

MITCHELL

400 N. GREENSBORO ST.
CARRBORO, NC 27510

PIN: 9778876328



#	SECTION	EXISTING CT w/DNP OVERLAY	PROPOSED OPTIONS: B1-G, CRZ
	REGULATION		
15-146	PERMISSABLE USES	MULTI-FAMILY LIMITED TO ~14,375 SF	1.331; 1.332 (MF RES); FUTURE- 2.120; 3.110; 3.120; 3.220; 8.100; 8.200
15-178	DOWNTOWN ARCHITECTURAL STANDARDS	ARTICULATED ENTRIES GLAZING: 60% GROUND, 40% OVERALL, 20%	ARTICULATED ENTRIES GLAZING: 60% GROUND, 40% OVERALL, 20% SHADE FREE
15-181	LOT SIZE	40,000	3,000 SF RESIDENTIAL (OTHERWISE NO LIMIT)
15-182	RESIDENTIAL DENSITY	7,500	3,000
15-182.4	AFFORDABLE UNITS	15% COUNCIL GOAL	15% COUNCIL GOAL OR PAYEMENT IN LIEU
15-183	LOT WIDTH	100	NO MINIMUM
15-184	SETBACKS	(N/A WITH SURVEY EST. PROPERTY LINE) SRTEET ONLY, 30' CENTERLINE	(N/A WITH SURVEY EST. PROPERTY LINE) SRTEET ONLY, 30' CENTERLINE
15-185	BUILDING HEIGHT	(3) STORIES	ADJACENT TO N. GREENSBORO (OVER 50' ROW) & PARKER ST. (16' ROW) 3 STORIES
15-185.1	DNP BUFFER	BULDING LENGTH ALONG BOUNDARY <80% LOT OR 80' MAX	BULDING LENGTH ALONG BOUNDARY <80% LOT (86.4') OR 80' MAX, 10' STEP BACK FROM SECOND FLOOR FACADE
15-291	PARKING	2/DWELLING UNIT	1/BED, MAX 2/UNIT
	BICYCLE PARKING	1.5/UNIT	1.5/UNIT / 50% COVERED
15-250	SCREENING OF DUMPSTERS	REQUIRED IF CLEARLY VISIBLE	REQUIRED IF CLEARLY VISIBLE
15-308	SCREENING & TREES	"C" TYPE	(MULTI-FAMILY AS COMMERCIAL) = 15% CANOPY "C" TYPE
15-196	RECREATIONAL AREA POINTS		THIS ZONING REQUIRES DLA AND URBAN AMENITIES POINTS IN LIEU OF RA
15-198	OPEN SPACE		THIS ZONING REQUIRES DLA AND URBAN AMENITIES POINTS IN LIEU OF RA

NOTE REGARDING PARKING:
APPLICANT ACKNOWLEDGES THAT FUTURE
USE OF PORTIONS OF THE PROPERTY USED
FOR COMMERCIAL USE WOULD REQUIRE
COMPLIANCE WITH THE TOWN OF CARRBORO
LAND USE ORDINANCE

SHEET LIST	
TITLE	#
COVER SHEET	CVR
EXISTING SURVEY	EC1
SITE LAYOUT PLAN	C3.1
GRADING & DRAINAGE	C3.2
UTILITY PLAN	C6.1
FLOOR PLATES	A1
ELEVATIONS	A2
PERSPECTIVES	A3
STRUCTURAL (RESERVED)	S
MECHANICAL (RESERVED)	M
PLUMBING (RESERVED)	P
ELECTRICAL (RESERVED)	E
FIRE ALARM (RESERVED)	FA



JIM SPENCER ARCHITECTS, PA

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OWNER

MITCHELL

SAM MITCHELL
BISON LODGE, LLC
50 ELM STREET, SECOND FLOOR
NEW HAVEN, CT 06510

sam@mitchellstudio.net
203-668-7746

STRUCTURAL ENGINEER

JAMES CZAR, PE
SARMIRAN, PLLC
PO BOX 1378
HILLSBOROUGH, NC 27278

jczar@sarmiran.com
919-880-9492

MEP

NAME
ADDRESS
PHONE
EMAIL

SITE & CIVIL

MICHAEL FIOCCO
CIVIL CONSULTANTS, INC
3708 LYCKAN PARKWAY, SUITE 201
DURHAM, NC 27707

michael.fiocco@civil-consultants.com
919-599-6696

GENERAL CONTRACTOR

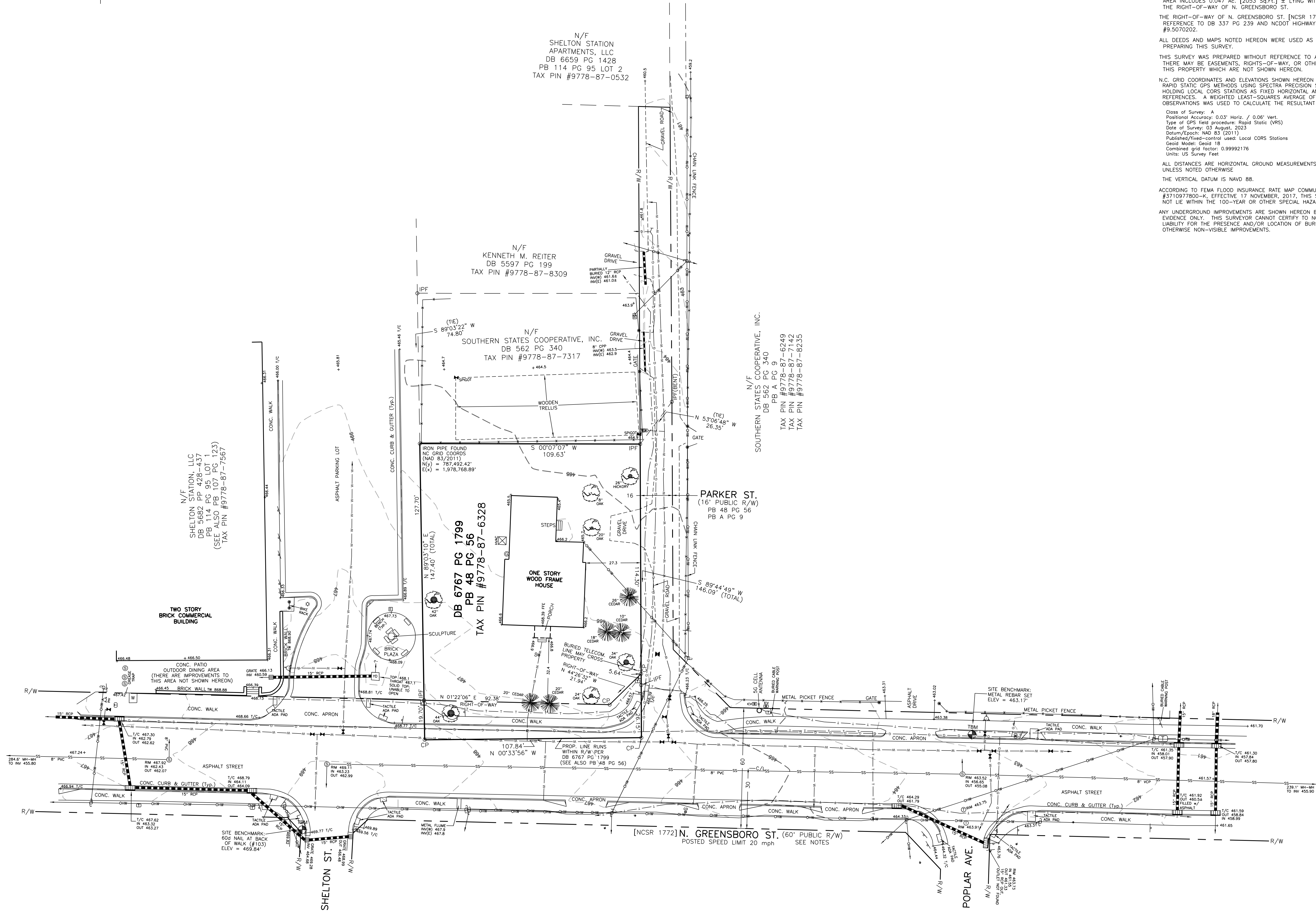
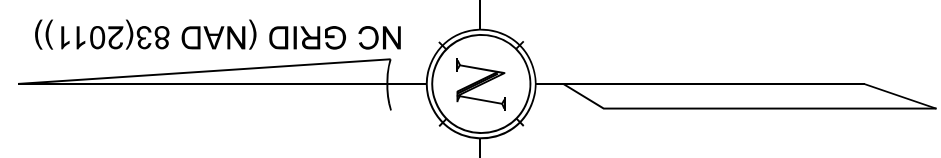
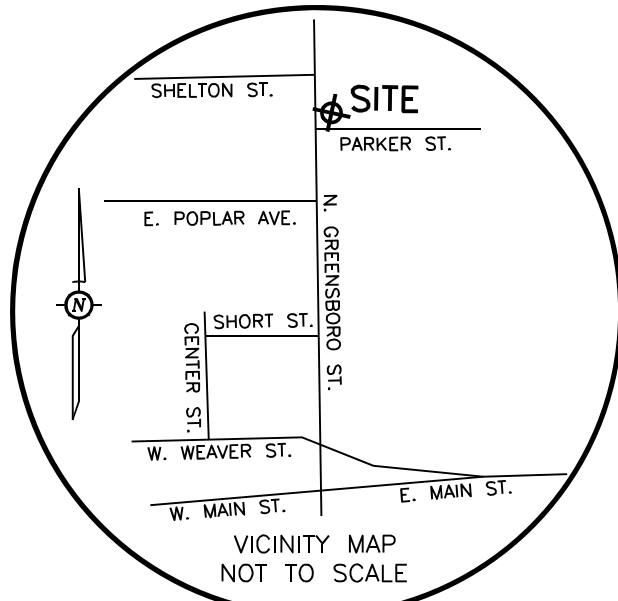
NAME
ADDRESS
PHONE
EMAIL

**CONDITIONAL
REZONING
APPLICATION**

DATE: 2ND REVISION 2024.03.21

\\JIMS-NEW-PC\Jsp-active\MITCHELL-400 N GREENSBORO\SCHEMATICS\2023-07-26_400-SD-1.v1 THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS RESERVED.

LEGEND OF STANDARD SYMBOLS	
UTILITY POLE	STORM WATER LINE
OUT ANCHOR	SANITARY SEWER LINE
LIGHT POLE	OVERHEAD WIRES
SPOT LIGHT	BURIED ELECTRIC LINE
ELECTRIC MANHOLE	BURIED GAS LINE
ELEC. SERVICE/VAULT	BURIED TELECOM. LINE
ELECTRICAL CABINET	BURIED WATER LINE
HEATING/AIR UNIT	METAL FENCE LINE
TELECOM. PEDestal	WOODEN FENCE LINE
TELECOM. MANHOLE	TREE LINE
TELECOM. VAULT	IPF = IRON PIPE FOUND
TRAFFIC SIGNAL CABINET	RBF = IRON REBAR FOUND
GAS VALVE	PKF = MAGNETIC NAIL FOUND
GAS METER	PF = CHISELED "X" FOUND
WATER VALVE	CMF = CONCRETE MONUMENT FOUND
IRRIGATION CONTROL VALVE	PKS = MAGNETIC NAIL SET
BACKFLOW PREVENTOR	KS = CHISELED "X" SET
WATER VALVE MANHOLE	CP = COMPUTED POINT (NO CORNER MONUMENT FOUND OR SET)
FIRE HYDRANT	R/W = RIGHT OF WAY
POST INDICATOR VALVE	N/F = NOW OF FORMERLY
FIRE DEPT. CONNECTION	FTE = FINISHED FLOOR ELEVATION
WELL	N/C = HANDICAP
SANITARY MANHOLE	RCP = CONC. STORM PIPE
CONCRETE CATCH BASIN	CIP = CORRUGATED PLASTIC PIPE
CAST IRON CATCH BASIN	CMP = CORRUGATED METAL PIPE
DROP INLET w/ GRATE	VCP = VITRIFIED CLAY PIPE
CONCRETE YARD DRAIN	CL = CHORD
STORM MANHOLE	Typ = TYPICAL
STORM PIPE END	T/C = TOP OF CURB
STORM	EP = EDGE OF PAVEMENT
MONITORING WELL	TW = TOP OF WALL
MAIL BOX	BW = BOTTOM OF WALL
BOLLARD	TS = TOP OF STEPS
	BS = BOTTOM OF STEPS
	RW = INVERT ELEVATION
	C/L = CENTERLINE
	TEMP. BENCH MARK
	SURVEY CONTROL PT.



SURVEYOR'S CERTIFICATE

MICHAEL A. MCKINNEY, certify that this map was drawn under my supervision from an actual survey made under my supervision and description recorded in book 6767, Page 1299, etc.; that the boundaries not surveyed are correctly indicated on drawn from information found in book 6767, Page 1299, etc.; that the ratio of precision as calculated is 1/100,000; that this map meets the requirements of the Standards of Practice for Surveyors in North Carolina (21 NCAC 56.1600); that the topographic data is shown per an actual ground survey; and that the vertical accuracy of topographic data conforms to the United States National Map Accuracy Standards.

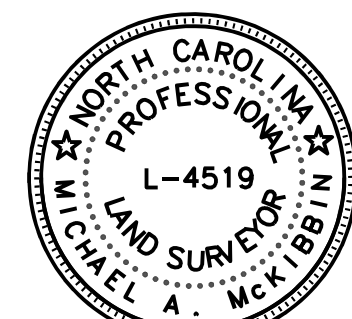
Witness my original signature, registration number and Seal this 17th day of August, A.D. 2023.

Michael A. McKinney
SURVEYOR

LICENSE NUMBER L-4519



Land Surveyors
3308-B Edgely Road
Greensboro, NC 27409
(336) 931-0504
FAX (336) 931-0504
WWW.SSM.LANDS
FROM 10/10/2019



NOTES:

- APPARENT SOURCE OF TITLE: DB 6767 PG 1799
PLAT REFERENCE: PB 48 PG 56
TAX PIN #9778-87-6328
AREA UNDER HEAVY LINE: 0.366 ACRES [15,955 Sq.Ft.], MORE OR LESS
AREA INCLUDES 0.047 AC. [2053 Sq.Ft.] ± LYING WITHIN THE RIGHT-OF-WAY OF N. GREENSBORO ST.
THE RIGHT-OF-WAY OF N. GREENSBORO ST. [NCSR 1772] WAS RE-ESTABLISHED REFERENCE TO DB 337 PG 239 AND NCDOT HIGHWAY PLANS FOR PROJECT #9.5070202.
ALL DEEDS AND MAPS NOTED HEREON WERE USED AS REFERENCES IN PREPARING THIS SURVEY.
THIS SURVEY WAS PREPARED WITHOUT REFERENCE TO A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
N.C. GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY RAPID STATIC GPS METHODS USING SPECTRA PRECISION SP-80 GPS EQUIPMENT, HOLDING LOCAL CORRS. STATIONS AS FIXED HORIZONTAL AND VERTICAL REFERENCES. A WEIGHTED LEAST-SQUARES AVERAGE OF THREE INDEPENDENT OBSERVATIONS WAS USED TO CALCULATE THE RESULTANT POSITIONS.
Class of Survey: A
Horizontal Accuracy: 0.03' Horiz. / 0.06' Vert.
Type of GPS Field Procedure: Rapid Static (RPS)
Date of Survey: 02 August, 2023
Datum/EPOCH: NAD 83 (2011)
Published/Unpublished: Unpublished
Control: Local CORRS Stations
Grid Model: Geoid 18
Combined grid factor: 0.99992176
UNIT: US Survey Feet
ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS NOTED OTHERWISE
THE VERTICAL DATUM IS NAVD 88
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #371097800-K, EFFECTIVE 17 NOVEMBER, 2019, THIS SITE DOES NOT LIE WITHIN THE 100-YEAR OR OTHER SPECIAL HAZARD FLOOD ZONE.
ANY UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON BASED ON SURFACE EVIDENCE ONLY. THIS SURVEYOR CANNOT CERTIFY TO NOR ACCEPT LIABILITY FOR THE PRESENCE AND/OR LOCATION OF BURIED OR OTHERWISE NON-VISIBLE IMPROVEMENTS.

BOUNDARY &
TOPOGRAPHIC SURVEY
400 N. GREENSBORO STREET
TAX PARCEL #9778-87-6328
TOWN OF CARRBORO, ORANGE COUNTY, N.C.
DATE OF LAST FIELD INSPECTION: 17 AUGUST, 2023
SCALE 1 INCH = 20 FEET
CONTOUR INTERVAL = ONE FOOT (NAVD 88)
DRAWING FILE NAME: 400NGREENSBOROCARRBORO.DWG



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MITCHELL

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PIN: 9778876328

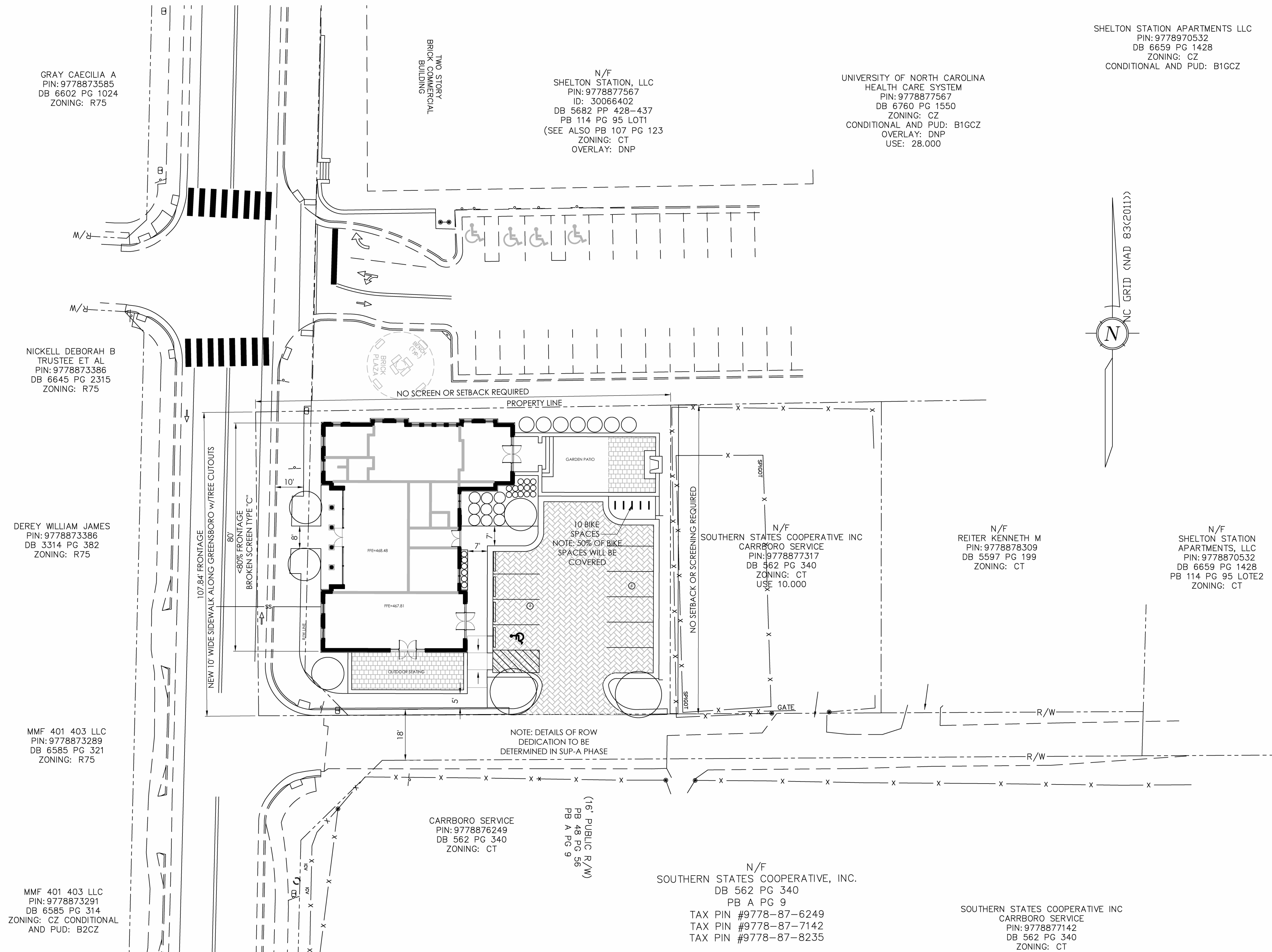
CONDITIONAL
REZONING
APPLICATION

No.	Description	Date

DATE: 2024.03.20
DRAWN BY: CIVIL/JSA
CHECKED BY: JSA

SITE LAYOUT PLAN

C3.1



① SITE PLAN
1" = 20'-0"

400 GREENSBORO STREET
CARBORO, NORTH CAROLINA
GRADING & DRAINAGE PLAN

REV.	DATE	DESCRIPTION
1ST REVISION	2023.12.07	TOWN OF CARBORO COMMENTS 1
2ND REVISION	2024.03.20	TOWN OF CARBORO COMMENTS 2
DATE:	AUGUST 31, 2023	

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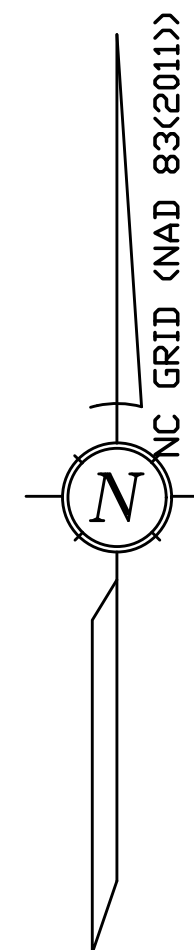
SHEET NO.

C3.2

SHELTON STATION APARTMENTS LLC
PIN: 9778970532
DB 6659 PG 1428
ZONING: CZ
CONDITIONAL AND PUD: B1GCZ

UNIVERSITY OF NORTH CAROLINA
HEALTH CARE SYSTEM
PIN: 9778877567
DB 6760 PG 1550
ZONING: CZ
CONDITIONAL AND PUD: B1GCZ
OVERLAY: DNP
USE: 28.000

N/F
SHELTON STATION, LLC
PIN: 9778877567
ID: 30066402
DB 5682 PP 428-437
PB 114 PG 95 LOT1
(SEE ALSO PB 107 PG 123
ZONING: CT
OVERLAY: DNP

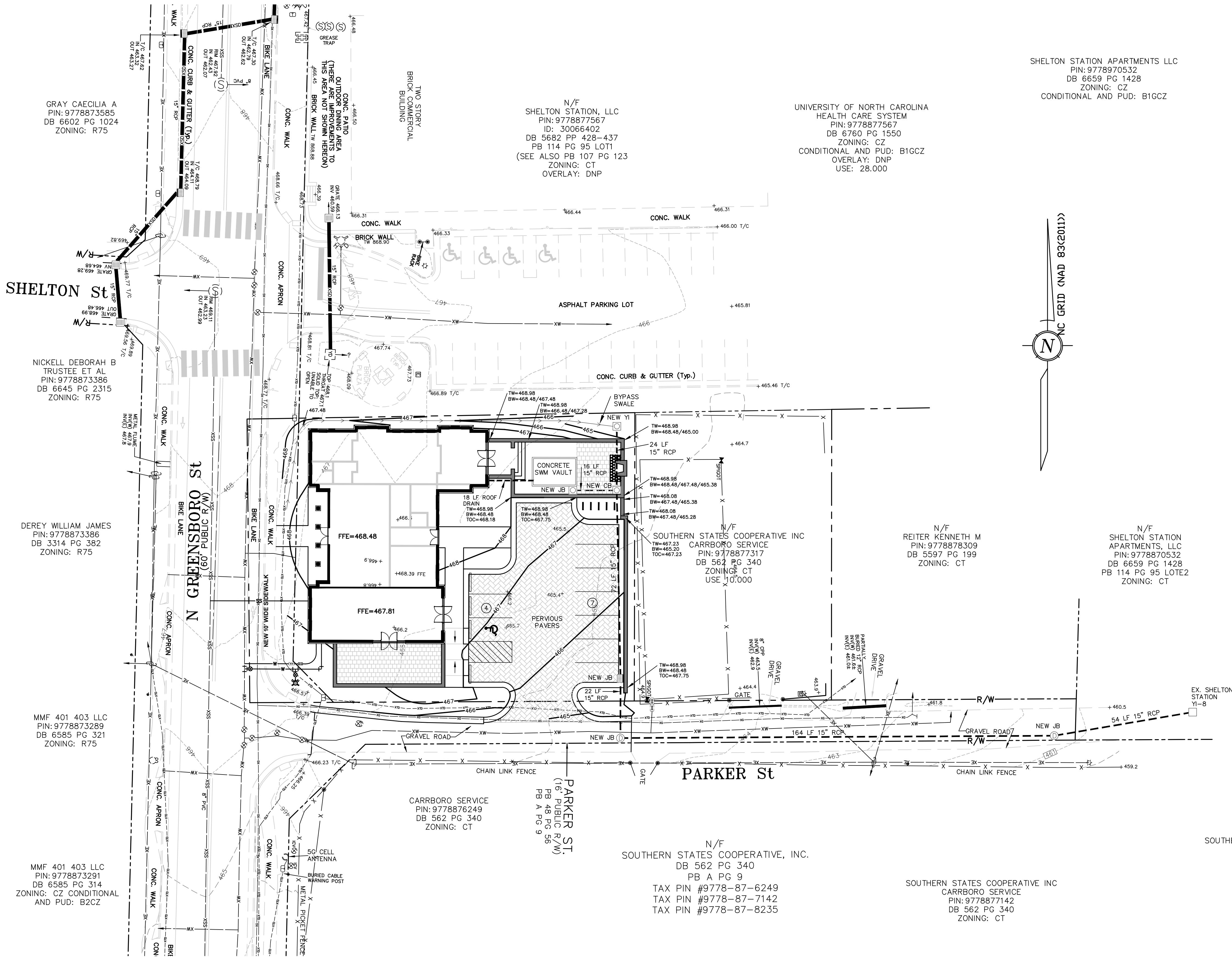
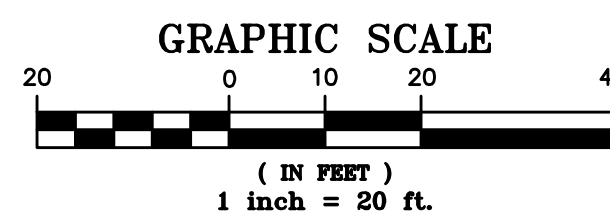


NOTE FOR CONDITIONAL ZONING APPLICATION:
THIS PLAN IS ILLUSTRATIVE OF THE GRADING AND DRAINAGE FOR THE SITE - IT DOES NOT REFLECT THE FINAL CONFIGURATION OF THE PARKER STREET ENTRY AND PARKING - SEE SHEET C3.1 FOR SITE PLAN

**CONDITIONAL ZONING
DRAWING SET**



**Know what's below.
Call before you dig.**
(Or call: 1-800-632-4949)



SOUTHERN STATES COOPERATIVE INC
CARBORO SERVICE
PIN: 9778879235
DB 562 PG 340
ZONING: CT

SOUTHERN STATES COOPERATIVE INC
CARBORO SERVICE
PIN: 9778877142
DB 562 PG 340
ZONING: CT

N/F
SOUTHERN STATES COOPERATIVE, INC.
DB 562 PG 340
PB A PG 9
TAX PIN #9778-87-6249
TAX PIN #9778-87-7142
TAX PIN #9778-87-8235

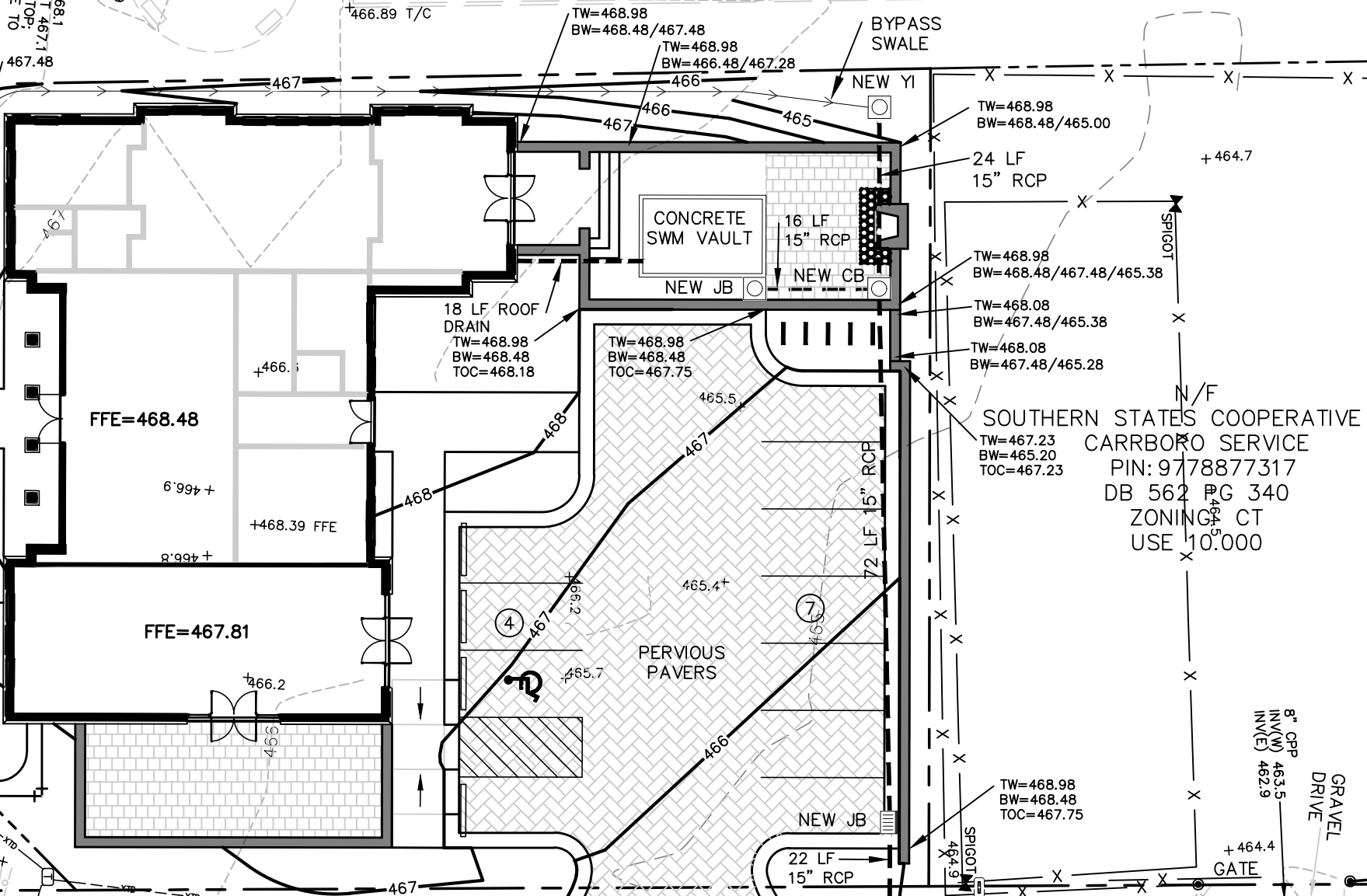
CARRBORO SERVICE
PIN: 9778876249
DB 562 PG 340
ZONING: CT

PARKER ST.
(16' PUBLIC R/W)
PB A PG 9

N/F
SHELTON STATION APARTMENTS, LLC
PIN: 9778870532
DB 6659 PG 1428
PB 114 PG 95 LOTE2
ZONING: CT

N/F
REITER KENNETH M
PIN: 9778878309
DB 5597 PG 199
ZONING: CT

N/F
SOUTHERN STATES COOPERATIVE INC
CARBORO SERVICE
PIN: 9778877317
DB 562 PG 340
ZONING: CT
USE 10'000



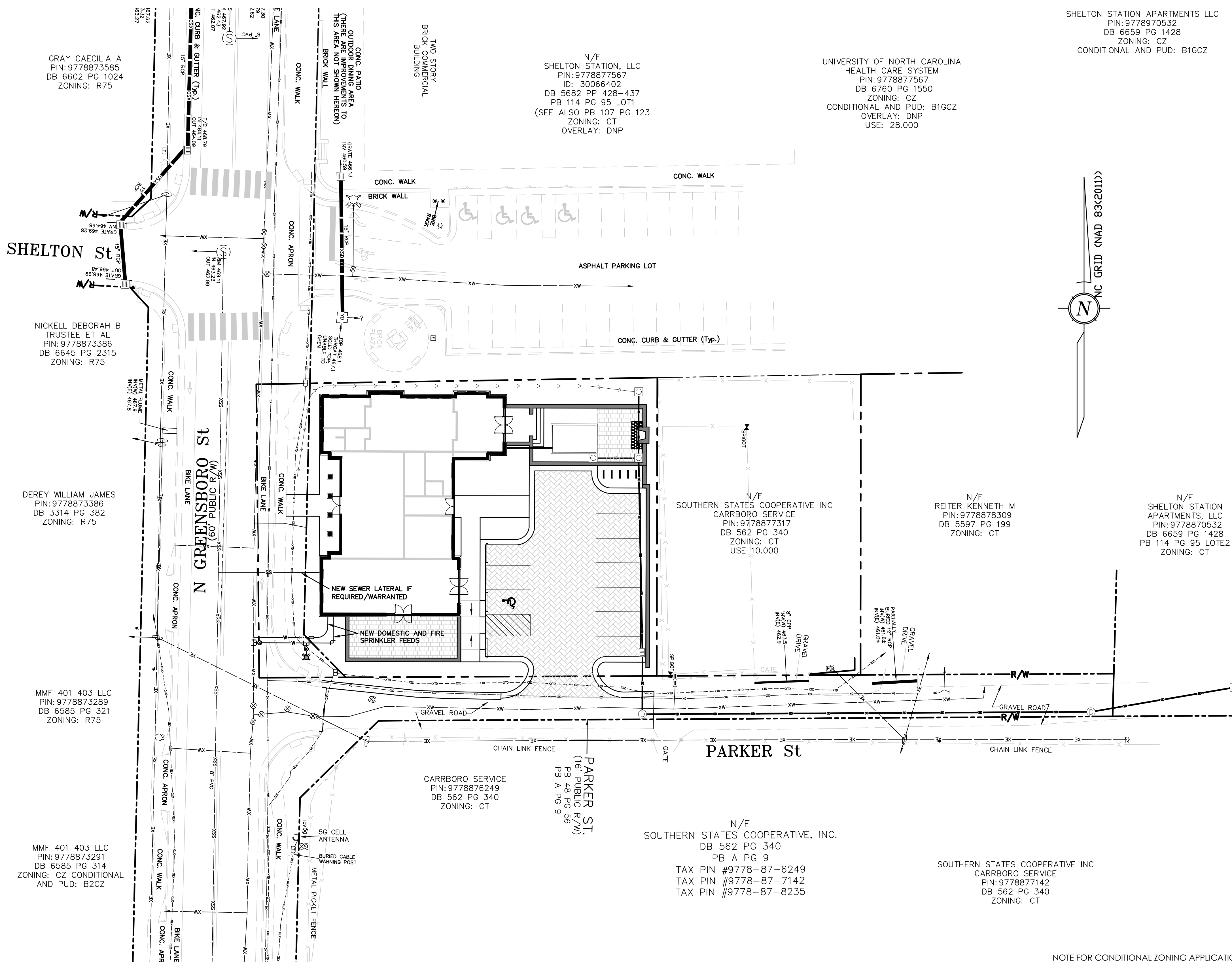
GRAY CAECILIA A
PIN: 9778873585
DB 6602 PG 1024
ZONING: R75

NICKELL DEBORAH B
TRUSTEE ET AL
PIN: 9778873386
DB 6645 PG 2315
ZONING: R75

DEREY WILLIAM JAMES
PIN: 9778873386
DB 3314 PG 382
ZONING: R75

MMF 401 403 LLC
PIN: 9778873289
DB 6585 PG 321
ZONING: R75

MMF 401 403 LLC
PIN: 9778873291
DB 6585 PG 314
ZONING: CZ CONDITIONAL
AND PUD: B2CZ



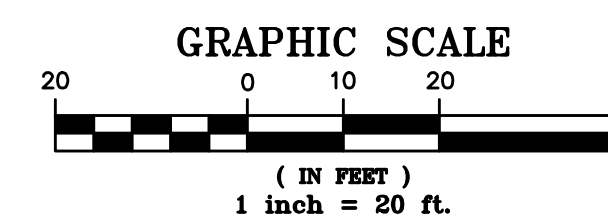
NOTE FOR CONDITIONAL ZONING APPLICATION ROUND 2:
APPLICANT ACKNOWLEDGES THE FOLLOWING NOTES FROM
OWASA REGARDING THE DEVELOPMENT:

1. EXISTING WATER LINE WILL BE IDENTIFIED ON THE FINAL UTILITY PLAN AND MUST BE ABANDONED AT THE MAIN. NEW WATER METER/VAULT MUST HAVE EASEMENT IF IN THE RIGHT-OF-WAY.
2. EXISTING SEWER LINE MUST BE CAMERED AND APPROVED FOR USE IF PROPOSED FOR NEW BUILDING. IF NEW SEWER IS PROPOSED, EXISTING SEWER MUST BE ABANDONED AT THE MAIN.

CONDITIONAL ZONING DRAWING SET



Know what's **below**.
Call before you dig.
 (Or call: 1-800-632-4949)





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MITCHELL

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CARRBORO, NC 27510

PIN: 9778876328

CONDITIONAL
REZONING
APPLICATION

No.	Description	Date

DATE: 2023.08.21

DRAWN BY: JSA

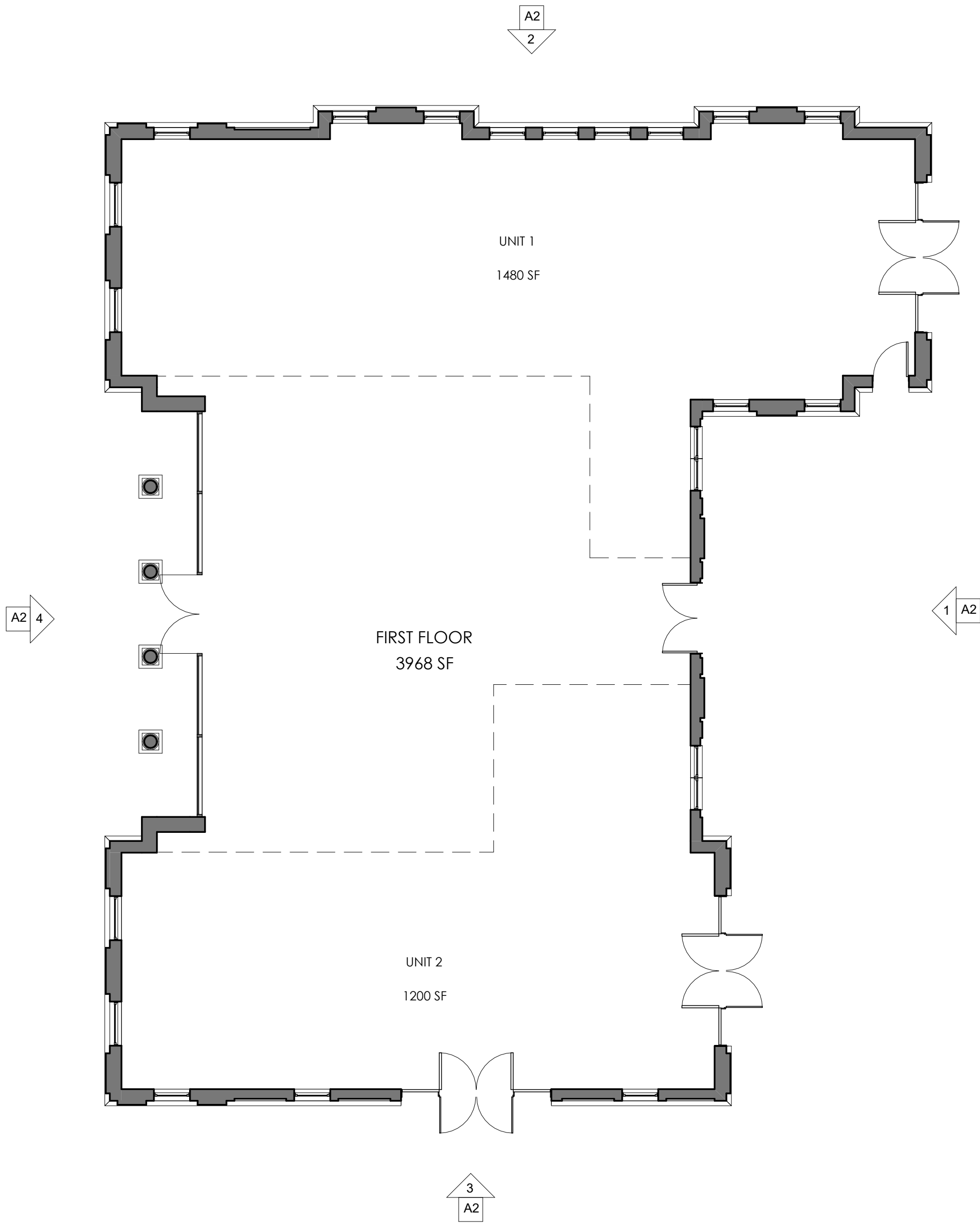
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1ST REVISION 2023.12.07

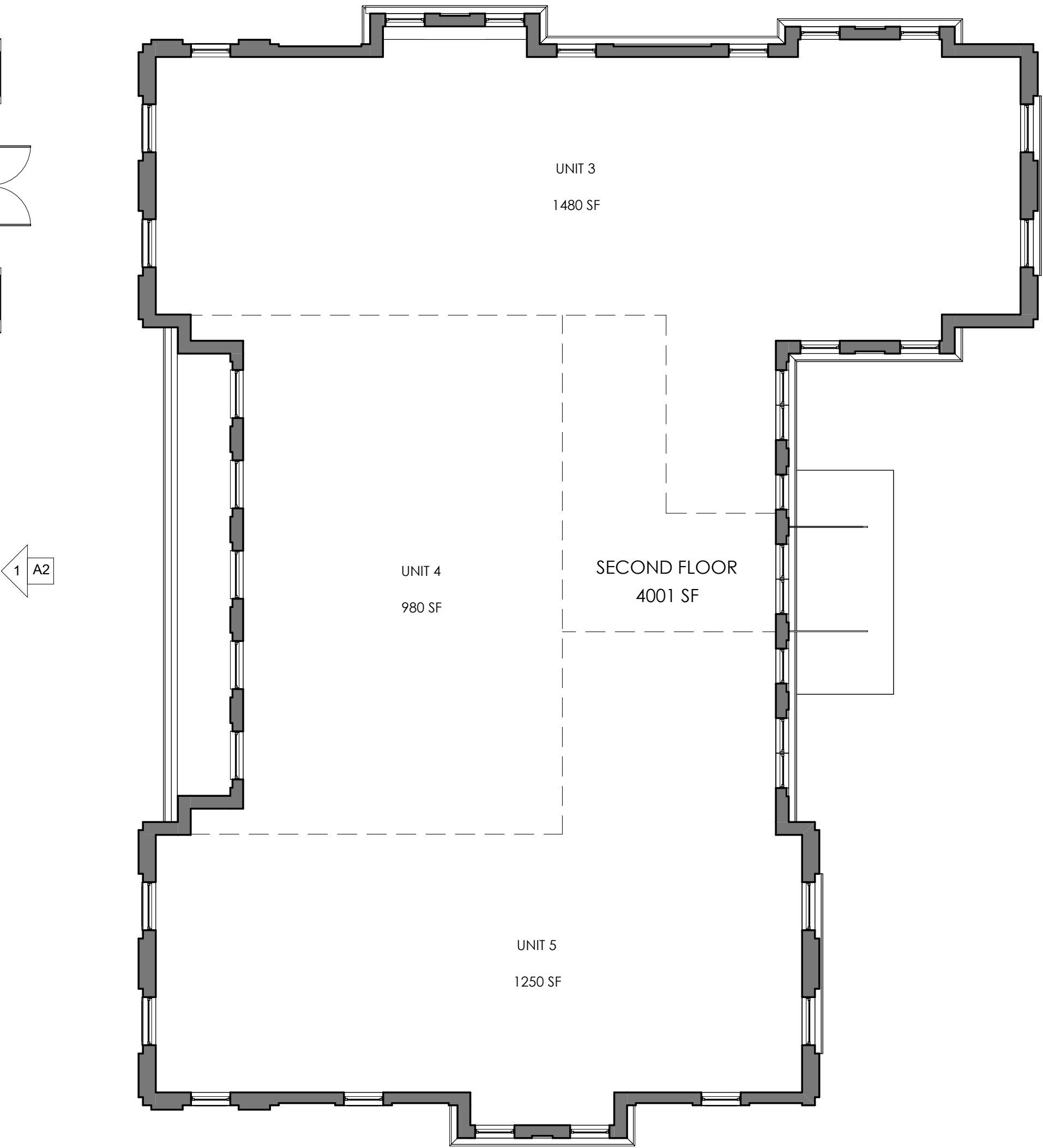
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FLOOR PLATES

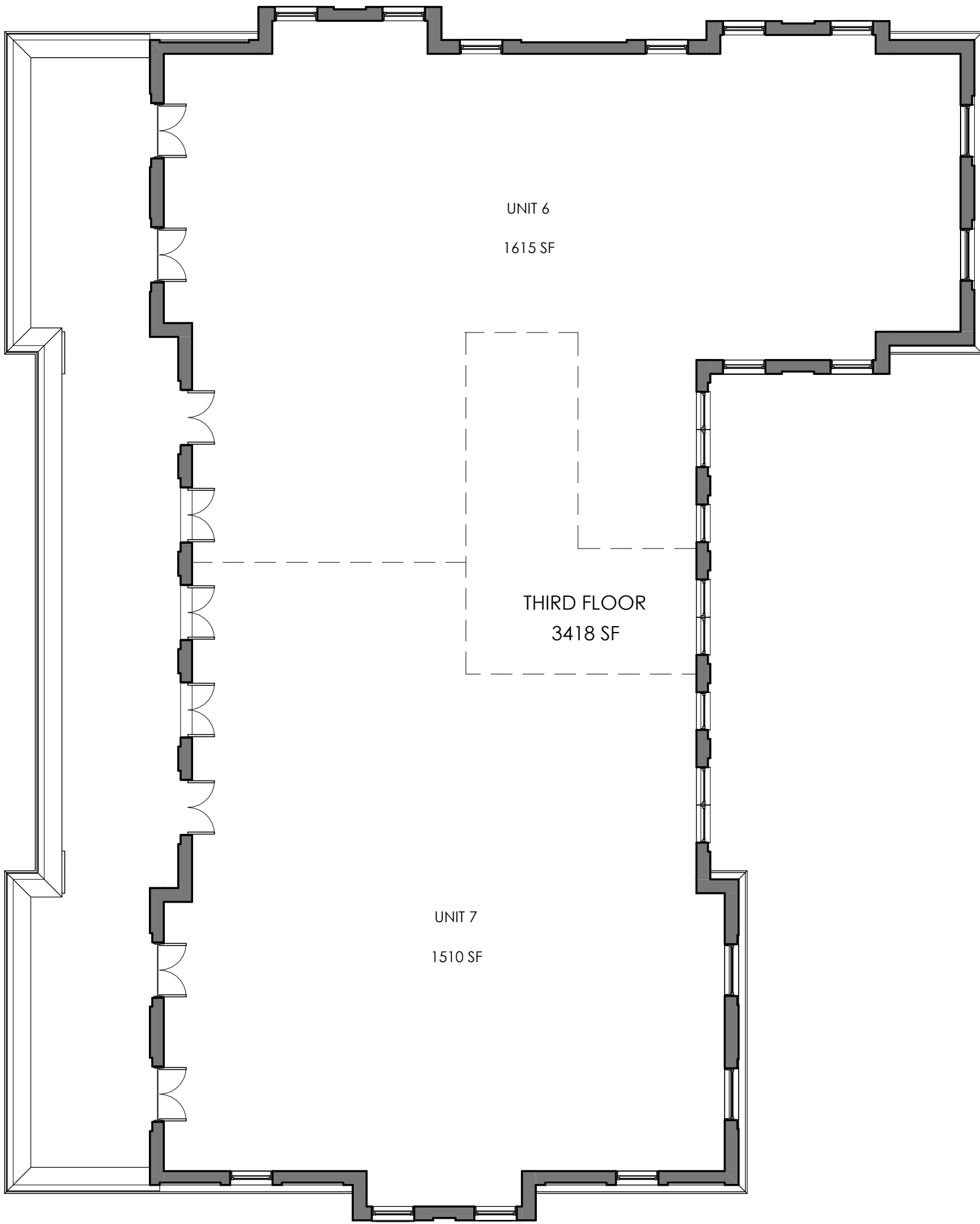
A1



1 FIRST FLOOR
1/8" = 1'-0"



2 SECOND FLOOR
1/8" = 1'-0"



3 THRID FLOOR
1/8" = 1'-0"

INTERIOR AREA & UNITS BY LEVEL

LEVEL	AREA	UNITS
FIRST FLOOR	3,968 SF	2
SECOND FLOOR	4,001 SF	3
THIRD FLOOR	3,418 SF	2
TOTAL	11,387 SF	



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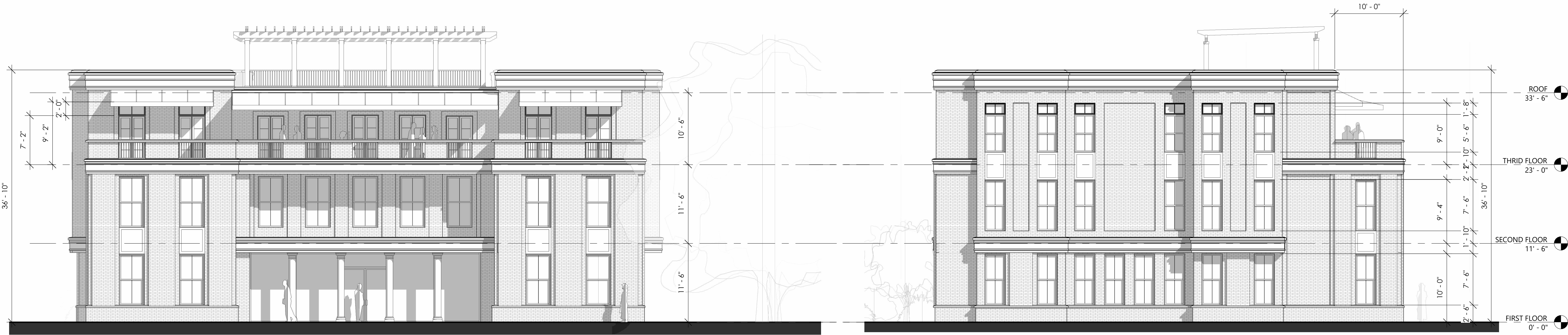
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No.	Description	Date

DATE:	2023.08.21
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CHECKED BY:	JCS
1ST REVISION	2023.12.07
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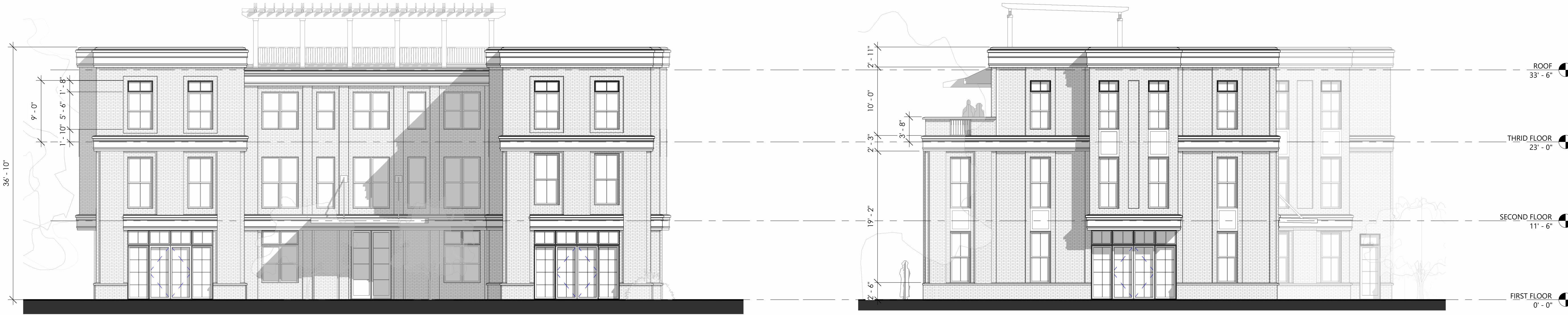
ELEVATIONS

A2



④ WEST ELEVATION
1/8" = 1'-0"

② NORTH ELEVATION
1/8" = 1'-0"



① EAST ELEVATION
1/8" = 1'-0"

③ SOUTH ELEVATION
1/8" = 1'-0"



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PERSPECTIVES

A3



1 AERIAL



4 FRONT PERSPECTIVE



2 EAST ENTRANCE



3 FRONT FACADE