



TOWN OF CARRBORO

PLANNING BOARD MEETING

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, FEBRUARY 19, 2026 – REMOTE MEETING

MEMBERS	GUESTS	STAFF
Terri Buckner	Patricia Jackson	Tina Moon
Bruce Sinclair, Vice-Chair		Duncan Dodson
Susan Poulton		John Fussa
James Scott		
Galen Kirkpatrick, Chair		
Sharon Reilly		
April Barber		
Braxton Foushee		
David Peretin		

Town Council Liaison: Catherine Fray

Absent/Excused: Gaylord-Miles, Jennifer Carney

I. WELCOME & INTRODUCTIONS

Kirkpatrick opened the meeting at 7:30 P.M. Staff introduced John Fussa, the new director, to the Planning, Zoning and Inspections Department and suggested that everyone introduce themselves and provide a couple of sentences relating to their tenure on the Planning Board and Carrboro residency. Mr. Fussa finished with a brief introduction of himself and previous work.

II. APPROVAL OF MINUTES – February 5, 2026

Barber motioned to approve the February 5th, 2026, minutes. Foushee seconded the motion. The Planning Board's February 5, 2026, meeting minutes were approved.

III. OTHER MATTERS

A. Land Use Ordinance Text Amendment Relating to the Office-Residential Mixed Use (OR-MU) Zoning District

Moon provided a brief presentation explaining the background of the OR-MU zoning district and the purpose of the proposed text amendment. The (then) Board of Aldermen adopted a text amendment to create a new mixed-use district and rezoned parcels to the district in June 2026. The focus of the district was to encourage mixed-use and particularly office uses as part of a proposed high density multi-family proposal, and as such, the OR_MU language did not include sufficient provisions for residential-only uses. This omission came to light when staff received a request from the owner of one of the existing residential properties to construct a standalone accessory dwelling unit (ADU) and it became apparent that the ordinance did not include sufficient direction as to how to evaluate the application. If approved, the draft ordinance would provide the necessary density and dimensional standards, consistent with the residential uses described for mixed-use developments in the OR-MU district.

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2 Planning Board members discussed the draft ordinance and asked questions to better
3 understand the implications of the new language and questions regarding specific
4 standards. Questions relating to the new state legislation limiting downzoning were
5 discussed. The proposed standards for residential-only uses would align with the R-3
6 zoning district the same as the residential uses currently described for mixed-use
7 developments in the OR-MU district. Therefore, the draft ordinance would not be an
8 example of downzoning.

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10 Motion was made by Foushee and seconded by Poulton that the Planning Board recommends that the
11 Town Council adopt the draft ordinance.

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13 **VOTE:**

14 AYES: (9) Barber, Buckner, Foushee, Kirkpatrick, Peretin, Poulton, Reilly, Scott, Sinclair

15 NOES: (0)

16 ABSENT/EXCUSED: (2) Carney, Gaylord-Miles

17 ABSTENTIONS: (0)

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19 **Associated Findings**

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21 By a unanimous show of hands, the Planning Board membership indicated that no members have any
22 financial interests, nor any close familial, business or other associational relationship to the landowner
23 of the property subject to a rezoning petition that would pose a conflict of interest.

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25 Motion was made by Sinclair and seconded by Foushee that the Planning Board of the Town of Carrboro
26 finds the proposed text amendment is consistent with the Town of Carrboro 2022-2042 Comprehensive
27 Plan, Climate Action & Environment, Transportation & Mobility, Green Stormwater Infrastructure,
28 Water, & Energy, and Land Use strategies noted below:

- 29
30 • Land Use Goal 5.2: Improve the development approval process to be more predictable and efficient
31 while continuing to offer vibrant community participation.

32
33 Furthermore, the Planning Board of the Town of Carrboro finds the proposed text amendment, is
34 reasonable and in the public interest because of the specific criteria required: public hearings for Land
35 Use Ordinance changes that ensure alignment to state enabling legislation, and that clarify existing
36 provisions.

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38 **B. Planning Board Training Videos Discussion (1 of 2)**

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40 Staff provided responses to the handful of questions received prior to the meeting and then opened
41 the floor for additional questions/discussion.

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43 Overall, members conveyed that they found the training informative and helpful. Members are
44 scheduled to complete the training for the mid-month meeting in March.

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46
47 **IV. ADJOURNMENT**

48 Having completed the agenda, the meeting was adjourned at 9:28 P.M.