



TOWN OF CARRBORO

Planning Board

301 West Main Street, Carrboro, North Carolina 27510

R E C O M M E N D A T I O N

THURSDAY, FEBRUARY 19, 2026

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

Motion was made by Buckner and seconded by Foushee that the Planning Board recommends that the Town Council approve the draft ordinance.

VOTE:

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

NOES: (0)

ABSTENTIONS: (0)

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

Associated Findings

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

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

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

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

VOTE:

AYES: (8) Barber, Buckner, Foushee, Kirkpatrick, Peretin, Poulton, Reilly, Scott, Sinclair

NOES: (0)

ABSTENTIONS: (0)

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

(Chair)

19 Feb 2026

(Date)



PLANNING *and* INSPECTIONS

Cy Stober, AICP, Director | cstober@orangecountync.gov | 131 W. Margaret Lane, Hillsborough, NC 27278 | 919.245.2575

TRANSMITTAL DELIVERED VIA EMAIL

February 16, 2026

Duncan Dodson
Planner
Town of Carrboro
301 W. Main St.
Carrboro, NC 27510

SUBJECT: Joint Planning Review of Proposed Ordinance Amendments

Dear Duncan:

Thank you for the opportunity to review the following Land Use Ordinance amendments received by us on February 13, 2026 and proposed for town public hearing on March 17, 2026:

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

We have reviewed the amendments and find no inconsistency with the adopted *Joint Planning Area Land Use Plan*.

If you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Perdita Holtz". The signature is written in a cursive, flowing style.

Perdita Holtz, AICP
Deputy Director, Long-Range Planning and Administration