



TOWN OF CARRBORO

JOINT REVIEW / PLANNING BOARD MEETING

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, JUNE 18, 2026 – IN-PERSON MEETING

MEMBERS	GUESTS	STAFF
Galen Kirkpatrick, Chair	Austin Hahn	Martin Roupe
Susan Poulton	Christopher Chin	Tina Moon
Rachel Gaylord-Miles	Jim Spencer	Jacob Wiggins
Braxton Foushee	Gordon Allen	Duncan Dodson
April Scales	Charlie Heron	
Sharon Reilly	Ethan Clauset	
Lisa Brown		
Jennifer Conrad		

Absent/Excused: Buckner, Carney, Peretin, Scott, Sinclair

I. WELCOME

Kirkpatrick opened the meeting at 7:35 P.M.

II. JOINT REVIEW

A. Concept Plan – 100 Blackwood Drive – Tourist Home (SUP-B)

Staff member Jacob Wiggins introduced the item: a concept plan for a Special-Use Permit B for a Tourist Home at 100 Blackwood Drive. The applicant, Mr. Gordon Allen, discussed an interest in keeping the home with a desire to relocate back to Carrboro in the future. To maintain the home and cover the cost of maintenance, upkeep, and other expenses, the applicant is interested in having the ability to rent the home for short-term rentals. The Boards asked questions about impacts to surrounding neighbors (parking, noise, traffic, etc.) The applicant discussed self-imposed parameters to preempt and mitigate potential negative impacts including maximum number of guests and parking spots, added security on the site, noise and disturbance restrictions, etc.

B. Concept Plan – 405 East Main Street –Bar/Night Club (SUP-A)

Staff member Jacob Wiggins introduced the item: a concept plan for a Special-Use Permit A for the construction and location of Nightlight (formerly on Rosemary Street in Chapel Hill) at 405 A & B East Main Street. The applicants' architect, Mr. Jim Spencer, spoke to the current zoning proposed uses including a main bar, a 200-person capacity performance space, and an outdoor walled space using existing square footage (no new impervious proposed). Mr. Spencer also noted the historic uses and buildings and noted the intention of design elements of the project to reference and recall the old

1 Hollywood theatre (ca. 1940), and Charlie Stancell's store (ca. 1970s). The Boards asked questions
2 about parking and access, hazardous site remediation on the site (after the recent fire), as well as
3 sustainable and green infrastructure design elements the project might be able to include.
4

5 The Joint Review portion of the meeting ended at 8:20 P.M.
6

7 **III. APPROVAL OF MINUTES**

8 Reilly motioned to approve the April 23, 2026, minutes. Poulton seconded the motion. The Planning
9 Board April 23, 2026, meeting minutes were approved at 8:22 P.M.
10

11 **VI. OTHER MATTERS**

12 **A. Concept Plan – 100 Blackwood Drive – Tourist Home (SUP-B)**

13 Board members provided the following comments for consideration by the applicant:
14

- 15 • Continue discussing putting a time limitation on the tourist home use to address concerns
16 about housing affordability and ensure the long term nature of the home .
- 17 • Appreciate the applicant appearing before the board and moving through the process as
18 intended.
19

20 Motion was made by Gaylord Miles and seconded by Poulton that the Planning Board recommends that
21 applicant receive the comments for consideration.
22

23 **VOTE:**

24 AYES: (6) Foushee, Poulton, Kirkpatrick, Barber, Reilly, Gaylord-Miles

25 NOES: (0)

26 ABSTENTIONS: (0)

27 ABSENT/EXCUSED: (5) Peretin, Scott, Buckner, Carney, Sinclair
28

29 **B. Concept Plan – 405 East Main Street –Bar/Night Club (SUP-A)**

30 Board members provided the following comments for consideration by the applicant:
31

- 32 • The Planning Board feels that it is in keeping with history of property and appreciates
33 intentional effort
- 34 • Continue to address parking concerns.
35

36 Motion was made by Poulton and seconded by Foushee that the Planning Board recommends that
37 applicant receive the comments for consideration.
38

39 **VOTE:**

40 AYES: (6) Foushee, Poulton, Kirkpatrick, Barber, Reilly, Gaylord-Miles

41 NOES: (0)

42 ABSTENTIONS: (0)

43 ABSENT/EXCUSED: (5) Peretin, Scott, Buckner, Carney, Sinclair
44

45 **C. Discussion of UDO Code Diagnosis**

46 Staff member Duncan Dodson introduced the item and briefly reviewed discussion topics at the
47 May and June special meetings. The board asked if zoning map changes would be part of the
48 process. Staff noted the consultant's current strategy is to consolidate and create new, simpler
49 districts as part of the New UDO, but to expect applicant-initiated general or conditional rezonings

1 for map amendments rather than laying these new districts out on a map. The Board discussed
2 opportunities to simplify the development review process, the recent downzoning restrictions, and
3 excitement around expediting projects that provide community benefits like affordable housing
4 and stormwater control beyond state minimums. The Board expressed interest in exploring
5 standards and limits on short-term rentals, noting state statutes that restrict how the Town may be
6 able to include various provisions in the new ordinance.

7
8 Board members conferred about concerns with how CodeWright's recommendations to collapse
9 zoning districts could impact the nuanced diversity of places and neighborhoods throughout
10 Carrboro, both in look and feel, as well as housing type, land use pattern, etc. Additionally, Board
11 members noted that recommendations in the Code Diagnosis to reduce advisory board roles and
12 public participation may lead to further dispossession of residents, particularly for those in the
13 outer-lying areas and ETJ who cannot vote or run for office in Carrboro, but are subject to and
14 impacted by the development regulations.

15
16 Staff discussed next steps for the project, the Annotated Outline, and the consultant's intention to
17 have that prepared for public review by boards and commissions, and the Town Council this fall.

18
19 **V. ADJOURNMENT**

20 Having completed the agenda, the meeting was adjourned at 9:16 P.M.