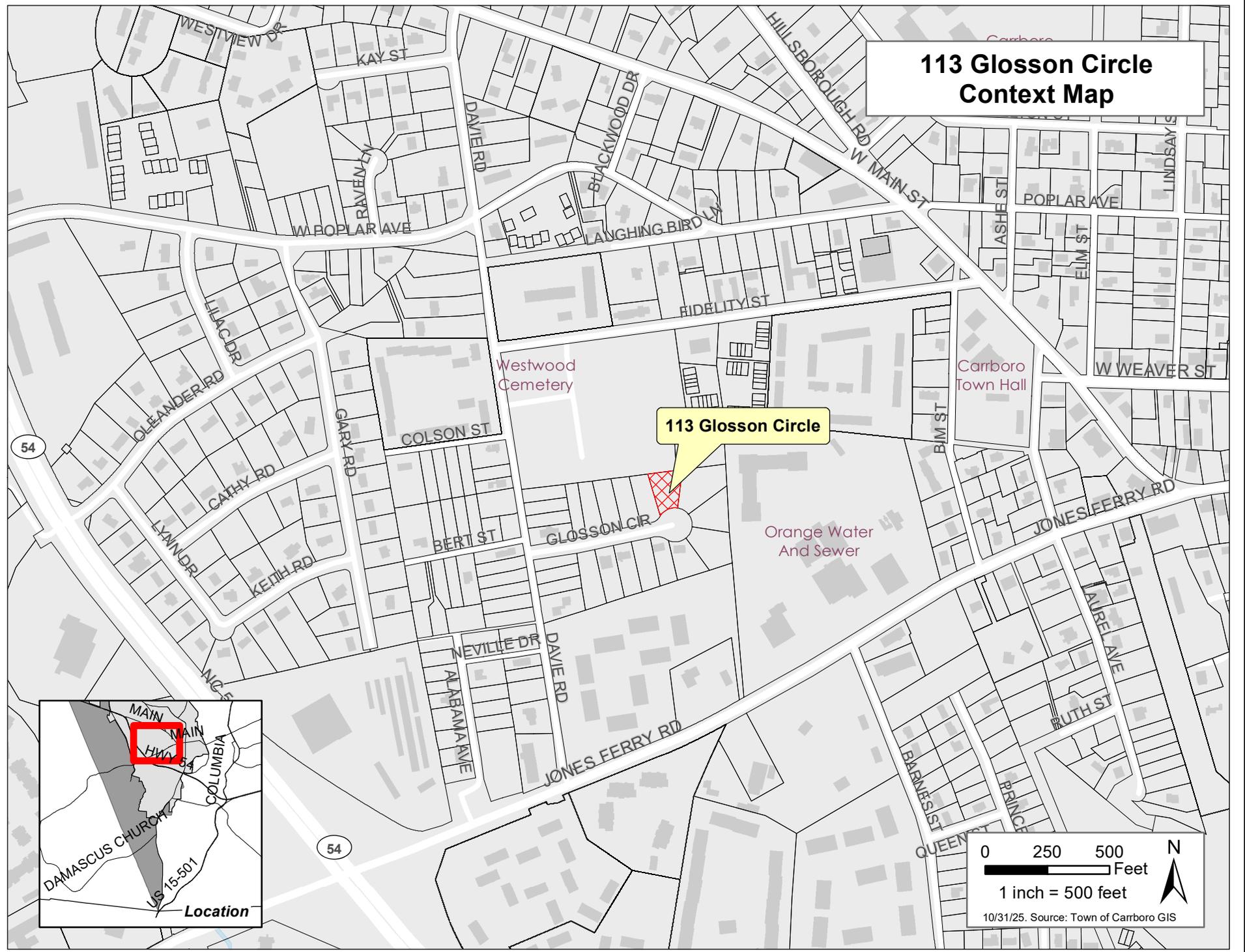
Westwood Cemetery

Carboro Town Hall

Orange Water And Sewer

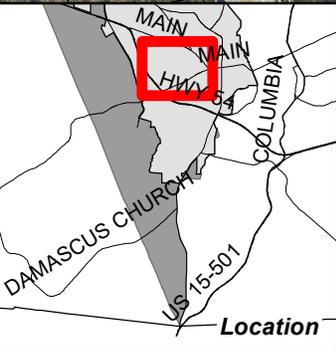


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1 inch = 500 feet  
10/31/25. Source: Town of Carboro GIS

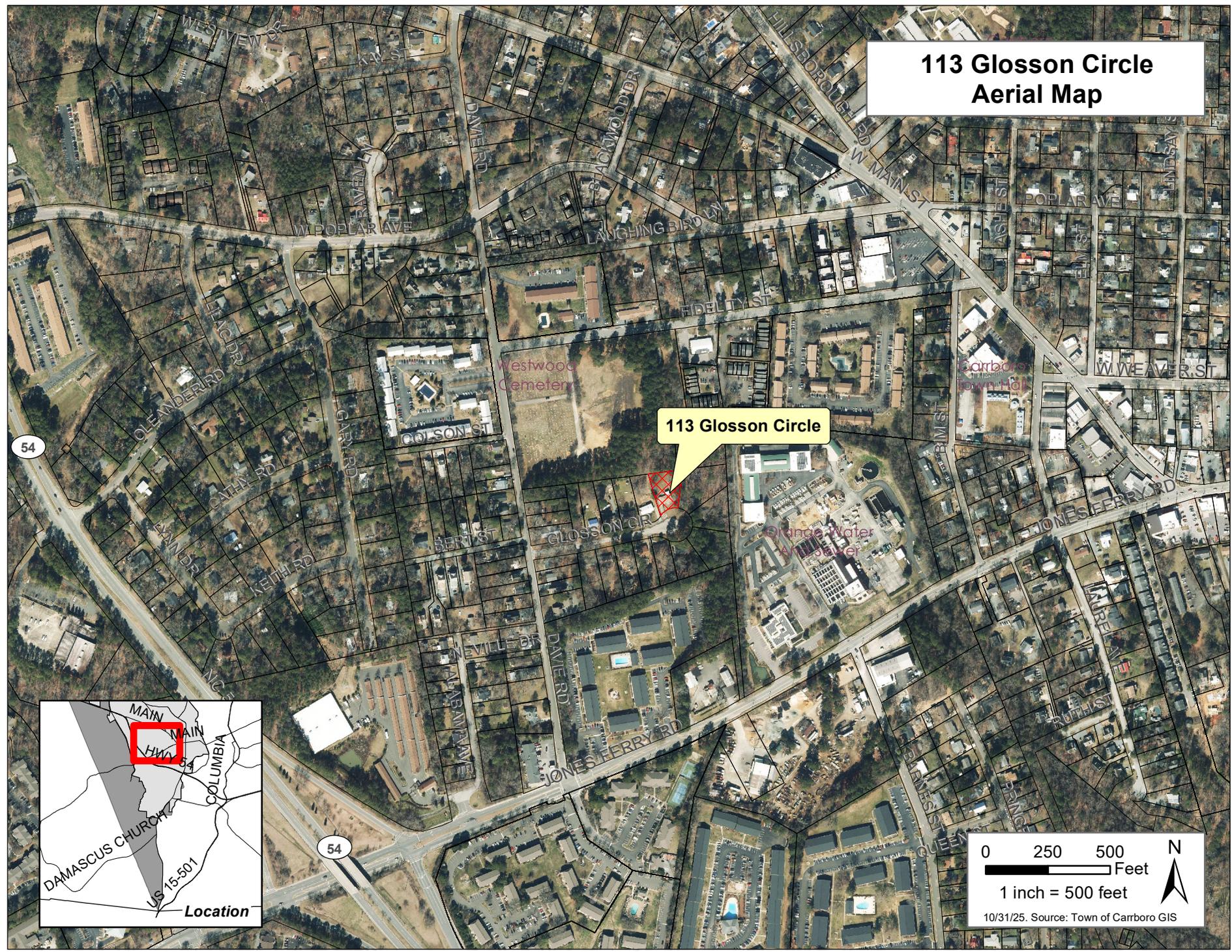


# 113 Glosson Circle Aerial Map

113 Glosson Circle



0 250 500 Feet  
1 inch = 500 feet  
10/31/25. Source: Town of Carboro GIS



**ATTACHMENT A**  
**TO**  
**CHILES' APPLICATION FOR SPECIAL USE PERMIT – B**  
***(113 Glosson Circle / PIN: 977856094)***

The development/use of the subject property as a short term rental/tourist home, if completed and used as proposed:

- (1) Will not materially endanger the public health or safety.
- The development/use of the subject property will not compromise public health or safety. All required inspections, codes, and local regulations will be followed, and guests will not create additional hazards or disturbances. Approving the Special Use Permit-B supports equitable access to short term rental use in a manner that is just and responsible, especially in a location with high short term rental demand.
  - With respect to the subject property having a record being responsibly operated:
    - *No complaints*: None.
    - *Reviews*: Great reviews.
    - *Parking*: 2 to 3 cars can park in front on the parking pad and 2 to 3 cars can park in the back.
    - *Occupancy*: 4 people in the existing dwelling and 6 people in the accessory dwelling unit.
- (2) Will not substantially injure the value of adjoining or abutting property.
- As will demonstrated at the public hearing in front of the Board of Adjustment, the development/use of the subject property will not substantially injure the value of adjoining or abutting property. The Impact Study of Christopher B. Ferriss of C.B. Ferriss, Inc. is attached, and Mr. Ferriss opines at page 21 therein that “[i]t is my opinion that the proposed development and use will not substantially injure the value of adjoining or abutting properties.”
- (3) Will be in harmony with the area in which it is to be located.
- The development/use of the subject property will be in harmony with the area in which it is to be located. The improvements at the subject property are for the purpose of people residing in a residential structure. The remainder of Glosson Circle consists of residential structures for people to reside, either as owner or renter. The development/use of the subject property is in harmony with every other single property on Glosson Circle and is in harmony with the area in general. The Impact Study of Christopher B. Ferriss of C.B. Ferriss, Inc. is attached, and Mr. Ferriss opines at page 21 therein that the property (with two dwellings used for short term rental/tourist home) will “be in harmony with the area in which it is located.” Finally, there is a presumption of harmony because the “inclusion of the particular use in the ordinance as one which is permitted under certain conditions is equivalent to a legislative finding that the prescribed use is one which is in harmony with the other uses permitted in the district.” *Woodhouse v. Board of Commissioners of the Town of Bald Head*, 299 N.C. 211, 216, 261 S.E.2d 882, 886 (1980).

- (4) Will be in general conformity with the Comprehensive Plan, Land Use Plan, Long Range Transportation Plan, and any other applicable plans adopted by the Council.
- With respect to the Land Use section of the Comprehensive Plan (“Carrboro Connects Comprehensive Plan”<sup>1</sup>), this application is consistent with the following:
    - Plan goals include “[g]row the...tourism sectors of the economy.” (p. 4).
    - Strategy 3.3 is entitled “Expand tourism opportunities.” (p. 106).
    - Strategy 3.3(B) states: “Update land use policies and regulations for short term rentals. Identify policies needed to allow for short term rentals to support the local economy and events while preserving neighborhood character.”
    - Carrboro Connects Comprehensive Plan clearly supports short term rental uses as a means to grow the tourism sector of Carrboro’s economy.
  - With respect to the Long Range Transportation Plan “2040 Long Range Transportation Plan,”<sup>2</sup> the development/use of the subject property is not inconsistent with any aspect of said plan.

Applicant further states:

- The application is complete to the best of Applicant’s knowledge.
- With respect to LDO 15-48.1(b), Jacob Wiggins confirmed on October 30, 2025 that the Development Review meeting requirement has been satisfied.
- With respect to LDO 15-48.1(c), the Joint Advisory Board meeting occurred on November 6, 2025. To the extent a written response to the comment of the Joint Advisory Board is required, Applicant responds that it does not object to expanded notification of the quasi-judicial public hearing to 1,000 feet and to include all residents on Glosson Circle.

With respect to the Appendix A information to be provided (subject to Jacob Wiggins’ October 30, 2025 email confirming a reduced amount of information to be provided):

### **Section A-2**

- (1) David S. Pokela (attorney/agent for Andrew Chiles); 800 Green Valley Road, Suite 500, Greensboro, NC 27408; 336-387-5143;
- (2) (i) Owner: Andrew Chiles; 113 Glosson Circle, Carrboro, NC 27510; 252-670-6887.  
[Alternative address: 2125 Elgin Rd., Winston-Salem, NC 27103]  
(ii) Applicant David S. Pokela is the attorney/agent for owner Andrew S. Chiles
- (3) Application date of February 2, 2026.
- (4) Special Use Permit-B.
- (5) Andrew Chiles seeks to use the existing dwelling and accessory dwelling unit for short term rental/tourist homes.
- (6) 113 Glosson Circle, Carrboro, NC 27510; PIN 9778565094.

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<sup>1</sup> The Carrboro Connects Comprehensive Plan also is referred to as the Town of Carrboro 2022-2042 Comprehensive Plan.

<sup>2</sup> [http://www01.townofcarrboro.org/BoA/Agendas/2012/06\\_19\\_2012\\_D9A.pdf](http://www01.townofcarrboro.org/BoA/Agendas/2012/06_19_2012_D9A.pdf).

- (7) R-10 zoning district.
- (8) +/- 16,552 square feet.
- (9) Existing dwelling: 875 square feet; Accessory dwelling unit: 750 square feet.
- (10) N/A

**Section A-3**

- Concept Plan for the property is being submitted with this application.

**Section A-4**

- Concept Plan for the property is being submitted with this application (subject to Jacob Wiggins' October 30, 2025 email confirming a reduced amount of information to be provided).

**Section A-5**

- Concept Plan for the property is being submitted with this application (subject to Jacob Wiggins' October 30, 2025 email confirming a reduced amount of information to be provided).

**Section A-6**

- N/A (see Jacob Wiggins' October 30, 2025 email confirming a reduced amount of information to be provided).

**Section A-7**

- (1) Affidavit of Andrew Chiles is attached; Andrew Chiles' deed is attached.
- (2) – (14) N/A (subject to Jacob Wiggins' October 30, 2025 email confirming a reduced amount of information to be provided).

**Section A-8**

- Applicant is submitting plans electronically for ease of transmission and sharing. If additional copies are required, Applicant will provide them.

**Attachments:**

- Concept Plan
- Affidavit of Andrew Chiles
- Andrew Chiles' deed
- House photographs
- Impact Study

NORTH CAROLINA

CARRBORO BOARD OF ADJUSTMENT

TOWN OF CARRBORO

In the Matter of the SPECIAL USE  
PERMIT - B LAND USE PERMIT  
APPLICATION. 113 GLOSSON CIR.

AFFIDAVIT

Andrew Chiles, first being duly sworn, deposes and says as follows:

1. I am over 18 years of age, I am competent, and I make this Affidavit upon personal knowledge.
2. I am the owner of property located at 113 Glosson Circle, Carrboro, NC 27510 (the "Property").
3. Attorney David S. Pokela, of the law firm Maynard Nexsen PC, has permission from me to submit an application for a Special Use Permit-B with respect to the Property.

This the 2nd day of February, 2026.

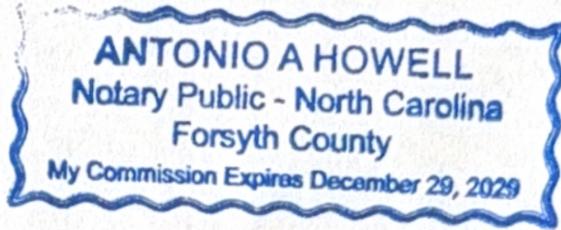
[SIGNATURE ON FOLLOWING PAGE]

Signed name: Andrew Chiles

Printed name: Andrew Chiles

SWORN TO AND SUBSCRIBED  
THIS THE 2<sup>nd</sup> DAY OF  
February, 2026.

[Signature]  
Notary Public



My Commission Expires:  
12-29-29

***IMPACT STUDY***

***Impact Study -Short Term  
Rental/Tourist Home  
113 Glosson Cir,  
Carrboro, NC 27510***

***Type Report: Impact Study***

***Effective Date  
January 24, 2026***

***Subject: 113 Glosson Cir***





**C.B. Ferriss, Inc**  
**28927 Herrin Grove Rd.**  
**Locust, NC 28097**

January 30, 2026

David S. Pokela

MaynardNexsen  
800 Green Valley Road  
Suite 500  
Greensboro, NC 27408

RE: Subject: Impact Assessment of Short-Term Rental/Tourist Home Properties (Rentals Under One Month) on Surrounding Market Values for 113 Glosson Cir., Carrboro, NC 27510, Orange County, NC.

Dear Mr. Pokela:

I have completed a study of the proposed residential Property. The scope of the assignment is to provide an analysis and conclusions addressing whether the proposed short-term rental/tourist home property is compliant with the Town of Carrboro's Land Use Ordinance for the construction of an Accessory Dwelling Unit (ADU building located behind the subject property's resident. This study intends to address those items that are within our field of expertise. The study is intended to assist the Town of Carrboro officials in the approval process for a special use permit for two short-term rental/tourist homes.

The location of the proposed improvement is on the property owned by Andrew Chiles, according to Orange County GIS. The site is a .38-acre tract of land improved with a single-family dwelling. The subject is located on lot 5 of the Crestwood subdivision. The site is zoned R-10, Residential with a minimum of 10,000 square feet. The surrounding land uses are a mixture of residential districts for low-density residential uses, industrial, commercial and multifamily. The subject is located in the southwest portion in the Town of Carrboro. The surrounding land uses, location and siting are contributing factors in the development of a conclusion regarding the potential impact of the two short-term rental/tourist homes on surrounding land uses in the neighborhood.

The impact study is intended to conform to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics, and the Standards of Professional Appraisal Practice of the Appraisal Institute. The impact study is not an appraisal as it does not report the value of any property nor quantify any impact if any; however, the study employs appraisal methodology to reach our conclusions of the impact of the proposed development. The impact study is of real property as this is the field of our expertise.

The conclusions of this study are supported by the data and reasoning set forth in the attached narrative. Your attention is invited to the Assumptions and Limiting Conditions section of this

report. The analysts certify that we have no present or contemplated future interest in the proposed development, and that our fee for this assignment is in no way contingent upon the conclusions of this study.

**EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS:**

It is an extraordinary assumption of this report that the improvements described within this report are compliant with the appropriate ordinance including but not necessarily limited to setbacks, landscaping, access, wetlands and other items outside our field of expertise for this assignment. These items will be addressed as part of the application by others with expertise within their respective fields.

It is an extraordinary assumption of this report that the proposed development will be constructed as detailed in the report and meet construction regulations set forth in the Town of Carrboro.

The content and conclusions of this report are intended for our client and for the specified intended uses only. They are also subject to the assumptions and limiting conditions as well as the specific extraordinary assumption set forth in this report.

It is our opinion that the proposed use will not substantially injure the value of adjacent or abutting properties.

Thank you for the opportunity to be of service. If you have any questions or comments, please contact our office.

Sincerely yours,

A handwritten signature in cursive script that reads "Christopher B. Ferriss". The signature is written in black ink and is positioned above the printed name.

**CHRISTOPHER B. FERRISS**  
**C.B. FERRISS, INC APPRAISAL**

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## **SCOPE OF THE ASSIGNMENT**

In accordance with our agreement with the client, this impact study is specific to the needs of our client as part of an application for a special use permit to be considered by the Town of Carrboro officials. Our study and the reporting of our study is in agreement with our client as follows:

The proposed use of the property requires a special use permit. The report is intended to address items relevant to the application. The following criteria for approval were extracted from the Town of Carrboro's Land Use Ordinance.

- 4) If completed as proposed, the development, more probably than not:
  - a) Will materially endanger the public health or safety; or
  - b) Will substantially injure the value of adjoining or abutting property; or
  - c) Will not be in harmony with the area in which it is to be located; or
  - d) Will not be in general conformity with the Comprehensive Plan, Land Use Plan, Long Range Transportation Plans, or other plans officially adopted by the Council.

The scope of the assignment will be towards item **B. will substantially injure the value of adjoining or abutting property**, which includes research of existing neighborhood promoting short term rental/tourist home properties. The neighborhoods and their surrounding developments are researched to determine whether the proposed development site is consistent with the location of other short-term rental/tourist home improvements and their impact, if any, on property values.

The impact study provides an analysis of the surrounding properties. The analysis includes existing improvements, zoning designations and likely development patterns. The study includes quantitative and qualitative analyses of the impact of the subject property. The existing uses, as of the effective date of this report, in concert with the market data provided, are contributing factors to the conclusions of this study.

**PREMISES OF THE STUDY**

**Identification of Subject**

Andrew Chiles

113 Glosson Circle  
 Carrboro, Orange County, NC 27510  
 Parcel #: 163204

The Orange County GIS identifies the address for the parent parcel as 113 Glosson Circle.

**Client, Purpose, and Intended Use and Intended Users**

Mr. David S. Pokela  
 MaynardNexsen  
 800 Green Valey Rd.  
 Suite 500  
 Greensboro, NC 27408

The client and intended user are Mr. David S. Pokela and representatives. The intended use is as an aid to assist Town of Carrboro officials in rendering a decision regarding an application for a special use permit for the proposed use. The study is not intended for any other use or users.

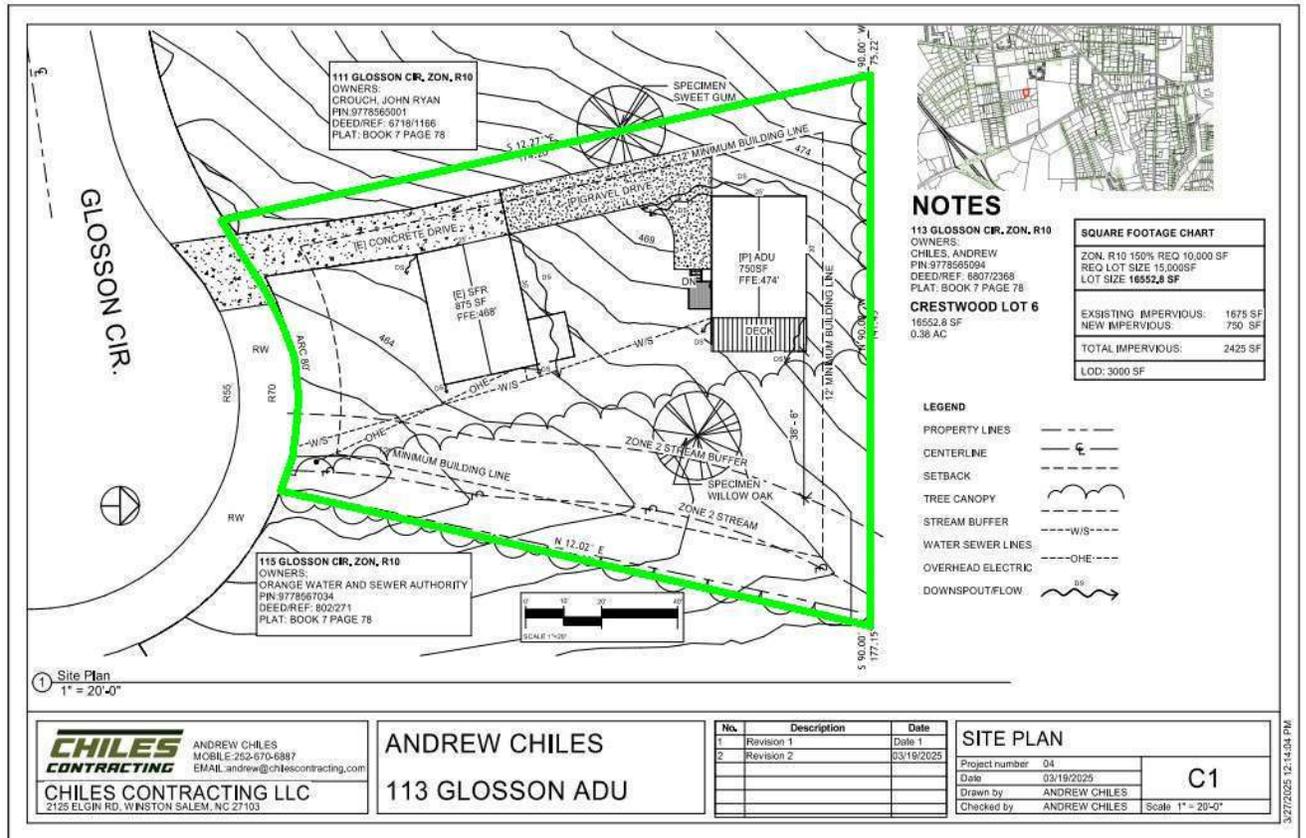
<b>Analyst</b>	Christopher B. Ferriss  C.B. Ferriss, Inc 28927 Herrin Grove Rd. Locust, NC 28097
<b>Property Inspection</b>	Christopher Ferriss inspected the property and neighborhood surrounding the proposed development. Details of surrounding land uses, and observations are provided throughout the report. I consider my observations in the context of the market data. They are a contributing factor to my conclusions.
<b>Extraordinary Assumptions of Report</b>	<p>It is an extraordinary assumption of this report that the improvements as described within this report are compliant with the appropriate ordinance including but not necessarily limited to setbacks, landscaping, access, wetlands, and other items outside our field of expertise for this assignment. These items will be addressed as part of the application by others with expertise within the respective fields.</p> <p>It is an extraordinary assumption of this report that the new construction of the ADU improvement will be constructed as detailed in the report. Further, it is an assumption of the study that the proposed construction will meet local construction requirements. Given the new construction of the ADU improvement, we consider the assumption reasonable for the purpose and intended use of this report.</p> <p>Should the extraordinary assumptions not exist, we reserve the right to amend this study.</p>
<b>Effective Date of Study</b>	January 24, 2026
<b>Date of Report</b>	January 30, 2026
<b>Type Report</b>	Impact Study Report
<b>Study Development and Reporting Process</b>	In preparing this study, the analyst:

- Analyzes physical effects, if any, of the proposed construction on adjacent or abutting properties;
- Reviews plans for the proposed development to determine whether it is in compliance with the Town of Carrboro Land Use Ordinance for items within my field of expertise;
- Reviews site plan provided by our client with respect to the physical characteristics of the proposed use;
- Review information regarding the existing structure on the property and its use as a short-term rental/tourist home;
- Reviews Article IV, Section 15-54 Special Use Permits of the Town of Carrboro Land Use Ordinance regarding the approval process for the development of short-term rental/tourist home and special use permit:
- Research market data around existing subdivisions with short term rental/tourist home properties in Town of Carrboro, in Orange County to determine whether the proposed development is in accordance with the other similar developments and uses in the area.
- Provide a qualitative and quantitative analysis to derive our conclusions on the potential impact of the proposed short-term rental/tourist home.

## PROPOSED FACILITY

### **Short term rental/tourist home property**

Based on information provided to the analyst, the proposed short-term rental/tourist home property, Accessory Dwelling Unit (AUD), will have approximately 750 square feet with an existing improvement of 1,099 square feet. The improvements construction is built to same construction details as surrounding homes in the same subdivision. The development will include a shared driveway for access, and a wood privacy fenced area for privacy of existing home and next-door neighbor. The design and features of the development are factors in the selection of data to compare to the proposed improvements.



**SITE PLAN**

**Site Improvements**

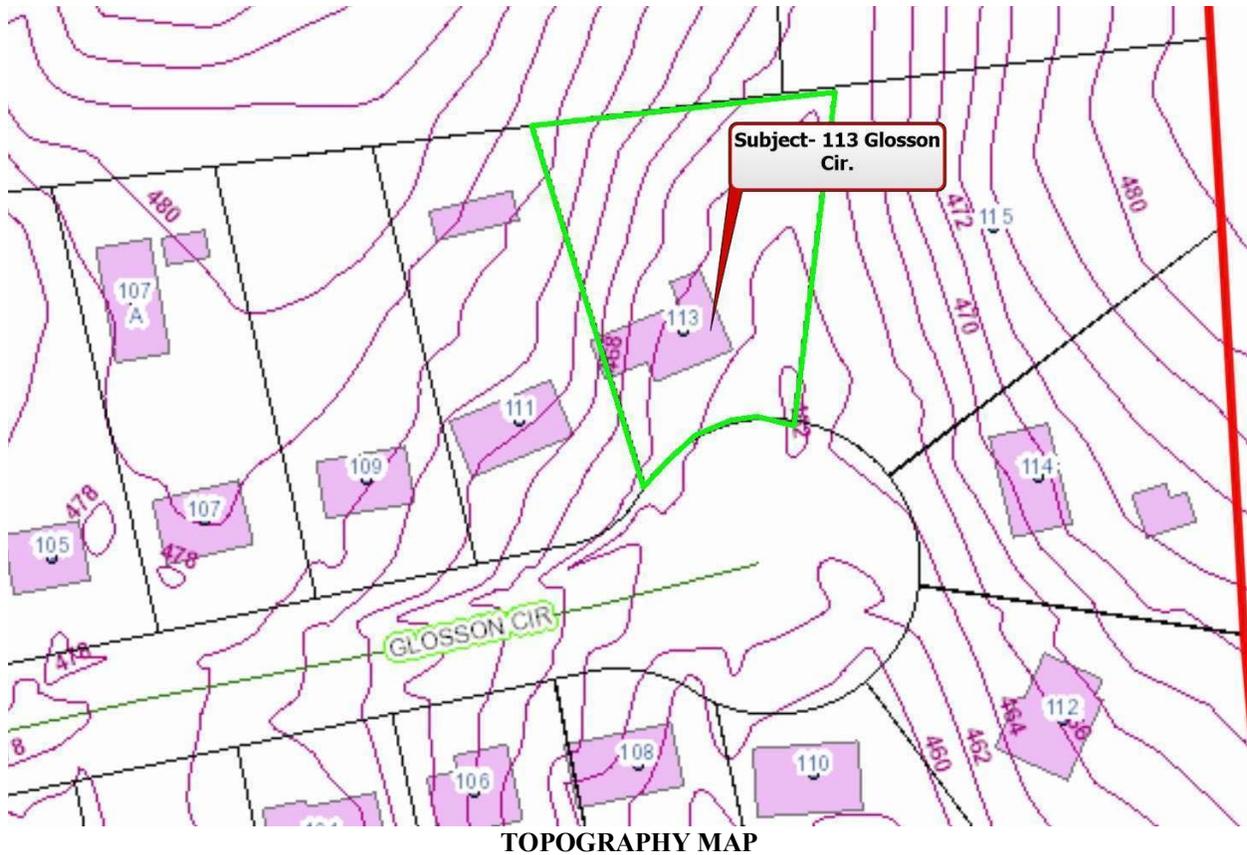
The site improvements include the development of a 750 square foot ADU with an existing brick 1,099 square foot resident. There is a 6' privacy wood fence running along the west side of the property. The driveway will be existing concrete with the remaining gravel.

The site of the proposed development will be in the north-west portion of the parent parcel. Based on the aerial photo, the structure is located at the edge of an existing tree line. This is built to meet the current planning setbacks.

**Access**

The access to the ADU building will be provided by approximately 14-foot-wide access/utility gravel driveway that is extended from the existing concrete driveway used by the existing dwelling.





## SURROUNDING LAND USES

The proposed development is located on a .38-acre tract of land used for single family residential purposes and improved with a single-family dwelling and an accessory structure. The existing vegetation in concert with the privacy fence to adjacent or abutting properties reduces the visual impact of the ADU structure.

The following chart provides a map and a summary of the abutting properties. The listing is based on public records for reference purposes. The parcel for the proposed development is outlined on the aerial photos taken from the Orange County GIS.



Adjacent/Abutting Properties Summary						
Location	Parcel #	Owner	Address	Acres	Improvements	Use
North	9778563356	TOWN OF CARRBORO	401 DAVIE RD	8.73	Cemetery	Westwood Cemetery
North	9778567241	RTP COMMUNITY DEVELOPMENT LLC	131 FIDELITY ST	1.08	Club	Lions Club
East	9778662060	ORANGE WATER AND SEWER AUTHORITY	400 JONES FERRY RD	15.07	Commercial	Waste Water Treatment Facility
East	9778567034	ORANGE WATER AND SEWER AUTHORITY	115 GLOSSON CIR	0.62	Vacant	SFR
South	9778556775	NATARSA PATILLO	110 GLOSSON CIR	0.35	SFR	SFR
South	9778558604	RWJF ASSOCIATES LLC	404 JONES FERRY RD	8.73	Multi-Family	Ridgewood
West	9778565001	JOHN RYAN CROUCH	111 GLOSSON CIR	0.35	SFR	SFR

The adjacent or abutting properties are made up of a mix of uses. Within the Crestwood subdivision, there is vacant or improved with residential structures. There is also a large cemetery, wastewater treatment facility and mixed use. The following provides an analysis of the visual impact of the project. The visual impact analysis is based on the

information provided by our client, public records and observations made during the inspection. The analysis categorizes the properties by their location. The aerial is referenced to identify the properties.

### *North*

There are two adjacent properties to the north. This is the largest parcel with respect to acreage. The road frontage for this parcel is on the corner of Davie Rd. and Fidelity St. This property is Westwood Cemetery and the Lions club. Based on surrounding development patterns and land uses, the development of this parcel would include commercial types uses and a gathering facility with the Lions Club. The distance to the subject property and the existing vegetation would obscure most if not all of the proposed construction from this property.

### *East*

There are three adjacent properties to the east. The first is a vacant lot and a single-family residential house owned by Orange County Water and Sewer Authority while the second is a larger parcel, which is improved with the Orange County wastewater treatment facility. Based on our observations made during the inspection, the existing vegetation in concert with the distance will reduce the visual impact of the existing dwelling and proposed construction. We note that the existing improvements are near the frontage along Jones Ferry Rd.

### *West*

There are several adjacent parcels to the west of the proposed construction. They are single family residential lots of Crestwood subdivision. Reviewing the Orange County Tax records, the third lot to the West has an existing ADU building of a 1,250 SqFt Office building. The existing dwelling and proposed improvement are located on the Glosson Circle. The wood privacy fence will obstruct the visual impact of the proposed construction.

### *South*

The remaining adjacent or abutting properties are south of the proposed construction. They are single family residential lots of Crestwood subdivision. Located at 104 Closson Cir. is another 750 SqFt ADU rental house. Bordering the Crestwood subdivision is the Ridgewood Apartment complex, with road frontage off Jones Ferry Rd. The distance from the subject,

existing vegetation, privacy fence and location of the existing dwelling and the existing dwelling and ADU building will obscure if not all of the proposed ADU building.

As we will detail later in this report, the impact of the existing dwelling on the proposed development focuses on the visual impact of the existing dwelling and the proposed project. The location of the proposed ADU building, and the existing dwelling, has a privacy fence between the subject property and all the residential improvements on the adjacent or abutting properties to the West. The existing vegetation on the parent and surrounding properties will reduce or eliminate the visual impact of the subject on these properties. Further, we observed the surrounding uses that will have no effect of visual impacts. To the north, the Westwood cemetery and the Lion Club will have no visual effects, while to the East there is the Orange County wastewater facility that owns the vacant lot next to the subject and the house at the end of the cul-de-sac, that separates the subject, and their facility, therefore we found the project will have no effect on the abutting property value. To the South there are vacant lots and the rest of Crestmont subdivision. Located at 104 Glosson Cir. there is a 672 SqFt ADU residential building at the back of the property built in 2020. On the south side of Crestmont there is a large apartment complex. The large apartment complex would have more visual impact on the properties located south of the subject neighborhood than the existing dwelling and the ADU building located on the subject property screened by a privacy fence.

Crestwood subdivision is found to have four ADU buildings, which are of three existing rental homes located within the neighborhood.

As we will discuss in the following section, the scope of the assignment is to determine whether the proposed development and use is in accordance with the Town of Carrboro Unified Development Ordinance regarding the approval of a special use permit and the development of short-term rental/tourist

home property. The items within our field of expertise are detailed in the following section.

A visual for the council: **Existing ADU Buildings within Subject Subdivision.**



**Orange County Water & Sewer Authority -Blue**  
**Ridgewood Apartments & Cemetery -Green**  
**Lions Club- Pink**



## TOWN OF CARBORO LAND USE ORDINANCE

As part of the assignment, I reviewed applicable items of Article X, Permissible Uses, Section 15-146, of the Town of Carrboro Land Use Ordinance regarding the approval process for a special use permit. Section 15-54 identifies items to address for the special use permit. We will be addressing item B. Will substantially insure the value of adjoining or abutting property. Therefore, the remainder of the report focuses on the items provided in the Scope of Work section.

### Section 15-54 Special Use Permits-A and Special Use Permits-B. (AMENDED 6/28/05; 6/22/21)

**4) If completed as proposed, the development, more probably than not:**

**a) Will materially endanger the public health or safety; or**

**b) Will substantially injure the value of adjoining or abutting property; or**

**c) Will not be in harmony with the area in which it is to be located; or**

**d) Will not be in general conformity with the Comprehensive Plan, Land Use Plan, Long Range Transportation Plans, or other plans officially adopted by the Council.**

Based on our review of the ordinance, the remainder of the study focuses on item “B” above and the visual impact on properties in the area and the potentially injurious effect of the existing dwelling and the ADU building on real property values. The potential impact on these properties is the visual impact of the proposed project and use.

## Summary

The items within our field of expertise focus on the aesthetic impact of the proposed development on values of properties in the area. This is based on the existing developments as detailed earlier in the study. The topography, siting and existing vegetation are factors in determining the magnitude of the visual impact of the existing dwelling and the ADU building.

## MARKET RESEARCH

A potential issue associated with the impact of the proposed development is on real property values in the immediate vicinity and the neighborhood. After analyzing the market data, we compare this information to the proposed site and the physical characteristics and development patterns surrounding the proposed development.

## Qualitative Analysis

Other potential impacts to the surrounding area include noise, traffic, and lighting. Observation and research of surrounding land uses are major factors in developing a Qualitative/Quantitative analysis based on the subject’s short-

term rental/tourist home. We will look at three major existing factors during this analysis.

### Subject Neighborhood

In addition to the market activity for existing ADU units, we also consider the surrounding developments for the subject. The question posed for this study is “would the use and development of the short-term rental/tourist homes substantially injure the value of adjoining or abutting properties?”

When considering an adjustment in an appraisal, the appraiser must consider all factors that could contribute to an adjustment. The aesthetics and location of the proposed development and use as well as the existing developments are a factor in developing our opinion. The factors considered in developing our opinion include but are not necessarily limited to:

- The market has not shown a detrimental impact on development patterns in areas with visual influence from a short-term rental/tourist home. The Orange County Tax Records indicate there are already three existing ADU units/short term rental/tourist homes within the subdivision. Located at 107 Glosson Cir. a 1,250 SqFt office located at the back of the property. There are three rental units, property located at 104 Glosson Cir. shows a 672 SqFt rental was built in 2020 for rental purposes, and the property located at 707 Davie Rd rents two buildings, 984 SqFt and 984 SqFt, both built in 2006. 707 Davie Rd is listed through the AirBNB to use as a short-term rental/tourist home at \$184 per night. See page 15 for the map.
- The siting of the existing dwelling and the proposed short-term rental/tourist home at the back of the site with an existing tree line and privacy fence will reduce the visual impact of the proposed use.



Orange County Water & Sewer Authority

- The surrounding properties, the project backs up to, include several worthy observations. Located to the North is Westwood Cemetery and the Lions Club, institutional gathering place, which both will not be affected. The properties to the east were purchased by the Orange County Water and Sewer Authority. The vacant lot was purchased July 13, 1989, and the house located at 114 Glosson Cir. was purchased May 5, 2025, See map page 15. Located to the South of the subdivision is Ridgewood Apartments. Built in 1979, this outside influence will have the most noise due to traffic noise level.

All these factors would contribute to the aesthetic appeal and a hypothetical valuation of properties in the neighborhood. The multitude of factors would indicate that multicollinearity for aesthetics exists for surrounding properties. Multicollinearity arises when multiple items correlate with each other. Multiple factors can cause a distortion of the impact of any of the factors individually without consideration for all the factors that contribute to the common issue.

There is overwhelming evidence that allows for a short-term rental/tourist home and a fifth ADU building within the subject property subdivision. To acknowledge a qualitative analysis for the subject's project, would not be credible due to the existing ADU buildings already in existence. Qualitative analysis of outside land uses will also hinder any quantitative analysis solely on the subject property.

Any adjustment for the development of a short-term rental/tourist home on the abutting or adjoining nearby property without consideration of the numerous other aesthetic influences would not be credible. The market data provided for the short-term rental/tourist home impact provides no empirical evidence of an adverse impact on value. This is due to three existing factors. The first is the three already existing short-term rental/tourist homes and four ADU buildings within

the same subdivision. Second is the Orange County Wastewater facility to the East and third, the large apartment complex to the south. It is my opinion that the proposed development and use will not substantially injure the value of adjoining or abutting properties. While also looking at these existing factors, we can look at item -c) **Will not be in harmony with the area in which it is to be located;** The subject Neighborhood having several existing ADU buildings for short term rental/tourist homes, and an apartment complex to the South, the appraiser feels the subject will meet the requirements and be in harmony with the area in which it is to be located.



**Christopher B. Ferriss**

DATE: 01/30/2026

## **ADDENDA**

## **Certifications**

**CERTIFICATION OF THE ANALYST**

I, Christopher B. Ferriss, certify that, to the best of my knowledge and belief,

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this study.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have conducted a personal inspection of the property that is the subject of this report.
11. No one provided significant real property appraisal assistance to the Cumberland(s) signing this certification other than those individuals having signed the attached report.



*Christopher B. Ferriss*

Christopher B. Ferriss

(NC State Certified General Real Estate Appraiser  
#A6742)

01/30/2026

Date

**Subject Photos**

**Subject Photo Page**

Borrower	Andrew Chiles						
Property Address	113 Glosson Cir						
City	Carrboro	County	Wake	State	NC	Zip Code	27510
Lender/Client	David S. Pokela						



**Subject Front**

- Sales Price
- Gross Living Area
- Total Rooms
- Total Bedrooms
- Total Bathrooms
- Location
- View
- Site
- Quality
- Age



**Subject Rear**



**Subject Street**

Wakefield Crossing Dr West View



Back of property- facing cemetery



Looking East Glosson Cir.

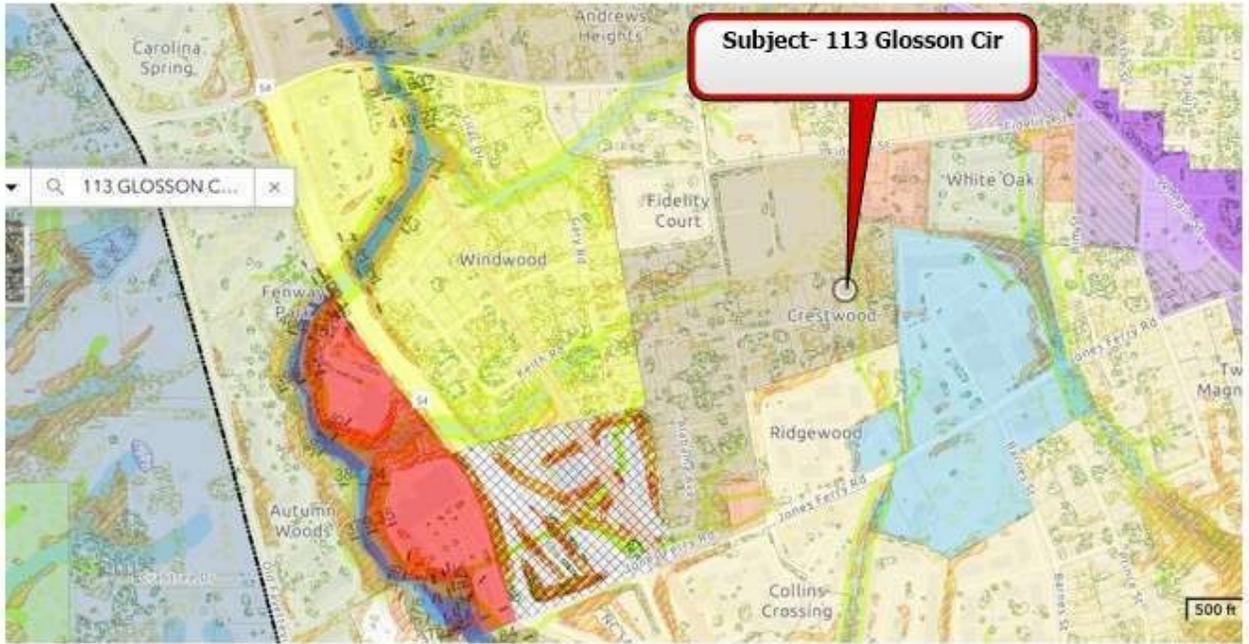


Privacy fence showing privacy with neighbors house adjoining to the West.



Vacant Lot and House owned by Orange County WasteWater facility to the East of Subject.

### Town of Carrboro Zoning Map

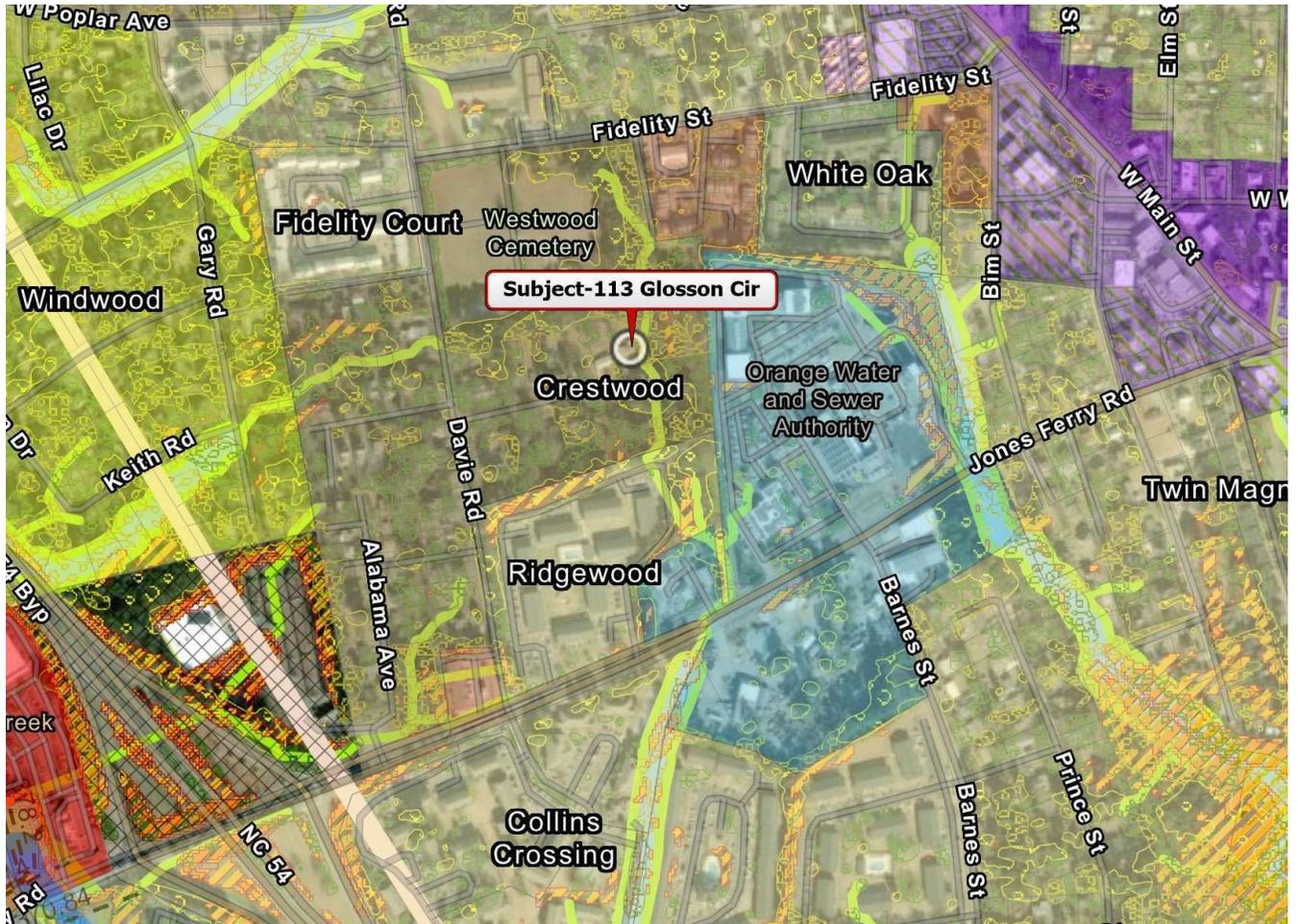


- Zoning**  
Watershed
- B5
  - C
  - WM3
  - WR
- Zoning**  
Residential
- R2
  - R3
  - R75
  - R10
  - R15
  - R20

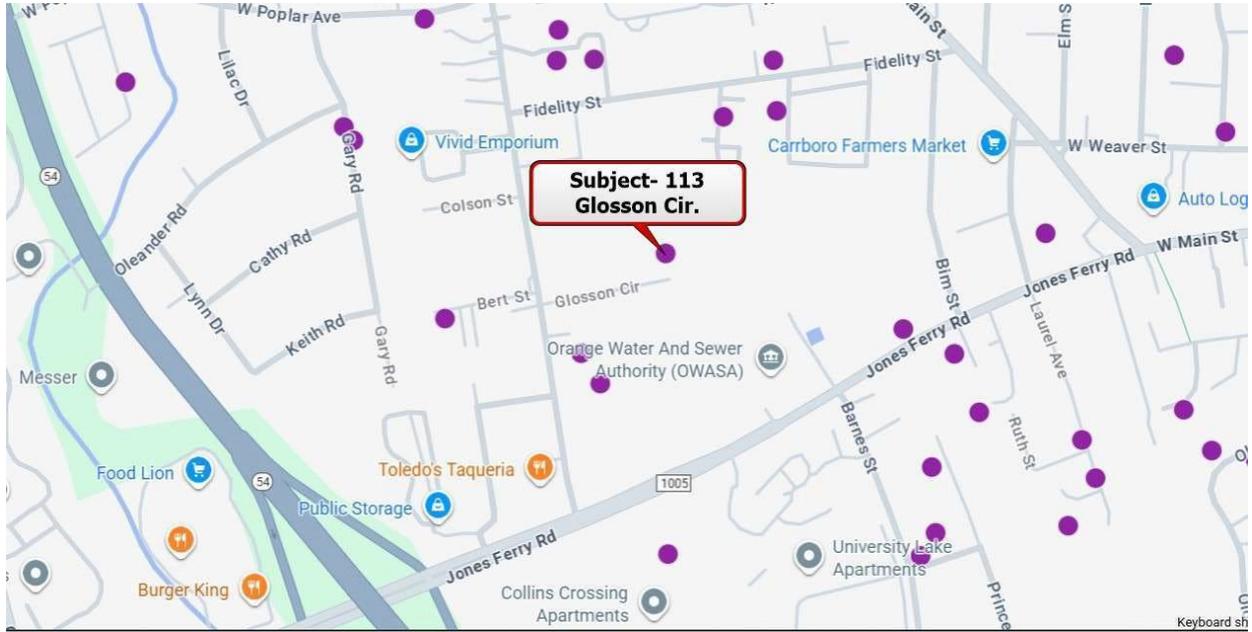
- HRR
- RSIR
- RSIR2
- Zoning**  
Business
- B1C
  - B1G
  - B2
  - B3
  - B3T
  - B4

- Zoning**  
Mixed Use
- ORMU
  - VMU
- Zoning**  
Office
- CT
  - M1
  - O
  - OA

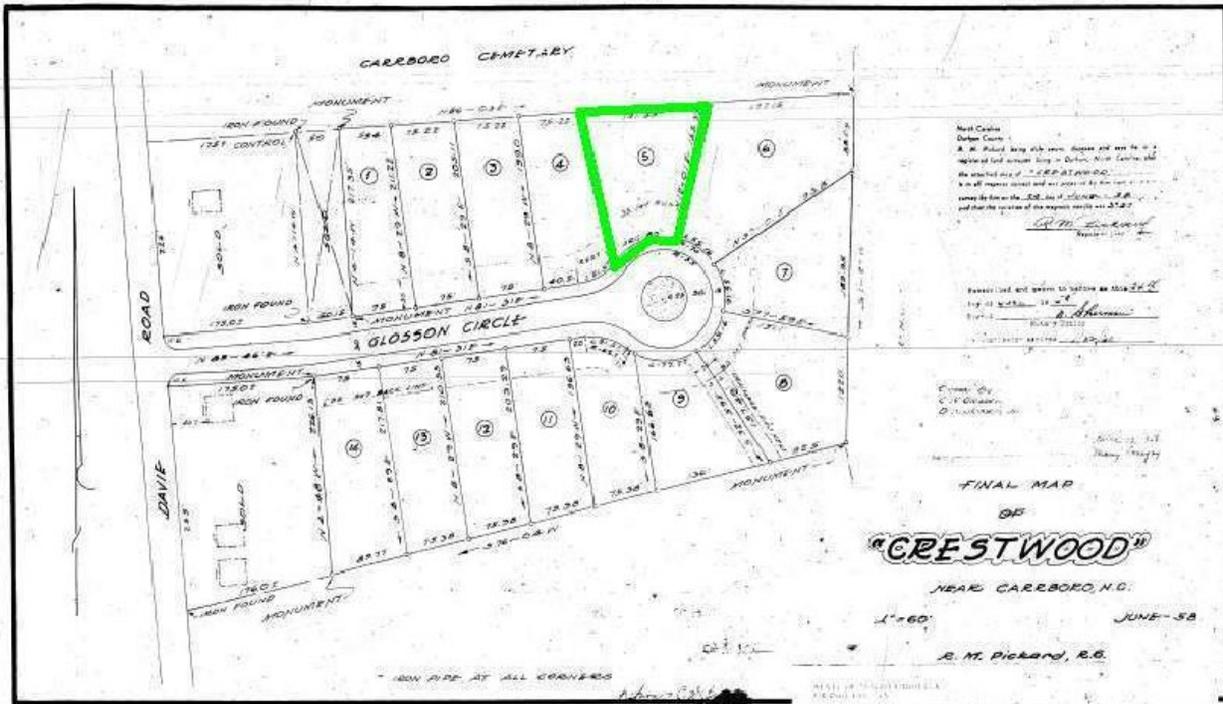
**Land Use Map**



**MAP -SHORT TERM RENTAL/TOURIST HOMES**



**Plat Map**



**Blueprints of 113 Glosson Circle.**



**113 GLOSSON ADU**  
**CHILES CONTRACTING LLC**

SHEET LIST	
SHEET NAME	SHEET NUMBER
SITE PLAN	C1
FIRST FLOORPLAN	A1
ATTIC FLOORPLAN	A2
SOUTH ELEVATION	A3
WEST ELEVATION	A4
EAST ELEVATION	A5
NORTH ELEVATION	A6
WALL SECTION	A7
FIRST ELECTRICAL	E1
ATTIC ELECTRICAL	E2



1 3D View 2

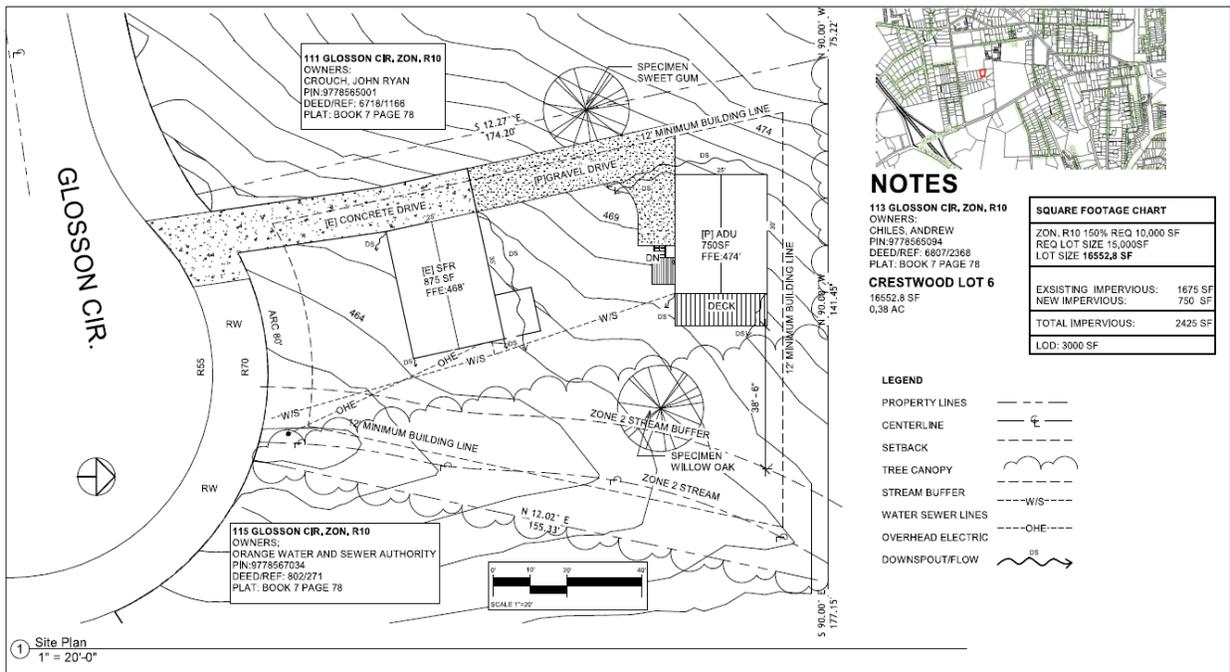
**CHILES CONTRACTING**  
 ANDREW CHILES  
 MOBILE: 252-670-6887  
 EMAIL: andrew@chilescontracting.com  
**CHILES CONTRACTING LLC**  
 2125 ELGIN RD, WINSTON SALEM, NC 27103

**ANDREW CHILES**  
**113 GLOSSON ADU**

No.	Description	Date

**COVER SHEET**

Project number	04	<b>A0</b>
Date	03/19/2025	
Drawn by	ANDREW CHILES	Scale
Checked by	ANDREW CHILES	



**NOTES**

**113 GLOSSON CIR, ZON, R10**  
 OWNERS:  
 CHILES, ANDREW  
 PIN: 9778565094  
 DEED/REF: 68072368  
 PLAT: BOOK 7 PAGE 78  
**CRESTWOOD LOT 6**  
 16552.8 SF  
 0.38 AC

SQUARE FOOTAGE CHART	
ZON, R10 150% REQ	10,000 SF
REQ LOT SIZE	15,000SF
LOT SIZE	16552.8 SF
EXISTING IMPERVIOUS:	1676 SF
NEW IMPERVIOUS:	730 SF
TOTAL IMPERVIOUS:	2425 SF
LCD:	3000 SF

**LEGEND**

PROPERTY LINES	---
CENTERLINE	—+—
SETBACK	- - - -
TREE CANOPY	~~~~~
STREAM BUFFER	-W/S-
WATER SEWER LINES	---W/S---
OVERHEAD ELECTRIC	---OHE---
DOWNSPOUT/FLOW	~~~~~>

1 Site Plan  
 1" = 20'-0"

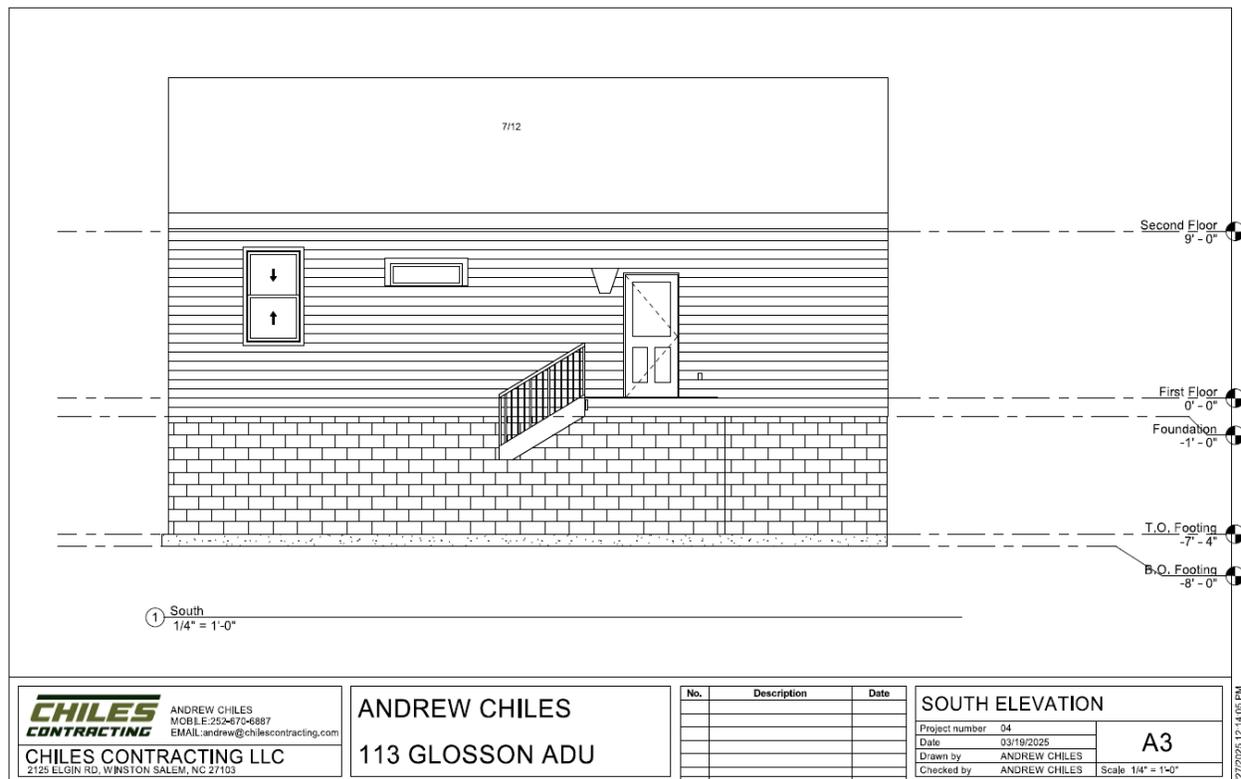
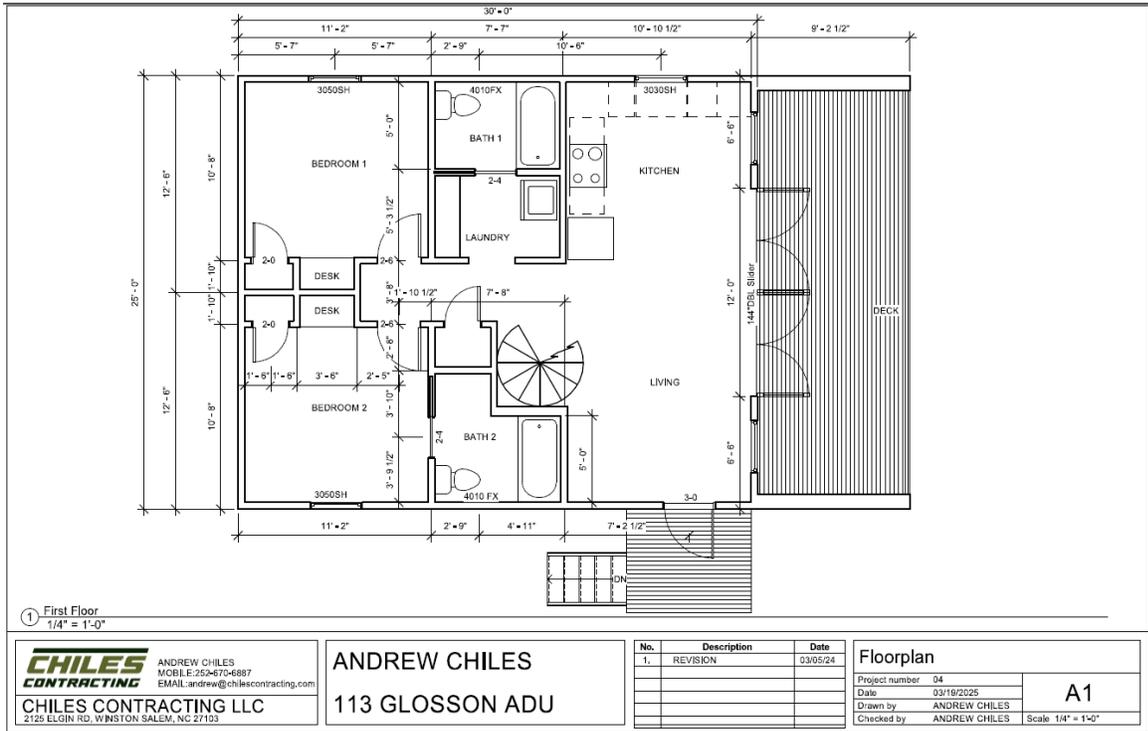
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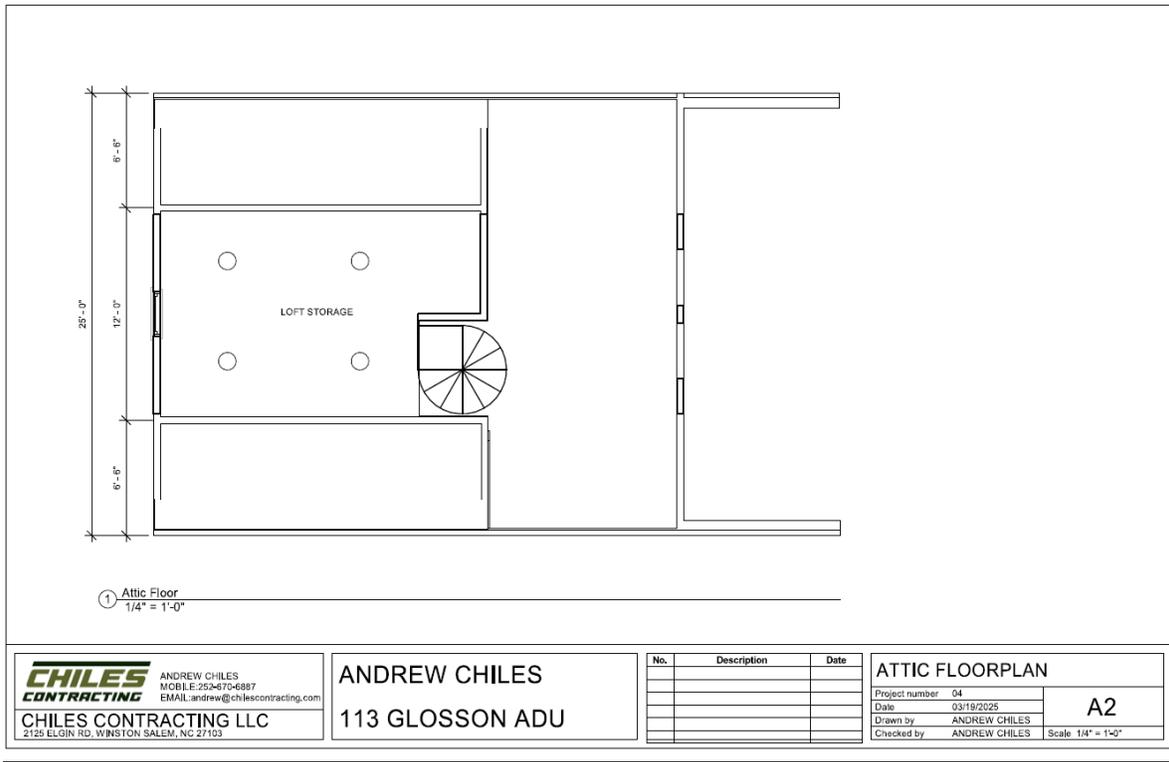
**ANDREW CHILES**  
**113 GLOSSON ADU**

No.	Description	Date
1	Revision 1	Date 1
2	Revision 2	03/19/2025

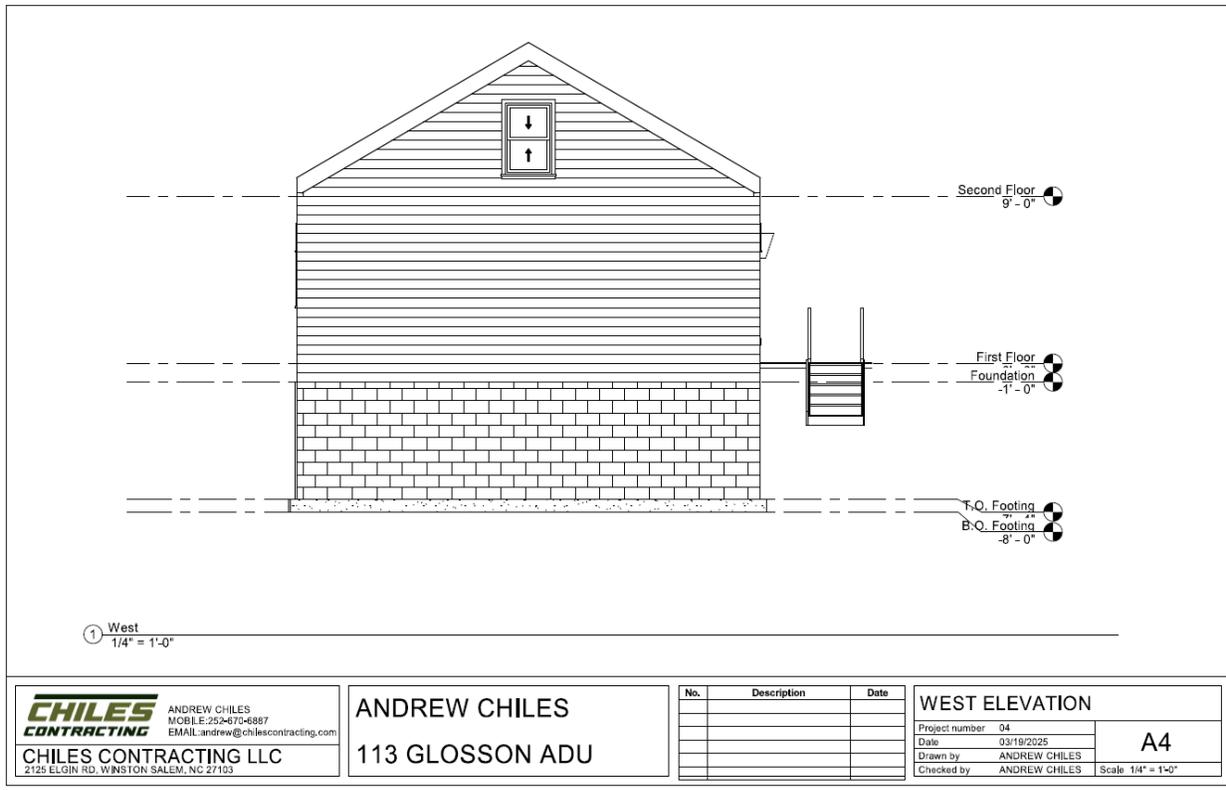
**SITE PLAN**

Project number	04	<b>C1</b>
Date	03/19/2025	
Drawn by	ANDREW CHILES	Scale
Checked by	ANDREW CHILES	1" = 20'-0"

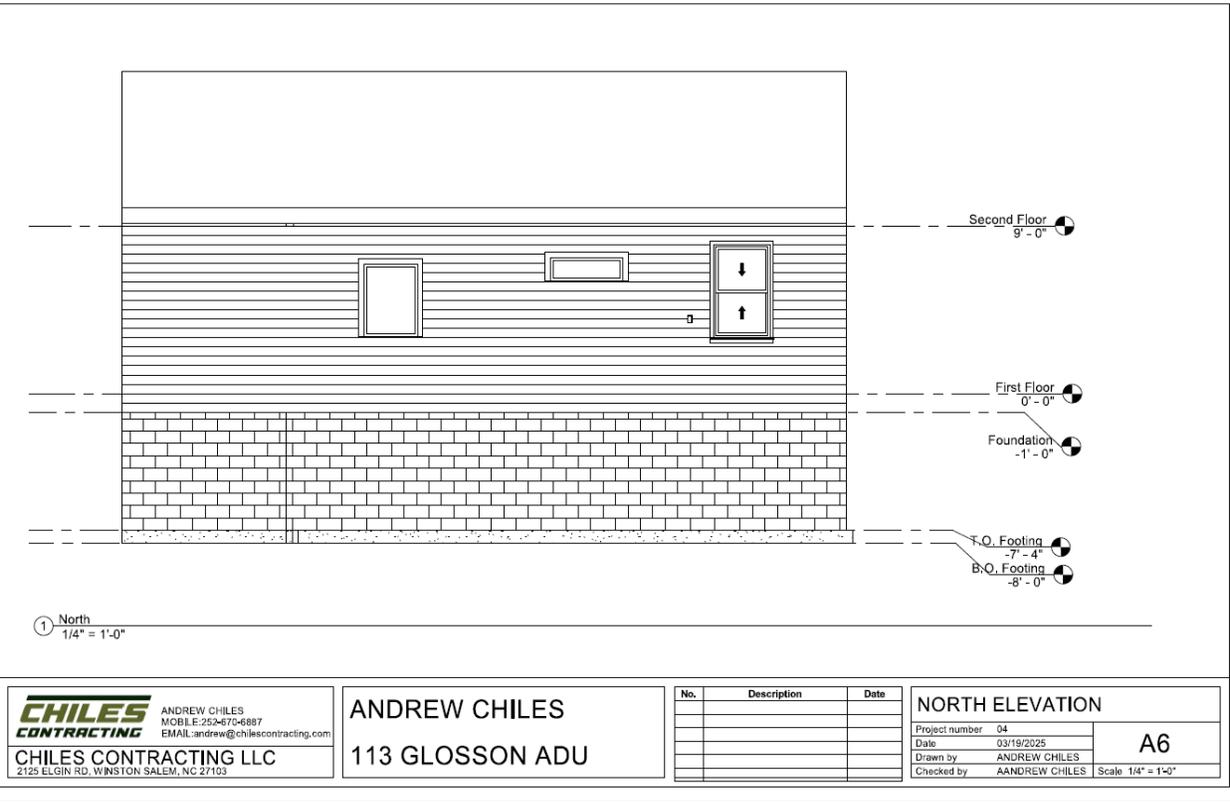
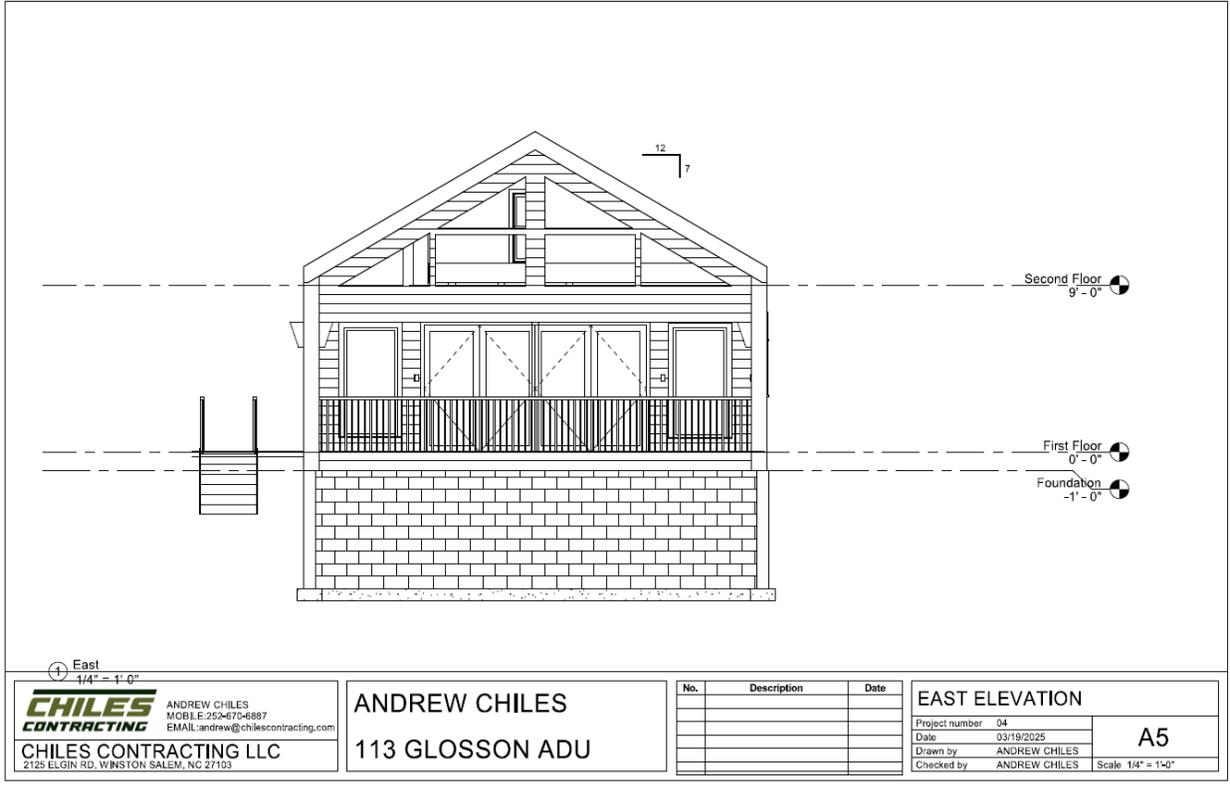


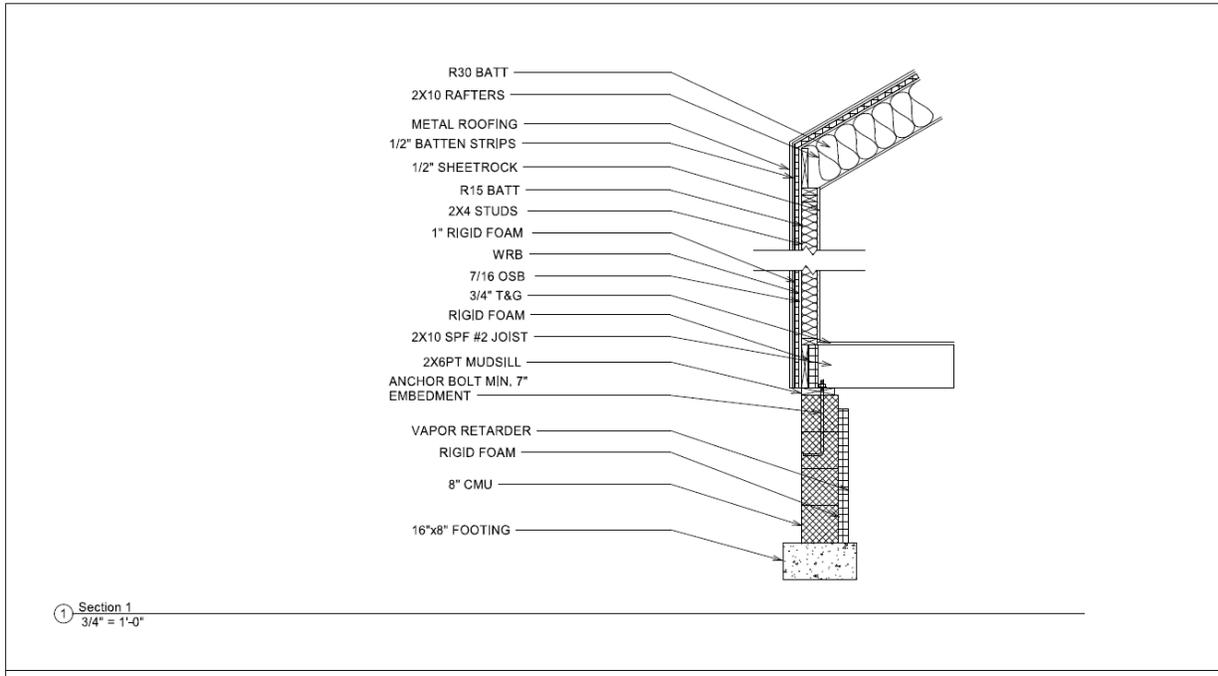


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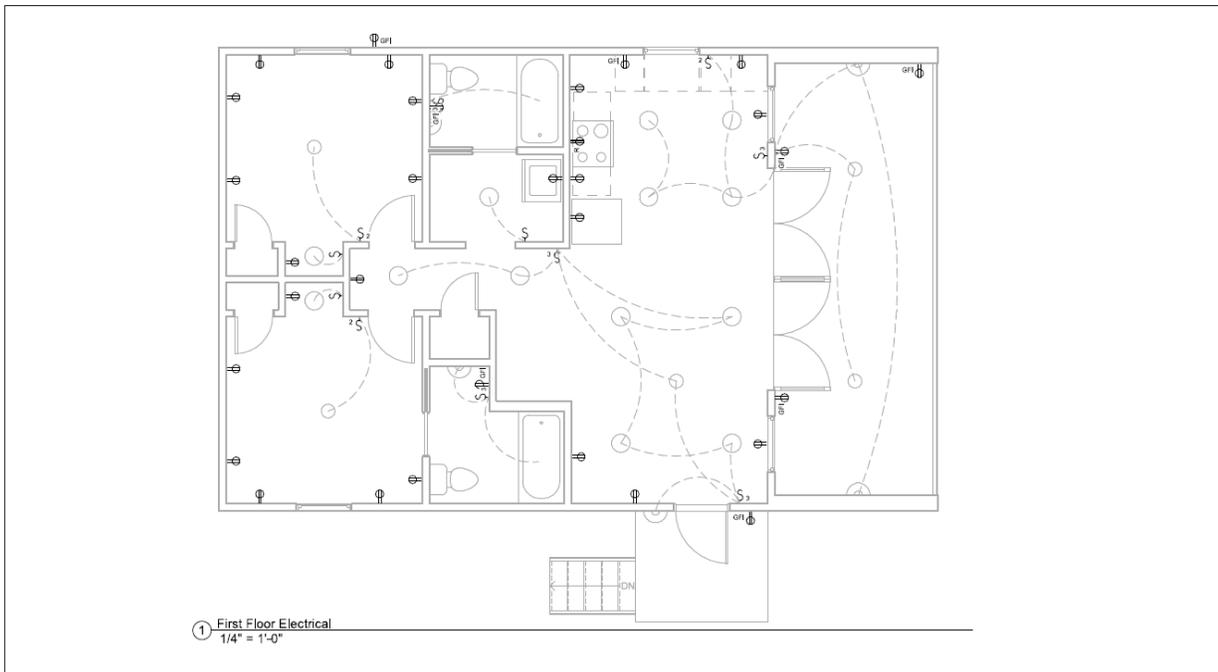




① Section 1  
3/4" = 1'-0"

ANDREW CHILES MOBILE: 252-670-6887 EMAIL: andrew@chilescontracting.com <b>CHILES CONTRACTING LLC</b> 2125 ELGIN RD, WINSTON SALEM, NC 27103	<b>ANDREW CHILES</b> <b>113 GLOSSON ADU</b>	No.	Description	Date	<b>SECTION 1</b> Project number 04 Date 03/19/2025 Drawn by ANDREW CHILES Checked by ANDREW CHILES Scale 3/4" = 1'-0"

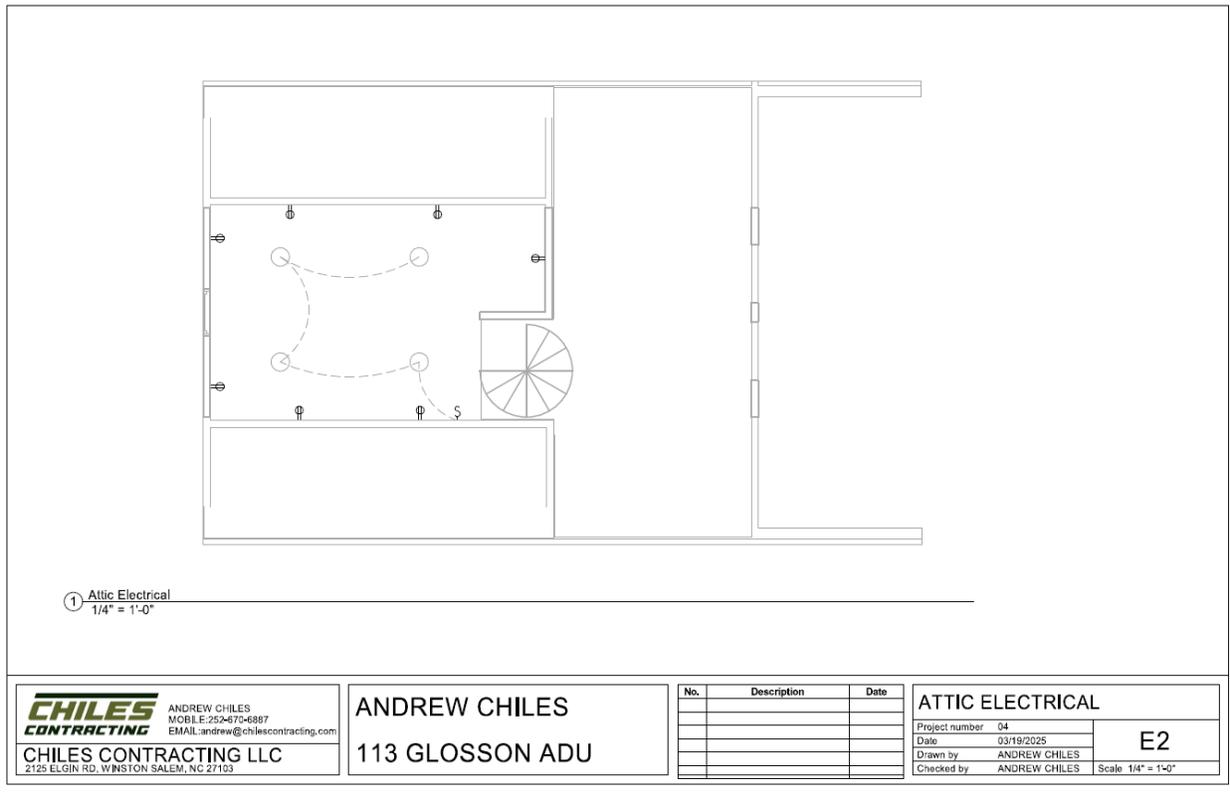
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① First Floor Electrical  
1/4" = 1'-0"

ANDREW CHILES MOBILE: 252-670-6887 EMAIL: andrew@chilescontracting.com <b>CHILES CONTRACTING LLC</b> 2125 ELGIN RD, WINSTON SALEM, NC 27103	<b>ANDREW CHILES</b> <b>113 GLOSSON ADU</b>	No.	Description	Date	<b>FIRST FLOOR ELECTRICAL</b> Project number 04 Date 03/19/2025 Drawn by ANDREW CHILES Checked by ANDREW CHILES Scale 1/4" = 1'-0"

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**ASSUMPTIONS AND LIMITING CONDITIONS**

## ASSUMPTIONS AND LIMITING CONDITIONS

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The liability of C.B. Ferriss, Inc and employees is limited to the client only and the fee actually received by the firm. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. Further, client will forever indemnify and hold C.B. Ferriss, Inc, its officers, and employees harmless from any claims by third parties related in any way to the appraisal or study which is the subject of the report. Third parties shall include limited partners of client if client is a partnership and stockholders of client if client is a corporation, and all lenders, tenants, past owners, successors, assigns, transferees, and spouses of client. C.B. Ferriss, Inc will not be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally.

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### Confidentiality

This report is to be used only in its entirety, and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by C.B. Ferriss, Inc, whose signatures appear on the report. No change of any item in the report shall be made by anyone other than C.B. Ferriss, Inc shall have no responsibility if any such unauthorized change is made.

C.B. Ferriss, Inc may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

### Trade Secrets

This report was obtained from C.B. Ferriss, Inc and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552 (b) (4) of the Uniform Commercial Code. C.B. Ferriss, Inc shall be notified of any request to reproduce this report in whole or in part.

### Information Used

No responsibility is assumed for accuracy of information furnished by or work of others, the client, his designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds for the subject property.

### Financial Information

Our value opinion(s) have been based on unaudited financials, and other data provided to us by management and/or owners. If these reports are found to be inaccurate, we reserve the right to revise our value opinion(s). It is noted we are depending on these accounting statements as being accurate and our interpretation of these statements as being accurate as well. If these assumptions later prove to be false, we reserve the right to amend our opinions of value.

### Testimony, Consultation, Completion of Contract for Report Services

The contract for report, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report, unless otherwise specified. C.B. Ferriss, Inc or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the report, in full or in part, nor engage in post report consultation with clients or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party.

### Exhibits

The illustrations and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photographs, if any, are included for the same purpose as of the date of the photographs. Site plans are not surveys unless so designated.

### **Legal, Engineering, Financial, Structural or Mechanical Nature, Hidden Components, Soil**

No responsibility is assumed for matters legal in character or nature, nor matters of survey, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and marketable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee, or as derived C.B. Ferriss, Inc.

C.B. Ferriss, Inc has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil, or hidden structural, mechanical or other components, and C.B. Ferriss, Inc shall not be responsible for defects in the property which may be related. The report is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling, ventilation, electrical, and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. We are not experts in this area, and it is recommended, if appropriate, that the client obtains an inspection of this equipment by a qualified professional.

If C.B. Ferriss, Inc, has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above-mentioned items.

C.B. Ferriss, Inc assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for The Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

#### Legality of Use

The report is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building and use regulations, and restrictions of all types have been complied with unless otherwise stated in the report. Further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or may be obtained or renewed for any use considered in the value estimate.

#### Component Values

The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other report and are invalid if so used.

#### Auxiliary and Related Studies

No environmental or impact studies, special market study or analysis, highest and best use analysis, study or feasibility study has been required or made unless otherwise specified in an agreement for services or in the report.

### Dollar Values, Purchasing Power

The market value estimated, and the costs used are as of the date of the estimate of value, unless otherwise indicated. All dollar amounts are based on the purchasing power and price of the dollar as of the date of the value estimate.

### Inclusions

Furnishings and equipment or personal property or business operations, except as specifically indicated and typically considered as a part of real estate, have been disregarded with only the real estate being considered in the value estimate, unless otherwise stated. In some property types, business and real estate interests and values are combined.

### Proposed Improvements, Conditional Value

Improvements proposed, if any, onsite or offsite, as well as any repairs required, are considered for purposes of this report to be completed in a timely, good and workmanlike manner, according to information submitted and/or considered by C.B. Ferriss, Inc. In cases of proposed construction, the report is subject to change upon inspection of property after construction is completed.

### Value Change, Dynamic Market, Influences, Alteration of Estimate

The estimated value, which is defined in the report, is subject to change with market changes over time. Value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.

In cases of reports involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and C.B. Ferriss, Inc interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of the estimate of value; thus, they are subject to change as the market and value is naturally dynamic.

The “estimate of market value” in the report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

### Report and Value Estimate

Report and value estimate are subject to change if physical or legal entity or financing differ from that envisioned in this report.

### Management of the Property

It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management.

### Hazardous Materials

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation, asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did C.B. Ferriss, Inc become aware of such during their inspection. C.B. Ferriss, Inc had no knowledge of the existence of such materials on or in the property unless otherwise stated. C.B. Ferriss, Inc, however, is not qualified to test such substances or conditions. If the presence of such substances such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimate is predicated on the assumption that there is no such condition on or in the property or in the proximity that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

## **Qualifications of the Analyst**

## Christopher B. Ferriss

28027 Herrin Grove Rd Locust NC 28097  
 P- 980-521-6960 | CBFERRISSINC@GMAIL.COM

### EDUCATION

6/1986 – 8/1991                      B.S. in Commerce & Business Administration,  
 University of Alabama, Tuscaloosa, Alabama

01/25/2008                              State Certified General Real Estate Appraiser, North Carolina Appraisal Board License  
 Number A6742

10/04/2007                              State Certified Residential Real Estate Appraiser, North Carolina Appraisal Board  
 License Number A6519

04/01/2006                              Real Estate Broker, North Carolina Real Estate Commission  
 License Number 156888

11/11/2011                              Certified North Carolina Appraiser III

06/12/2020                              FHA Approved

### Appraisal Work

Single Family Residential, FHA, Condo, Land, Farms, Equestrians, Land Conservation Easements, Commercial & Industrial, Strip Malls, Golf Courses, Convenience Stores, Subdivision Analysis, NASCAR Motor Sport Buildings, Church’s, Lake Property, Apartments, Duplex, Marinas, Hydro Dams Impact Studies, Rent Analysis and commercial type property and various other properties.

### Experience

	<u>Name of Firm</u>	<u>Type of Business</u>	<u>Address</u>	<u>Contact</u>	<u>Description of Services Completed</u>
	Bank of North Carolina	Bank	271 Copperfield Blvd. Concord NC	William M. Connolly, Senior VP	Residential, Commercial, Industrial Properties & Vacant Land
	Wachovia Bank Trust/Wells Fargo	Bank	PO Box 327 Concord NC	Donna Smith, VP Trust	Residential, Commercial, Industrial Properties & Vacant Land
	Bank of The Carolinas	Bank	PO Box 347 Advance, NC	Lianna Cuthrell Processing Group Manager	Residential, Commercial, Industrial Properties & Vacant Land
	Three Rivers Land Trust	Land Trust	204 E Innes St #280, Salisbury, NC 28144	Crystal Cockman, Director of Conservation	Land Conservation
	F & M Bank	Bank	221 N. Main St, Salisbury, NC 28144	Kim Jones, Loan Processing Team Leader	Residential, Commercial, Industrial Properties & Vacant Land
	Universal Real Estate Services Inc	Appraisal Management Company	201 Marple Ave. Clifton Heights, PA 19018	Melissa McCaffrey Account Manager	Residential
	NC Dept. of Revenue	Government	501 N. Wilmington St. Raleigh NC 27603	Tony Simpson, Director	Mass Appraisal-Residential, Commercial, Industrial Properties & Vacant Land
	City of Concord	Municipality	35 W. Cabarrus Ave, Concord NC	Steve Osborne, MPA, AICP Deputy Director	Residential, Commercial, Industrial Properties & Vacant Land
	Propst Brothers commercial Fuel	Business	829 Davidson Dr. NW, Concord NC	Trent Propst	Residential, Commercial, Industrial Properties & Vacant Land
	Truck Connection	Business	2906 Pole Running Rd Mt. Pleasant NC	Malcolm Harwood	Residential, Commercial,
	SECU	Business	3101 Wake Forest Rd, Raleigh NC 27609		Residential, Condo, Vacant Land
	Williams Mullen	AT & T	301 Fayetteville St. Stw 1700 Raleigh NC 27601	Mr. Thomas Johnson	Impact Study
	Eisele Vogel Dixon, PLLC	AT & T	139 A. Est Broad St. Statesville, NC 28677	Kathy Dixon	Impact Study
	Paradigm Labs, LLC	Medical Office	249 Redfern Village St. Simons Island, GA 31522	Catherine Wolfe/ Courtney Beard	Rent Study

8/8/2014 - **Owner, C.B. Ferriss Appraisals, Inc**  
 Present Appraised various types of Single Family Residential, Commercial, Industrial, Multi-Family, Commercial Greenhouse Nursery, Special Purpose, and Farms for Loan purposes. Right of Way takings, Subdivision Analysis, Golf Course, NASCAR Race Shops and Mega Mall, Conservation Easements, Impact Studies with Cell Towers, Hydro Dams and commercial type property.

**Revaluation Consultant**

**Davidson County N.C**

**Ashe County N.C**

**Graham County N.C**

**Swain County N.C.**

**Cherokee County N.C.**

**Mecklenburg County NC-**

**IAAO 2019 Distinguished Assessment Jurisdiction Award.**

**Rowan County N.C.**

**Lincoln County N.C.**

3/19/2004- **Real Property/Revaluation Manager, Cabarrus County N.C.**  
 8/8/2014 Hired full-time employee to manage and oversee the real estate department and revaluations every four years. Accomplished three successful revaluations that included the 2008 revaluation with a downturn in the economy. Set Budget for the Real Estate department.  
 Held seminars for the N.C. Department of Revenue on appraising Cell Towers/Bill board sites and older Industrial/manufacturing buildings.

**Tax Consultant/ N.C. Licensed Appraiser, W.P.F., Inc**

7/1994 - Self-motivated fee appraiser. President of W.P.F., Inc with main responsibility to oversee the tax consulting end of the company. Planned, budgeting, hiring, and training. Emphasis on  
 3/2004 communication.  
 Appraised various types of property for loan purposes; Commercial, Industrial, Multi-family, special purpose, Residential, Churches, Golf Courses, NASCAR Race Shops, subdivision analysis. Tax Consultant- managed, budget, scheduling and worked each county from working part of contract work to a full list and measure. Audited tax records to GIS maps, updated addressing, demonstrated effective communication, exercised diplomacy in contentious situations, and acclimated to all work environments.

**Scotland County N.C.**

**Brunswick County N.C.**

**Davie County N.C.**

**Davidson County N.C.**

**Professional Memberships**

- North Carolina Association of Assessing Officer 12/2004
- National Association of Realtors 2003
- Central Piedmont Tax Association - President 2013
- Vice president 2012
- Secretary/Treasurer 2011
- North Carolina Appraisal Institute 11/2000 to 2009
- International Association of Assessing Officers 2008

# TOWN OF CARRBORO



## LAND USE PERMIT APPLICATION

*"Dear Potential Business Operator:*

*Please be advised that it may be necessary to meet with several members of Town staff as well as outside agencies to identify and fully understand all rules, regulations, and policies applicable to your business. Please refer to the 'Checklist for Opening a Business in Carrboro.'*

### PLEASE NOTE:

1. **This Application Form consists of three (3) pages; this cover sheet is designated "Page #1".**
2. **The filing of this Application Form serves as authorization by, and notice to, the owner and/or the applicant for the Town Staff to enter upon the property to make periodic inspections to ensure compliance with the approved permit, plans, and the Town Code, as well as to gather information necessary to process the application.**
3. **PLEASE BE AWARE: APPLICANTS/LANDOWNERS WILL BE BILLED ADDITIONAL ENGINEERING FEES TO COVER 80% OF ENGINEERING COSTS ASSOCIATED WITH THE REVIEW OF THIS LAND USE PERMIT AND/OR CONSTRUCTION PLAN APPLICATION PLUS ANY NECESSARY SITE INSPECTIONS FOLLOWING APPROVAL. Letter-invoices will be mailed monthly regarding these fees. Fees remaining unpaid 30 days from the date of billing will incur a monthly 1% late fee.**
4. **PLEASE BE AWARE: NON-PAYMENT OF FEES MAY RESULT IN THE PLANNING STAFF DELAYING ACTION ON ANY REQUEST FOR A CERTIFICATE OF OCCUPANCY OR PLAN/PLAT APPROVAL.**

# TOWN OF CARRBORO

## LAND USE PERMIT APPLICATION



DATE: February 2, 2026

FEE: \_\_\_\_\_

APPLICANT: David S. Pokela (attorney/agent)	OWNER: Andrew Chiles
ADDRESS: 800 Green Valley Rd. Suite 500	ADDRESS: 113 Glosson Circle
CITY/STATE/ZIP: Greensboro, NC 27408	CITY/STATE/ZIP: Carrboro, NC 27510
TELEPHONE/EMAIL: PHONE: 336-387-5143 EMAIL: dpokela@maynardnexsen.com	TELEPHONE/EMAIL: PHONE: 252-670-6887 EMAIL: andrew@chilescontracting.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Attorney/Agent	PIN: 977856094
PROPERTY ADDRESS: 113 Glosson Circle, Carrboro, NC	PROPOSED LAND USE & USE CLASSIFICATION: Tourist home and other temporary residences (SPECIAL USE PERMIT-B)
PRESENT LAND USE & USE CLASSIFICATION: Single family residence and accessory dwelling unit	LOT AREA: +/- 0.38 Acres +/- 16,552 Square Feet
ZONING DISTRICT(S) AND AREA WITHIN EACH (including Overlay Districts): R-10	

# OF BUILDINGS TO REMAIN 2-existing	# OF BUILDINGS PROPOSED 2-existing
EXISTING GROSS FLOOR AREA OF BUILDING(S) 875 and 750 square feet	GROSS FLOOR AREA (of proposed BUILDING / proposed ADDITION) n/a square feet
	AMOUNT OF IMPERVIOUS SURFACE / proposed 2,425 square feet

NAME OF PROJECT/DEVELOPMENT: Tourist Homes/Short Term Rentals for 113 Glosson Circle

TYPE OF REQUEST	**INFORMATION REQUESTED (Refer to Attached Key)
SUBDIV. FINAL PLAT / EXEMPT PLAT	1, 18, 19, 21, 23, 31, 33, 34, 38
CONDITIONAL USE PERMIT (CUP)	1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
CUP MODIFICATION	SAME AS CONDITIONAL USE PERMIT (CUP)
SPECIAL USE PERMIT (SUP)	1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 34, 35, 36, 37, 38
SUP MODIFICATION	SAME AS SPECIAL USE PERMIT (SUP)
ZONING PERMIT (Project)	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 29, 30, 32, 34, 35, 36, 37, 38
ZONING PERMIT (Building) Residential Infill & Additions	9, 10, 22, 24, 34, 37 (also see "Building Permit Review - Residences Only" checklist)
SIGN PERMIT	1, 10, 13, 14, 17, 20, 38
VARIANCE	4, 5, 10, 20, 29, 34, 38, Attachment A
APPEAL	4, 5, 38, Attachment B
SPECIAL EXCEPTION	1, 4, 5, 8, 10, 20, 35, Attachment C

APPLICANT: David S. Pokela

DATE: 2-2-26

OWNER: Andrew Chiles

DATE: 02/02/26

# INFORMATION REQUIRED

---ATTACHED KEY---

1. Recorded Plat or Deed
2. Notification Map & List, 1000 Feet From Property Boundaries (all directions)\*
3. Notification Map & List, 500 Feet From Property Boundaries (all directions)\*
4. Notification Map & List, 150 Feet From Property Boundaries (all directions)\*
5. Stamped/addressed envelopes for property owners w/i prescribed distance (2 sets, except #4 – 1 set)\*

(\*-#s 2 through 5: contact Zoning Division staff to discuss when to submit this information)

6. ~~Major Subdivision Site Planning Information (see Section 15-50 of the LUO)~~
7. ~~Transportation Impact Statement~~
8. ~~Completed Neighborhood Information Meeting Form or Petition for Special Exception (150')~~
9. ~~Driveway Permit~~
10. Detailed Site Plan / *Concept Plan*
11. ~~Grading and Drainage Plan~~
12. ~~Utility Plan~~
13. ~~Lighting Plan~~
14. Sign Plan/Elevations / *Concept Plan*
15. Detailed Landscape Plan (including Tree Protection Plan) / *Concept Plan*
16. ~~Recreation and Open Space Plan (CUP/SUP Major Subdivisions)~~
17. Typical Building Elevations/Floor Plans / *Photographs*
18. ~~Development/Subdivision Fact Sheet~~
19. ~~Final Plat Fact Sheet~~
20. Proof of Legal Interest to Seek Permit / *Deed*
21. ~~Homeowners Association Documents~~
22. ~~Drainage Calculations & Water Quantity/Quality Statement/Improvements~~
23. ~~Documentation from Professional Regarding Floodway/Floodplain/Wetlands Impacts and/or Permits~~
24. ~~Tree Removal Justification Letter~~
25. ~~Satellite Parking Agreement~~
26. ~~Detailed Phasing Plan~~
27. ~~Environmental Impact Report~~
28. ~~Engineer Documentation Regarding 2.150, 4.000 & 9.400 Classification Uses~~
29. Number of Copies of Plans and Documents (up to 18 full-size copies & up to 4 reduced-size copies – ask staff person to determine) / *Electronic acceptable*
30. ~~Erosion Control Plan with Letter indicating Preliminary Approval by Erosion Control Officer~~
31. ~~Performance Security/Bond Information~~
32. ~~Final Construction Plans~~
33. ~~Recordable Plat of Property~~
34. ~~Orange Water & Sewer Authority or OC Environmental Health Approval~~
35. ~~Appropriate Residential or Commercial Plan Preparation Checklist~~
36. ~~Sustainability Checklists (2) for Commercial Development (For Commercial and Mixed Use Projects only) – One from Planning Dept and one from Planning Board~~
37. ~~Stormwater Engineering Review Checklist for Residential Projects~~
38. ~~Miscellaneous Requirements~~

**\*\*Please note that more or less information may be required depending on the specifics of the proposed project. In all cases, the requirements of the Land Use Ordinance regarding project information must be satisfied**

SA334  
ML

BK 6807 PG 2368 - 2369 (2) DOC# 30084896  
This Document eRecorded: 02/22/2023 02:00:27 PM  
Fee: \$26.00 Tax: \$530.00  
Orange County, North Carolina  
MARK CHILTON, Register of Deeds by MOLLY KEMPA

Attachment 3e.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$530.00 Parcel Identifier No.: 9778-56-5094 <sup>MAB</sup>~~488~~

Mail after recording to: Grantee Title Insurance Policy Issued by: \_\_\_\_\_

This instrument was prepared by: Mann, McGibney, & Jordan, 3710 University Drive, Suite 140, Durham, NC 27707

Brief Description from the Index: Lot 5, Crestwood

THIS DEED made this 2<sup>nd</sup> day of February, 20 23 by and between

**GRANTOR**  
Cheryl Leak, unmarried, and Angela Leak, unmarried, and Cheryl Yvonne Leak, Executrix of the Estate of Deanna Elizabeth Peoples  
106 Fan Branch Lane  
Chapel Hill, NC 27516

**GRANTEE**  
Andrew Chiles, unmarried  
113 Glosson Circle  
Carrboro, NC 27510

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City/Town of Carrboro, Orange County, North Carolina and more particularly described as follows:

**BEING all of Lot No. 5, CRESTWOOD, as per plat and survey recorded in Plat Book 7 at Page 78, Orange County Registry, reference to which is hereby made for a more particular description of same.**

Property Address: 113 Glosson Circle, Carrboro, NC 27510

The property herein described  is or  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 907, Page 483, Orange County Registry. See also Estate Files 07-E-522 and 23-E-08

Submitted electronically by "Mann, McGibney & Jordan, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- Easements, Restrictions and Rights of Way of record.
- Property taxes for current and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

*Cheryl Y. Leak*  
Cheryl Leak

*Angela Leak*  
Angela Leak

Estate of Deanna Elizabeth Peoples

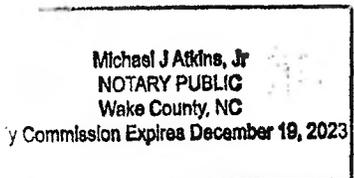
By: *Cheryl Y. Leak*  
Cheryl Yvonne Leak, Executrix

STATE OF NORTH CAROLINA  
COUNTY OF DURHAM

I, *Michael J Atkins Jr*, Notary Public, do hereby certify that Angela Leak and Cheryl Yvonne Leak, Individually and as Executrix of Estate of Deanna Elizabeth Peoples, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this *20<sup>th</sup>* day of *February*, 2023.

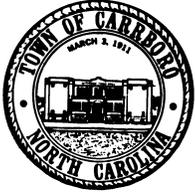
*Michael J Atkins Jr*  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: *12/19/23*









# TOWN OF CARRBORO

## Planning Board

*301 West Main Street, Carrboro, North Carolina 27510*

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# C O M M E N T S

NOVEMBER 6, 2025

### Concept Plan Review – 113 Glosson Circle

Motion was made by Buckner and seconded by Foushee that the Planning Board of the Town of Carrboro provides the following comment to the applicant for consideration.

- Expand the notification of the quasi-judicial public hearing to 1,000 feet and to include all residents on Glosson Circle

#### **VOTE:**

AYES: (8) Sinclair, Buckner, Foushee, Gaylord-Miles, Kirkpatrick, Poulton, Conrad, Scott, Barber

NOES: (0)

ABSTENTIONS: (0)

ABSENT/EXCUSED: (3) Carney, Peretin, Reilly

*Rachel Gaylord-Miles*

(Chair)

11/7/25

(Date)



**DECISION ON SETBACK EXCEPTION**  
**113 Glosson Circle**

On January 21, 2026 the Carrboro Board of Adjustment held a quasi-judicial hearing for a Setback Exception request, submitted by Andrew Chiles, to permit an accessory structure to encroach 1.5 feet (1.5') into the required 12' boundary setback, on property located at 113 Glosson Circle (PIN: 9778-56-5094).

Having heard all the evidence and arguments presented at the hearing, the Board of Adjustment finds that the application is complete, and that the application complies with the applicable requirements of the Carrboro Land Use Ordinance. The Board of Adjustment makes the following Conclusions, Findings of Fact, and Decision:

**Conclusions**

1. The existing home at the subject site was constructed in 1965.
2. The accessory structure would have a minimum boundary setback of 10.5'
3. The request is for the reduction of a boundary setback, not a street/right-of-way setback.

**Findings**

1. The issuance of this permit will not create a threat to public safety or health; and
2. The issuance of this permit will not adversely affect the value of adjoining properties.

**Decision**

Based on the foregoing findings of fact, the Board of Adjustment grants the requested Setback Exception, with the following conditions of approval:

1. The accessory structure may extend a maximum of 1.5 feet (1.5') into the boundary setback area, as shown on the plans provided to the Board

Signed, this the 18<sup>th</sup> day of February 2026

---

Jen Wolfe, Chair  
Carrboro Board of Adjustment