

# MITCHELL

400 N. GREENSBORO ST.  
CARRBORO, NC 27510

PIN: 9778876328



SECTION #	REGULATION	EXISTING CT w/DNP OVERLAY	PROPOSED OPTIONS: B1-G, CRZ
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

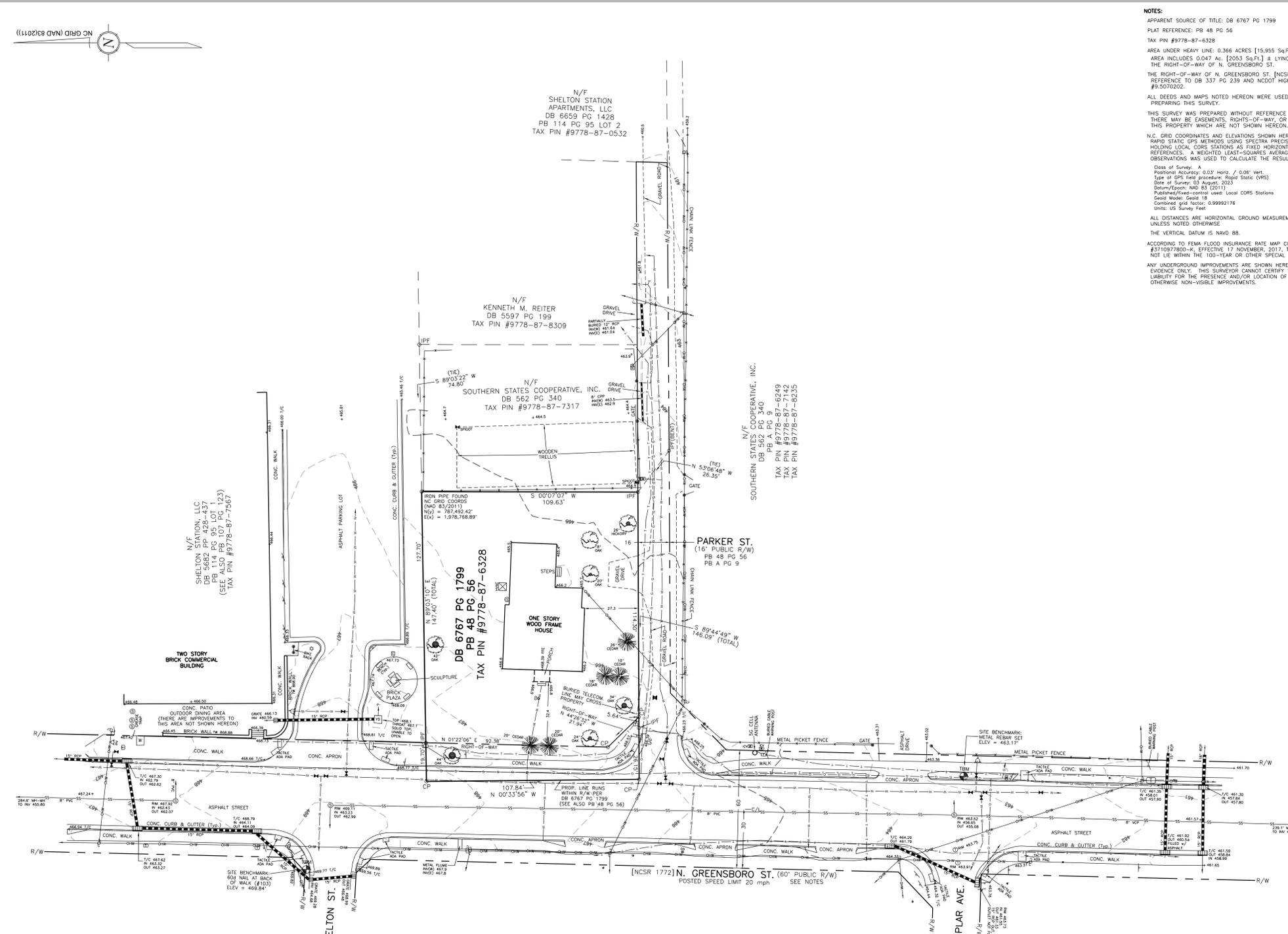
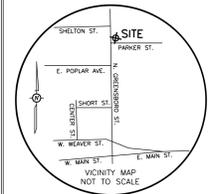
**CONDITIONAL  
REZONING  
APPLICATION**

DATE: 2ND REVISION 2024.03.21

\\JIMS-NEW-PC\jso-active\MITCHELL-400 N GREENSBORO\SCHEMATICS\2023-07-26\_400-SD.rvt 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
Spot Light	Sanitary Sewer Line
Electric Manhole	Overhead Wires
Electric Service/Vault	Buried Electric Line
Electrical Cabinet	Buried Gas Line
Heating/Air Unit	Buried Telecom Line
Telecom Pedestal	Buried Water Line
Telecom Manhole	Metal Fence Line
Telecom Vault	Wooden Fence Line
Traffic Signal Cabinet	Tree Line
Gas Meter	Iron Pipe Found
Water Valve	Iron Rebar Found
Water Meter	Magnetic Nail Found
Irrigation Control Valve	Chiseled "X" Found
Backflow Preventor	Concrete Monument Found
Water Valve Manhole	Magnetic Nail Set
Fire Hydrant	Chiseled "Y" Found
Post Indicator Valve	Computed Point (No Corner Monument Found or Set)
Fire Dept. Connection	Now or Formerly
Well	Finished Floor Elevation
Sanitary Manhole	Handicap
Sanitary Cleanout	Conc. Storm Pipe
Concrete Catch Basin	Corrugated Plastic Pipe
Cast Iron Catch Basin	Corrugated Metal Pipe
Drop Inlet w/ Grate	Vitrified Clay Pipe
Concrete Yard Drain	Chord
Storm Manhole	Typical
Storm Pipe End	Top of Curb
Sign	Edge of Pavement
Monitoring Well	Top of Wall
Mail Box	Bottom of Wall
Bollard	Top of Steps
	Bottom of Steps
	Invert Elevation
	Centerline
	Temp. Bench Mark
	Survey Control Pt.



**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  
 RANGED 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: Rigid Static (RS)  
 Date of Survey: 03 August, 2023  
 Datum/EPOCH: NAD 83 (2011)  
 Publication/Control: where Local CORRS Stations  
 Grid Model: Spheroid  
 Combined grid factor: 0.99992176  
 Units: 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.

**SURVEYOR'S CERTIFICATE**  
 MICHAEL A. MCKENNA, certify that this map  
 was drawn under my supervision from an actual  
 survey made under my supervision (description  
 recorded in book 8782, Page 1299, etc.);  
 that the boundaries not surveyed are correctly  
 indicated as drawn from information found in book  
 8782, page 1299; that the date of precision  
 as calculated is 1,902.53; that this map meets  
 the requirements of The Standards of Practice for  
 Surveying in North Carolina (21 NCAC 56.1600); that  
 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.  
 M. A. McKenna  
 SURVEYOR LICENSE NUMBER L-4519

**SSM**  
 SACKS SURVEYING & MAPPING, P.C.  
 3308-B Edgefield Road  
 Greensboro, NC 27409  
 (336) 951-0904  
 FAX: 951-0908  
 WWW.SSM.LAND  
 P800101-01-2020

**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)





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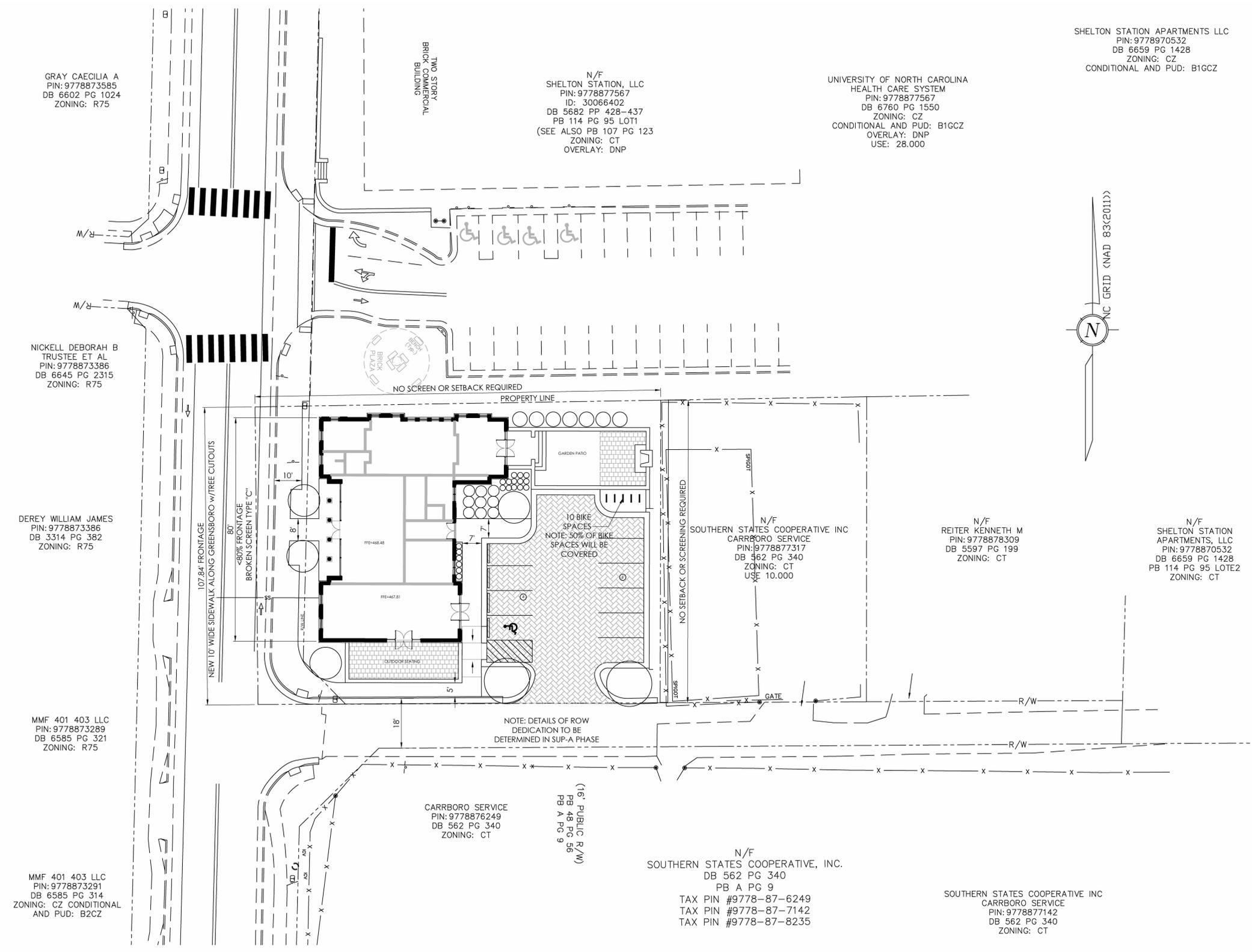
**CONDITIONAL  
 REZONING  
 APPLICATION**

No.	Description	Date

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

**SITE LAYOUT PLAN**

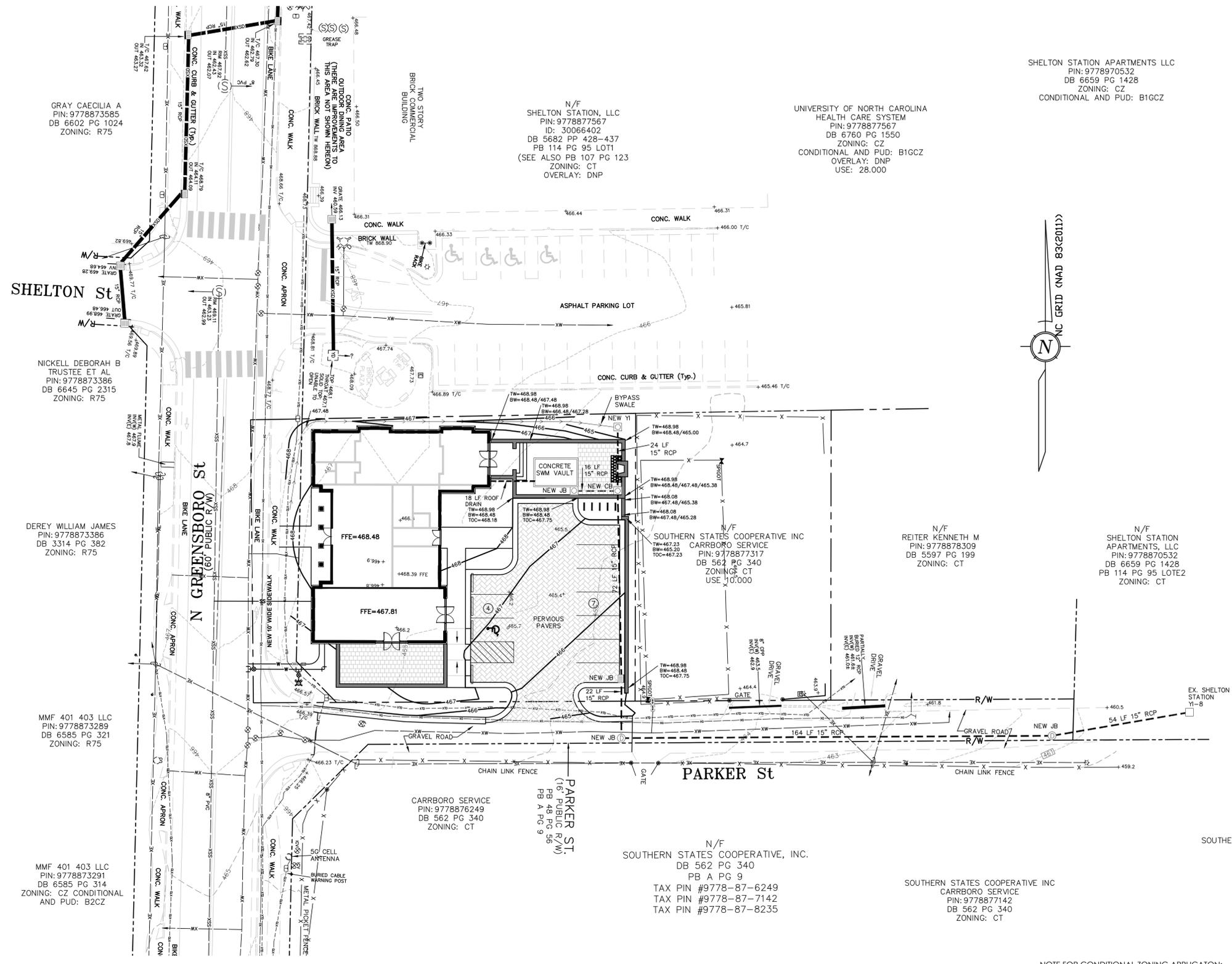
**C3.1**



① SITE PLAN  
 1" = 20'-0"

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**400 GREENSBORO STREET**  
 CARRBORO, NORTH CAROLINA  
**GRADING & DRAINAGE PLAN**



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

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

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

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

CARRBORO SERVICE  
 PIN: 9778876249  
 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

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

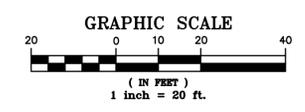
SOUTHERN STATES COOPERATIVE INC  
 CARRBORO SERVICE  
 PIN: 9778879235  
 DB 562 PG 340  
 ZONING: CT

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)



REV.	DATE	DESCRIPTION
1ST REVISION	2023.12.07	TOWN OF CARRBORO COMMENTS 1
2ND REVISION	2024.03.20	TOWN OF CARRBORO COMMENTS 2

DATE: AUGUST 31, 2023

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 SHEET NO.  
**C3.2**





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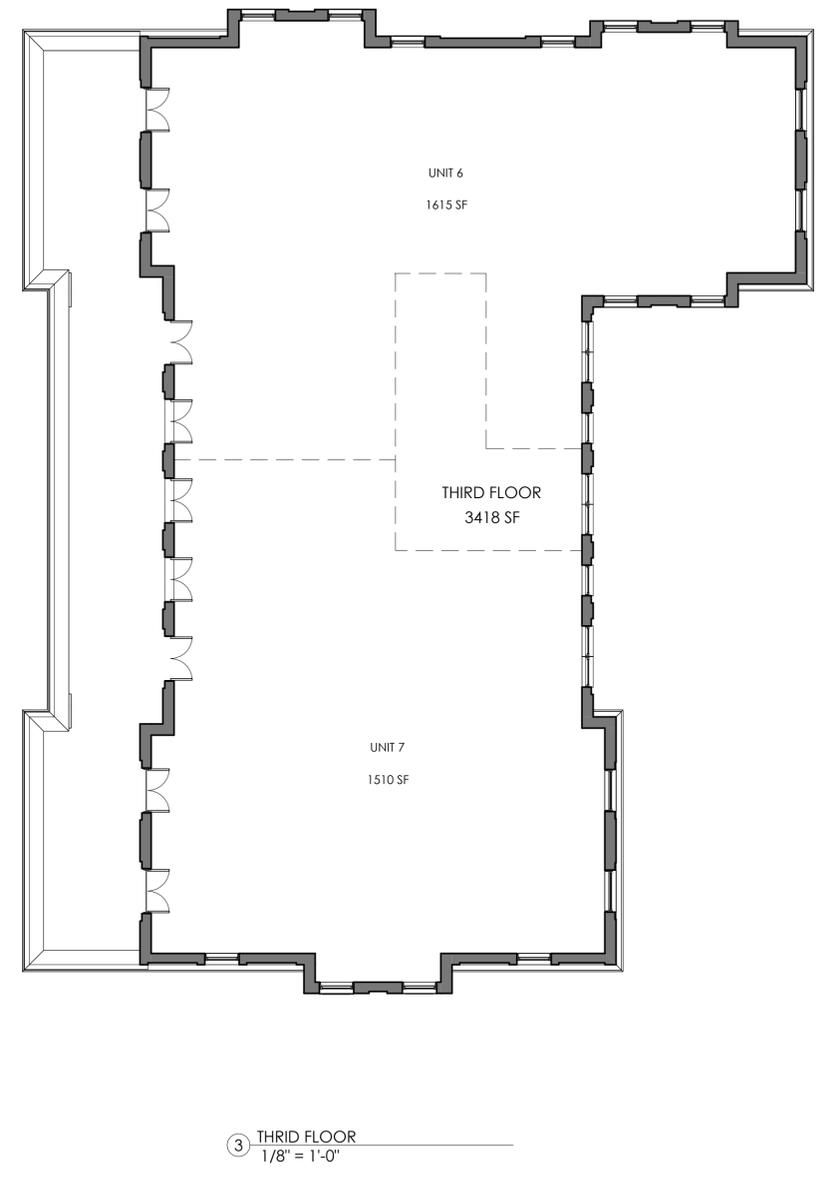
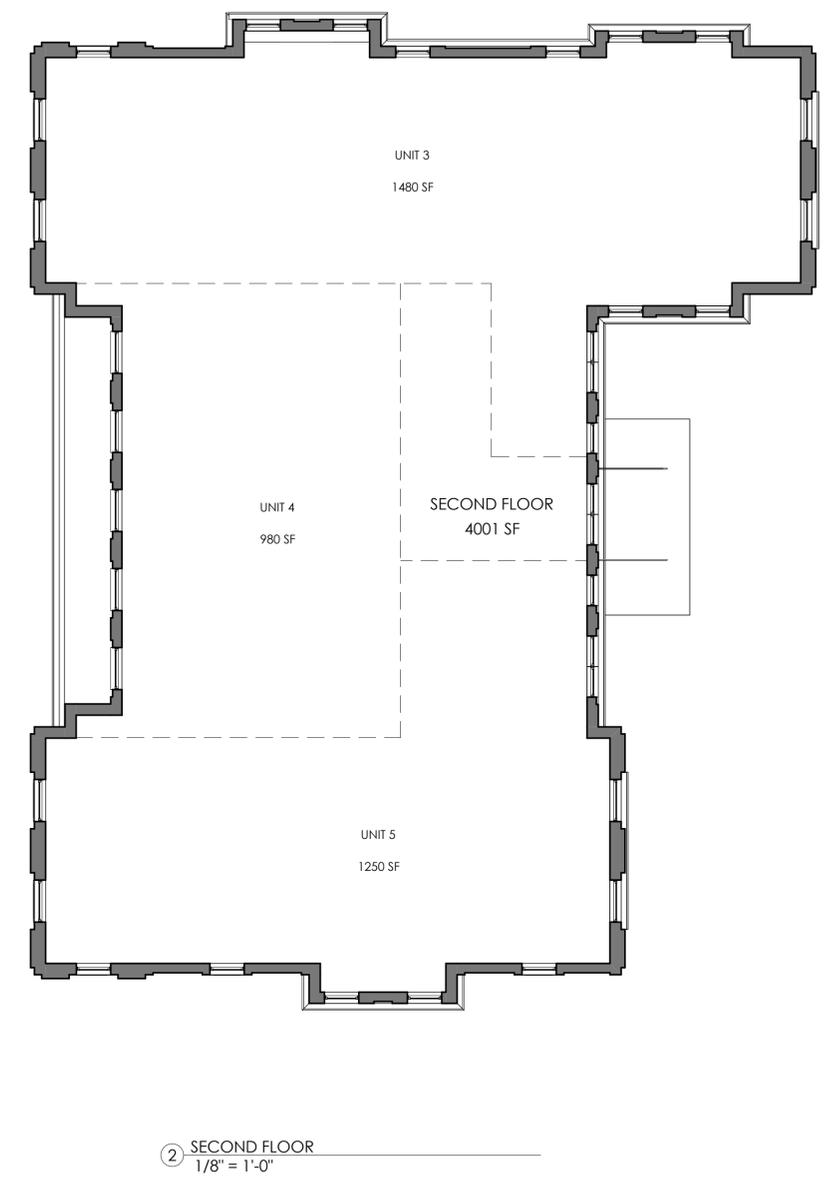
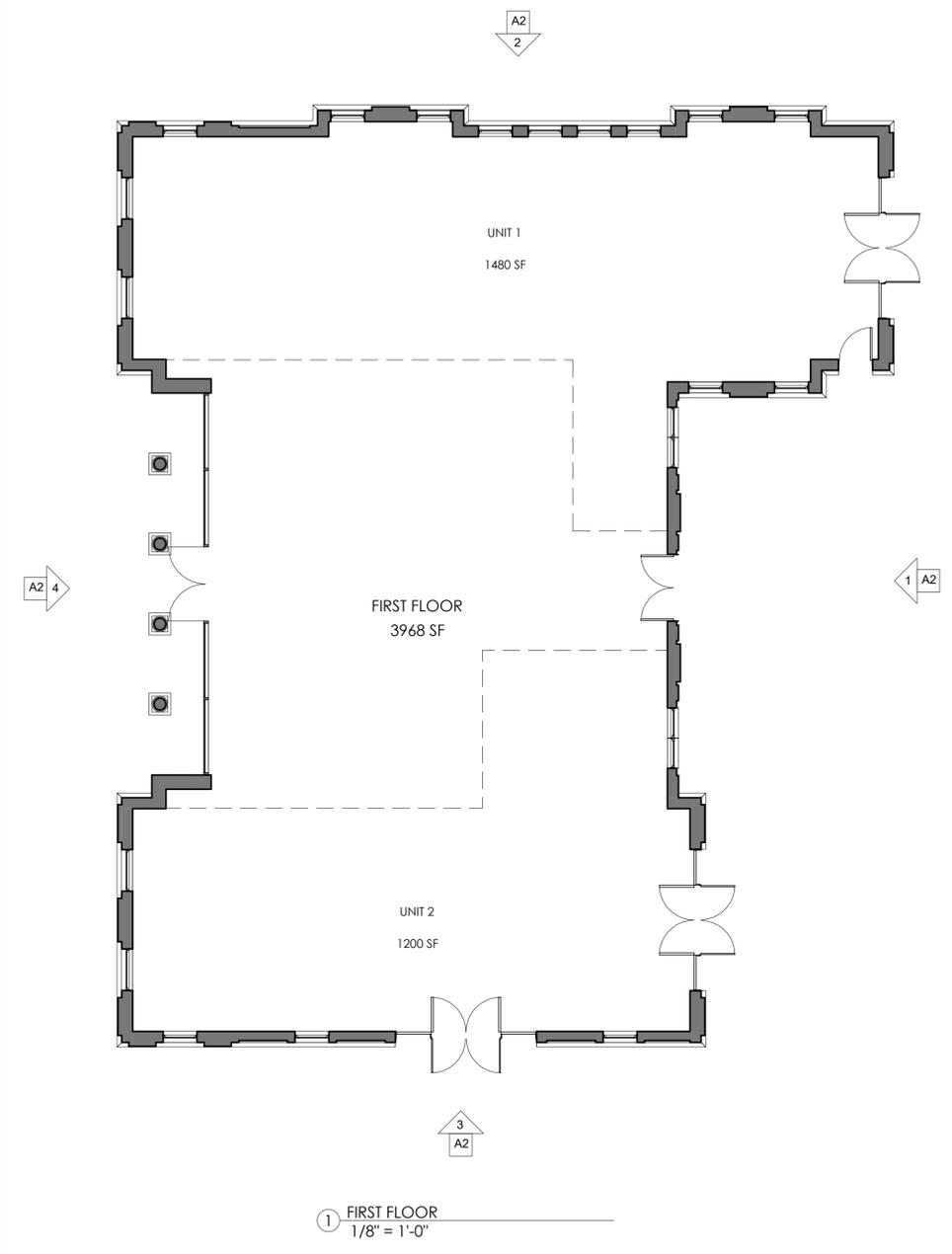
No.	Description	Date

DATE: 2023.08.21  
 DRAWN BY: JSA  
 CHECKED BY: Checker  
 1ST REVISION: 2023.12.07  
 2ND REVISION: 2024.03.20

**FLOOR PLATES**

A1

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**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
<b>TOTAL</b>	<b>11,387 SF</b>	



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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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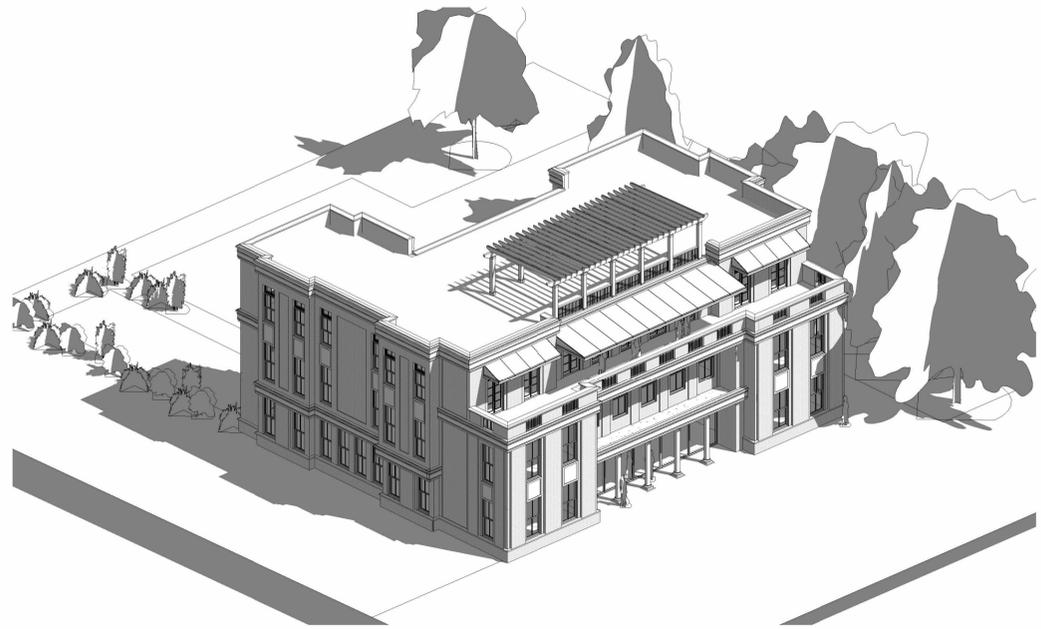
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PERSPECTIVES

A3



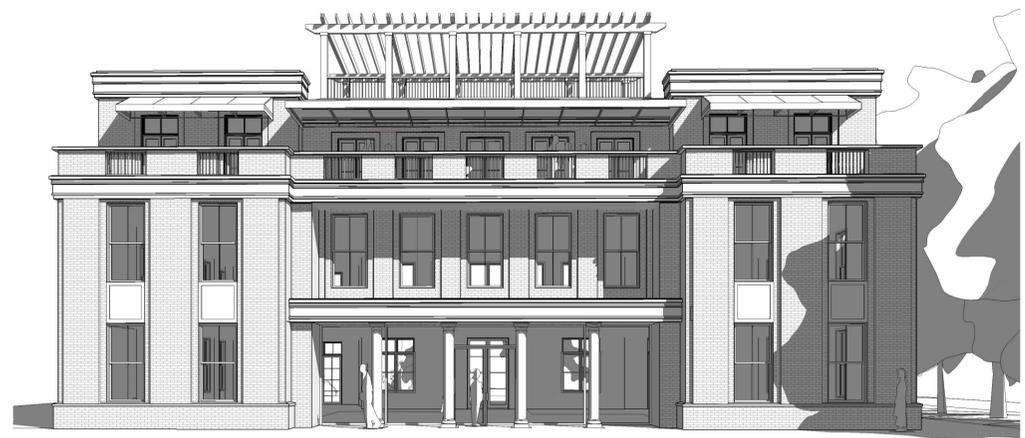
1 AERIAL



4 FRONT PERSPECTIVE



2 EAST ENTRANCE



3 FRONT FACADE

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