

NOTES

1. THIS SITE PLAN IS ILLUSTRATIVE AND ACCOMPANIES A REZONING REQUEST WHICH HAS BEEN SUBMITTED TO ALLOW THE ADDITION OF LIMITED RESIDENTIAL USES TO SOUTH GREEN LOT 2. THE APPLICANT UNDERSTANDS AND ACCEPTS THAT THIS SITE PLAN EXHIBIT DOES NOT IN ANY WAY RELIEVE THE APPLICANT OF SUBMITTING A DETAILED SITE PLAN WITH A SUP-A MODIFICATION APPLICATION THAT DEMONSTRATES FULL COMPLIANCE WITH THE CARRBORO LAND USE ORDINANCE.
2. SOUTH GREEN LOTS 1 AND 3 ARE FULLY DEVELOPED IN ACCORDANCE WITH THE ORIGINAL SOUTH GREEN APPROVALS AND NO CHANGES ARE PROPOSED ON LOTS 1 AND 3. ACCORDINGLY, THE SITE DATA PROVIDED BELOW FOCUSES ON LOT 2, ALTHOUGH SOME BASIC INFORMATION IS PROVIDED FOR LOTS 1 AND 3 TO PROVIDE CONTEXT.
3. A MINIMUM OF (3) LEVEL 2 EV CHARGING STATIONS SHALL BE PROVIDED ON LOT 2 AND A MINIMUM OF 20% OF THE TOTAL PARKING SPACES PROVIDED ON LOT 2 SHALL BE EV CAPABLE.

SITE DATA

APPLICANT/PROPERTY OWNER: WOODHILL NC, LLC  
PO BOX 4022  
CHAPEL HILL, NC 27515

LOT 2 DEVELOPER: LEGACY REAL PROPERTY GROUP  
ATTN: MARK MOSHIER  
100 TIMBERHILL PLACE, SUITE 129  
CHAPEL HILL, NC 27514  
PH. (919) 932-2600  
MARK@LEGACY-NC.COM

PROPERTY ADDRESS: 477 S. GREENSBORO ST, 120 TWO HILLS DR., 100-110 TWO HILLS DR.  
CARRBORO, NC 27510

PIN NUMBERS: 9778-83-7930, 9778-93-1738, 9778-83-7669

DEED REFERENCES: BK 6361 / PG 25

LOT SIZES:

|  |                |          |
|--|----------------|----------|
| LOT 1:                                     | 54,644 S.F. =  | 1.25 AC. |
| LOT 2:                                     | 130,295 S.F. = | 2.99 AC. |
| LOT 3:                                     | 42,371 S.F. =  | 0.97 AC. |
| PUBLIC R/W (TWO HILLS DR + PURPLE LEAF PL) | 22,408 S.F. =  | 0.51 AC. |
| TOTAL:                                     | 249,718 S.F. = | 5.73 AC. |

EXISTING ZONING: M-3-CZ

CURRENT LAND USE: 3,130, 8,100, 16,200

PROPOSED ZONING: M-3-CZ

LOT 2 PROPOSED BUILDING SUMMARY:

| LOT   | BUILDING | USE         | USE GROUP | # UNITS | # BEDS | S.F.   | LAND AREA (SF) |
|-------|----------|-------------|-----------|---------|--------|--------|----------------|
| 2     | 1        | COMMERCIAL  | TBD**     |         |        | 6,500  | 130,295        |
| 2     | 1        | RESIDENTIAL | 1.300     | 18      | 36     | 30,000 |                |
| 2     | 2        | RESIDENTIAL | 1.300     | 34      | 41     | 31,400 |                |
| 2     | 3        | RESIDENTIAL | 1.300     | AMENITY |        | 1,200  |                |
| 3     | 3        | RESIDENTIAL | 1.300     | 5       | 9      | 6,600  |                |
| TOTAL |          |             |           | 57      | 86     | 75,700 | 130,295        |

BUILDING SETBACKS IN M-3-CZ:

BOUNDARY SETBACK 0'

ROAD CENTERLINE SETBACK 30'

VEHICULAR PARKING SUMMARY:

LOT 1 (AS APPROVED IN ORIGINAL CUP) 53

LOT 2

REQUIRED: - RESIDENTIAL (USE 1.300): 1 SPA/BDRM + 1 SPA/4 DU = 86 + 14 = 100 SPA

- COMMERCIAL (USE 3.110 ASSUMED): 1 SPA/200 SF GROSS FA = 33 SPA

TOTAL SPA REQUIRED = 133 SPA

TOTAL SPA PROVIDED (33% REDUCTION REQUESTED DUE TO JOINT USE AND PROXIMITY TO TRANSIT): 89

LOT 3 (AS APPROVED IN ORIGINAL CUP) 42

SOUTH GREEN TOTAL 184

EV CHARGING STATIONS (LOT 2):

LEVEL 2 STATIONS REQUIRED: 3% OF TOTAL AUTO SPACES (2 MIN). 3% OF 89 = 2.67 = 3

LEVEL 2 EV STA PROVIDED: 3

EV CAPABLE PARKING SPACES (LOT 2):

EV CAPABLE SPACES REQUIRED: 20% OF TOTAL AUTO SPACES. 20% OF 89 = 18

EV CAPABLE SPACES PROVIDED: 18

BICYCLE PARKING SUMMARY:

LOT 1 (AS APPROVED IN ORIGINAL CUP) 20

LOT 2

REQUIRED: - RESIDENTIAL (USE 1.300): 1.5 SPA/DU = 86 SPA

- COMMERCIAL (USE 3.110 ASSUMED): 1 SPA/10 REQUIRED AUTO SPA (5 MIN) = 5 SPA

TOTAL BIKE SPA REQUIRED = 91 SPA

TOTAL SPA PROVIDED: 1 IN EACH DU (57) + 34 ON SITE 91

LOT 3 (AS APPROVED IN ORIGINAL CUP) 8

SOUTH GREEN TOTAL 119

RECREATION (LOT 2):

POINTS REQUIRED: (28) 1-BEDROOM UNITS @ 5.94 POINTS/UNIT = 166.32 PTS

(29) 1-BEDROOM UNITS @ 9.47 POINTS/UNIT = 274.63 PTS

TOTAL REC POINTS REQUIRED = 440.95 PTS

POINTS PROVIDED: 1,200 SF CLUBHOUSE @ 0.508 POINTS/SF = 609.6 PTS

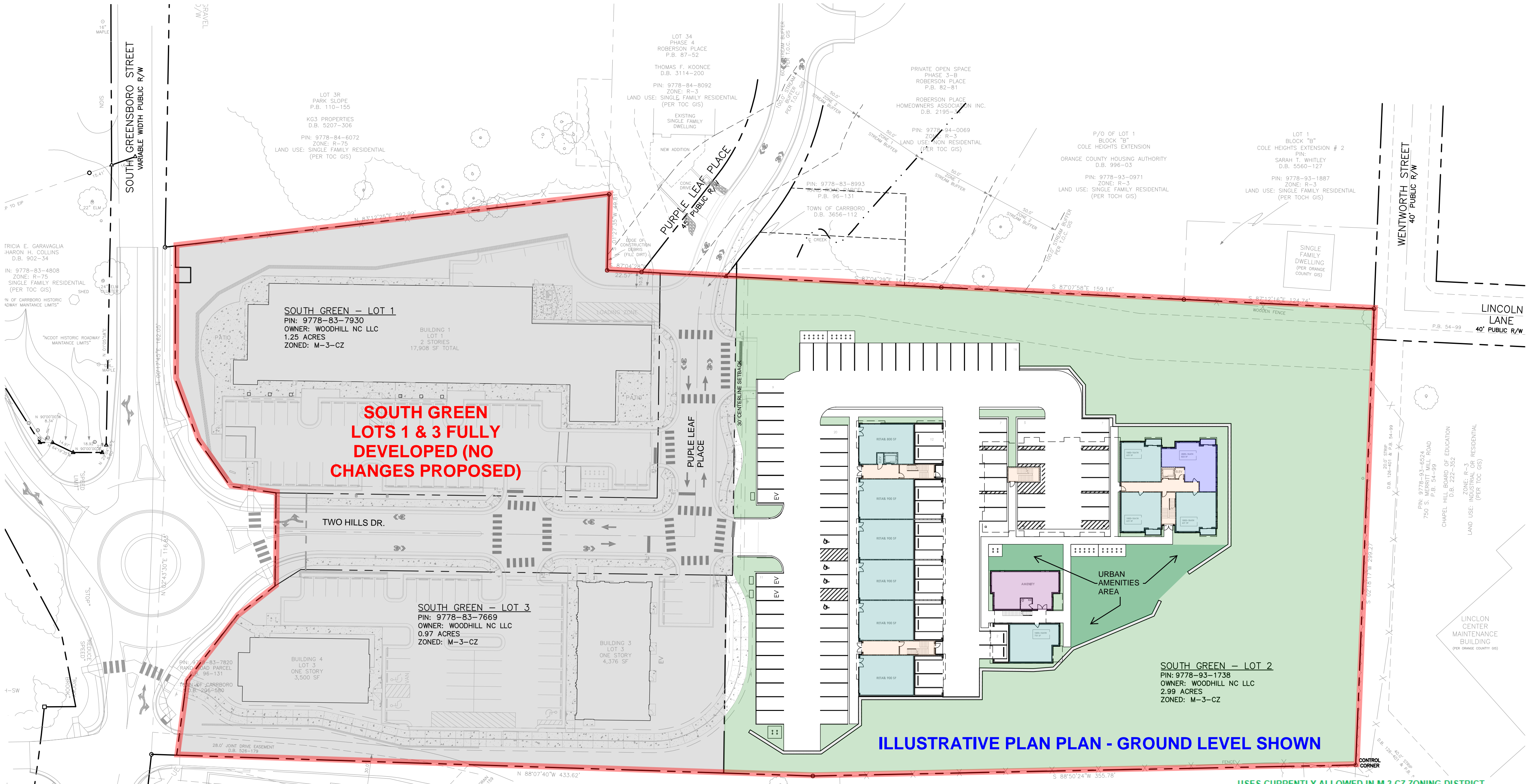
DOWNTOWN LIVABILITY AREA CALCULATIONS (LOT 2):

AREA OF PROPERTY TO BE DEVELOPED = 64,500 SF

% OF PROPERTY TO BE DEVELOPED 0.495 %

SIZE OF DEVELOPMENT SITE PER LUO 150-204(i) 64,500 SF

SIZE OF DLA AT 10% OF DEVELOPMENT SITE 6,450 SF



USES CURRENTLY ALLOWED IN M-3-CZ ZONING DISTRICT

- 2.110 Sales and Rental / No Outside Storage / High-Volume
- 2.120 Sales and Rental / No Outside Storage / Low-Volume
- 2.130 Wholesale Sales / No Outside Storage
- 2.210 Sales and Rental / With Outside Display / High-Volume
- 2.220 Sales and Rental / With Outside Display / Low-Volume
- 2.230 Wholesale Sales / With Outside Display
- 3.110 Office Serving Clients On Premises
- 3.120 Office Attracting Little or No Client Traffic
- 3.130 Medical Offices < 10,000 sq. ft.
- 3.150 Copy Centers / Printing Operations
- 3.220 Office Attracting Little or No Client Traffic (Operations Inside or Out)
- 3.250 ATM Freestanding
- 4.100 Manufacturing Within Fully Enclosed Building
- 5.120 Trade or Vocational School
- 5.130 Colleges
- 5.200 Churches, Synagogues, Temples, etc.
- 5.400 Social Clubs, Lodges, Union Halls, and Similar Uses
- 6.110 Indoor Recreation Facilities
- 6.121 Movie Theaters with < 301 capacity
- 6.140 Community Center (Public / Non-Profit)
- 8.100 Restaurants, Bars, Night Clubs Inside Service
- 8.200 Restaurants, Bars, Night Clubs Outside Service
- 8.500 Restaurants, Carry Out Service
- 8.600 Restaurants, Food Delivery
- 8.700 Mobile Prepared Food Vendors
- 12.100 Animal Services, Veterinarian
- 13.100 Police Stations
- 15.100 Post Office
- 16.200 Dry Cleaners/Laundromat without Drive-thru
- 19.200 Horticultural Sales with Outdoor Display
- 27.000 Combination Uses

USES PROPOSED IN M-3-CZ ZONING DISTRICT

- 1.310 Multi-Family Conversion
- 1.321 Multi-Family Townhomes, Max 20% Units > 3 bedrooms/du
- 1.322 Multi-Family Townhomes, no bedroom limit
- 1.331 Multi-Family Apartments, Max 20% Units > 3 bedrooms/du
- 1.332 Multi-Family Apartments, no bedroom limit
- 1.340 Single-Room Occupancy
- 1.350 Triplex

FLOOR PLANS LEVELS 2-3

FLOOR PLANS LEVEL 4



SOUTH GREEN LOFTS

27 MAR 2023

