



TOWN OF CARRBORO

PLANNING BOARD MEETING

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 5, 2026 – REMOTE MEETING

MEMBERS	GUESTS	STAFF
Rachel Gaylord-Miles, Chair	Yani Lyons	Tina Moon
Bruce Sinclair, Vice-Chair		Martin Roupe
Susan Poulton		Duncan Dodson
James Scott		
Galen Kirkpatrick		
Sharon Reilly		
April Scales		
Braxton Foushee		
David Peretin		

Absent/Excused: Buckner, Carney

I. WELCOME & INTRODUCTIONS

Gaylord-Miles opened the meeting at 7:31 P.M.

II. JOINT REVIEW ITEMS

A. Concept Plan Review for 603

Staff member Martin Roupe provided a brief introduction of the commercial project concept plan proposed at 605 W NC-54. The applicant, Ms. Yani Lyons, provided more background on the business, noting the 5,000 square foot warehouse building and considerations for impervious surface. The boards discussed provision of ADA-accessible parking, and asked questions about grading, hardwood tree retention, stormwater, EV-charging, and alternative energy (solar).

III. APPROVAL OF MINUTES

Reilly motioned to approve the January 15, 2026, minutes. Scott seconded the motion. The Planning Board January 15, 2026, meeting minutes were approved at 7:53 P.M.

IV. OTHER MATTERS

A. Concept Plan Review for 603 W NC-54

Board members discussed the concept plan and provided the following comments to the applicant:

- We encourage the use of the already-cleared part of the site to encourage the preservation of existing trees on the site.
- Consider the provision of EV-charging parking spaces even if not required by the ordinance.
- Consider providing sheltered bike parking beyond the requirements of the ordinance.
- Explore opportunities for using solar energy to heat (or supplement energy needed to heat) water for showers and other facilities.

1 **VOTE:**

2 AYES: (9) Foushee, Gaylord-Miles, Kirkpatrick, Peretin, Poulton, Reilly, Scales, Scott, Sinclair

3 NOES: (0)

4 ABSTENTIONS: (0)

5 ABSENT/EXCUSED: (2) Buckner, Carney

6
7 **B. Officer Elections**

8 Poulton motioned to elect Galen Kirkpatrick for Chair, Bruce Sinclair for Vice Chair, and Rachel
9 Gaylord-Miles for Second Vice Chair. Foushee seconded the motion.

10
11 **VOTE:**

12 AYES: (9) Foushee, Gaylord-Miles, Kirkpatrick, Peretin, Poulton, Reilly, Scales, Scott, Sinclair

13 NOES: (0)

14 ABSTENTIONS: (0)

15 ABSENT/EXCUSED: (2) Buckner, Carney

16
17 **C. Upcoming Meeting Items**

18 Staff member Duncan Dodson talked about an upcoming text amendment related to the Office-
19 Residential Mixed Use (OR-MU) District, and reminded the Board that a portion of the mid-month
20 February meeting would be dedicated to discussing of the first bundle of training videos provided
21 by the UNC School of Government.

22
23 **IV. ADJOURNMENT**

24 Having completed the agenda, the meeting was adjourned at 8:15 P.M.