

Minor Modification to the Carr Mill Conditional Use Permit

Weaver St. Market Yard Renovation and Cafe/Walk Enclosure

Project Summary

Owner: Carr Mill Investment Limited Partnership
P.O. Box 673
Carrboro, NC 27510

Owner Agent: Nathan Milian
200 N. Greensboro St.
Carrboro NC 27510
919.942.8851

Applicant: Weaver St. Market
101 E. Weaver St.
Carrboro, NC 27510
Contact: Ruffin Slater: 919.260.4825
ruffin.s@weaverstreetmarket.coop

Project Team: Swanson & Associates P.A.
100 E. Carr St.
Carrboro, NC 27510
919.929.9000

Jack Haggerty, Architect Inc.
205 W. Main St., Ste. 211
Carrboro, NC 27510
919.967.5191
jack@jackhaggertyarchitect.com
(Project Contact Person)

Site Information

Address: 101 E. Weaver St.
P.I.N.: 978868780
Zoning District: B1C
Existing Uses: 2,000, 3,000, 8,100, 8,200
Proposed Uses: Expansion of Existing 3,000 use
No New Proposed Uses, No
Expansion of 8,200 Use
8.32 ac. (per O.C. G.I.S.)
Lot Area: 362,419.2 s.f.

New Building Square Footage

Weaver St. Market -
Existing Square Footage - 12,492 s.f.
Proposed New Square Footage - 915 s.f.

Impervious Surface and Disturbed Area

- Existing Impervious Surface Area: 297,461 s.f.
- Existing Impervious Surface To Be Removed: 1,452 s.f.
- New Existing Impervious Surface: 6,405 s.f.
- **Total New Impervious Surface:** 4,370 s.f.

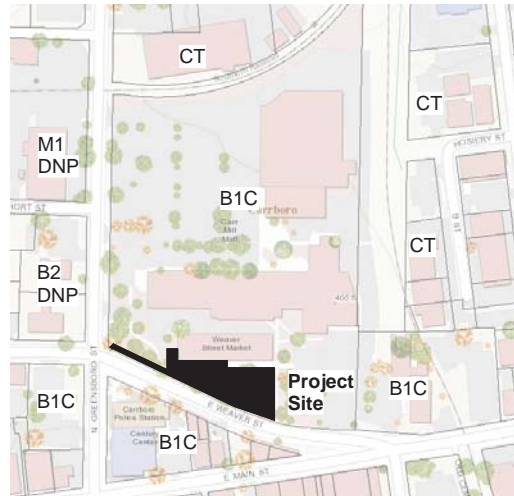
Shading and Canopy - see drawing ISA-1.0

G.I.S. aerial photos were used in the calculation of V.A.A. shading and canopy coverage. Areas shown below are estimates.

Total Tree Coverage on lot: 107,148 s.f., 29% of lot

Vehicle Accommodation
Area Shading, Req'd: 168,581 s.f. v.a.a. x .35 = 59,003 s.f.
Vehicle Accommodation Area Shading Shown: 48,000 s.f. (+/-)
Canopy Coverage, Req'd: 362,419 s.f. x .15 = 54,363 s.f.
Canopy Coverage, Shown: 44,000 s.f. (+/-)

Note: There is more tree coverage on the lot than the sum of V.A.A. area shaded and canopy. This is due to miscellaneous trees that are not in the V.A.A. nor are they "canopy" trees.



Location Map w/ Zoning

Screening

The western (N. Greensboro St.) and southern (E. Weaver St.) lot lines are along streets and require no screening.
The northern lot line is toward the railroad spur line to the Fitch lot and requires a Type A screen, which is existing.
A portion of the eastern lot line is toward a 8,100 / 8,200 use (The Station) and no screening is required. The remaining portion of the eastern lot line is along the railroad. A partial screen exists.

Parking Summary (from material provided by Mall Management and site review)

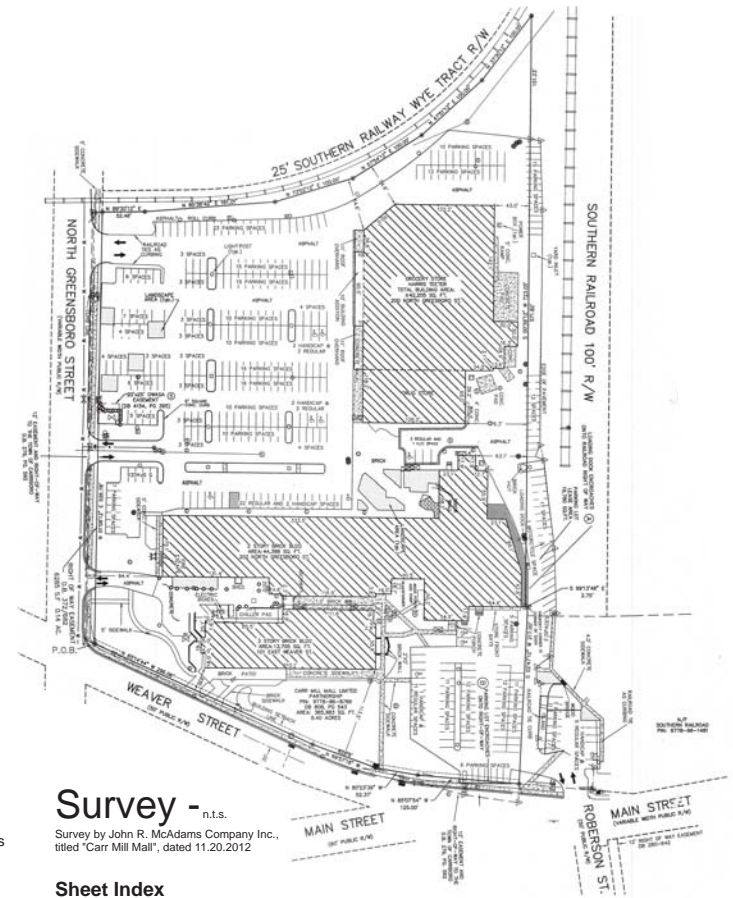
Existing Parking Space Summary		Space Breakdown		
Lot	# spaces	standard	compact	H/C
Around Carr Mill	333	263	60	10
RR Leasing	58	17	40	1
Old Farmers' Mkt.	249	110	143	0
Total Car Spaces	663	390	243	11
Bike Racks	18 spaces	(16 racks @ Carr Mill (90 bike capacity, est.) = 18 parking spaces)		
Motorcycles	15 spaces	(8 @ Carr Mill, 7 @ Old Farmers' Mkt.)		
Total		696 parking spaces		

Building Square Footage and Use Breakdown (from material provided by Mall Management)

Areas are from Carr Mill Ownership		
2,000 Use (retail) - 73,070 s.f./1 space per 300 s.f. =	244 parking spaces required	
3,000 Use (office/business) - 55,216 s.f./1 space per 400 s.f. =	138 required	
8,100 Use (restaurant) - 14,528 s.f./1 space per 100 s.f. =	145 required	
8,200 Use (restaurant, outdoor seating: Elmo's, Tandem Venable, Weaver St. Market) - Total 212 seats		
1 space/ 4 seats =	53 required	
Total Required Parking for Carr Mill-	580 parking spaces	

Parking Required for New Construction -

3 spaces
No new spaces are proposed



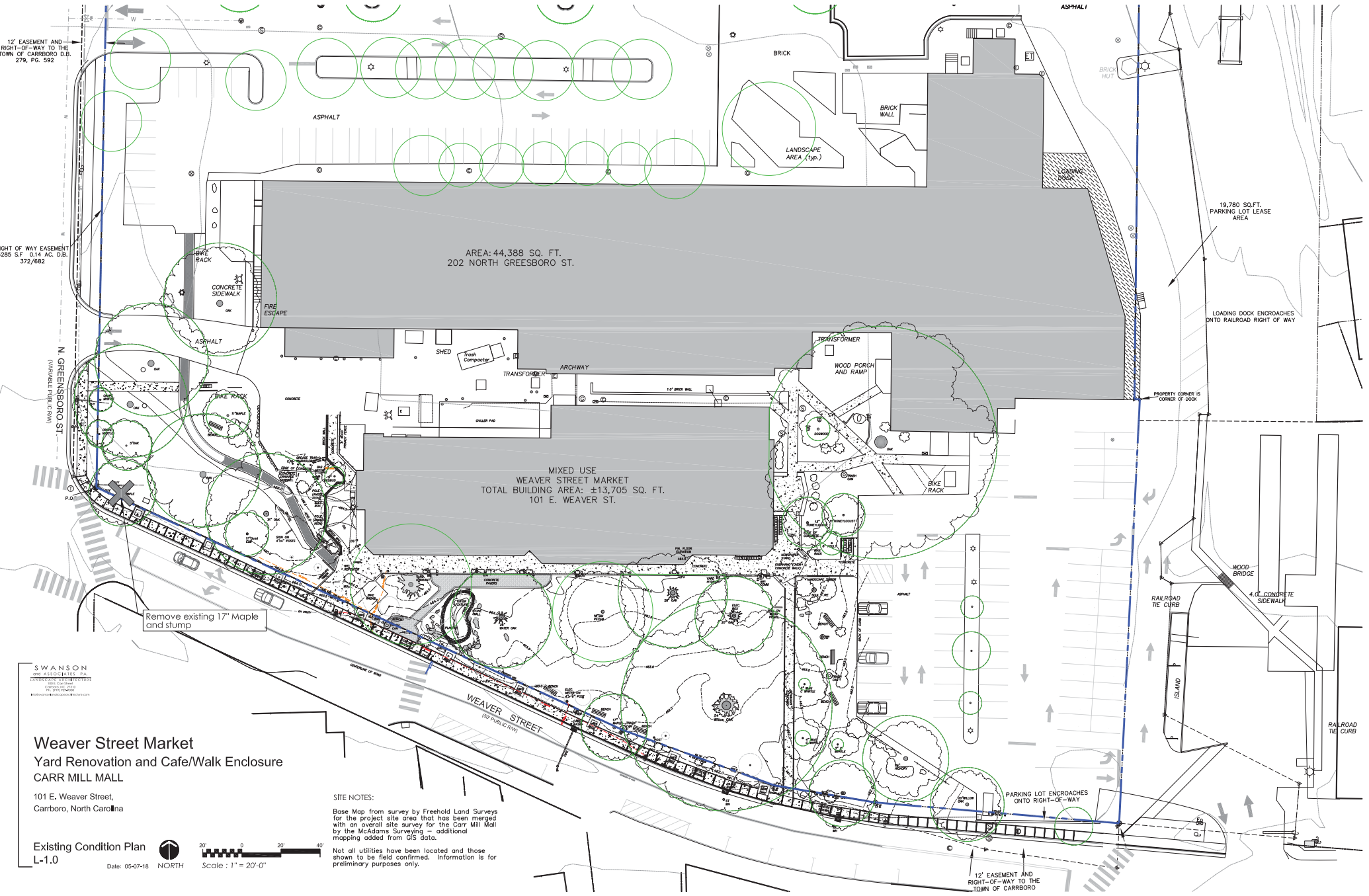
Survey - n.l.s.

Survey by John R. McAdams Company Inc.,
titled "Carr Mill Mall", dated 11.20.2012

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COVER



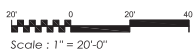
SWANSON
AND ASSOCIATES, P.A.
CARRBORO, NORTH CAROLINA
DATE: 05-07-18
SCALE: 1" = 20'-0"

Weaver Street Market Yard Renovation and Cafe/Walk Enclosure CARR MILL MALL

101 E. Weaver Street,
Carrboro, North Carolina

Existing Condition Plan
L-1.0

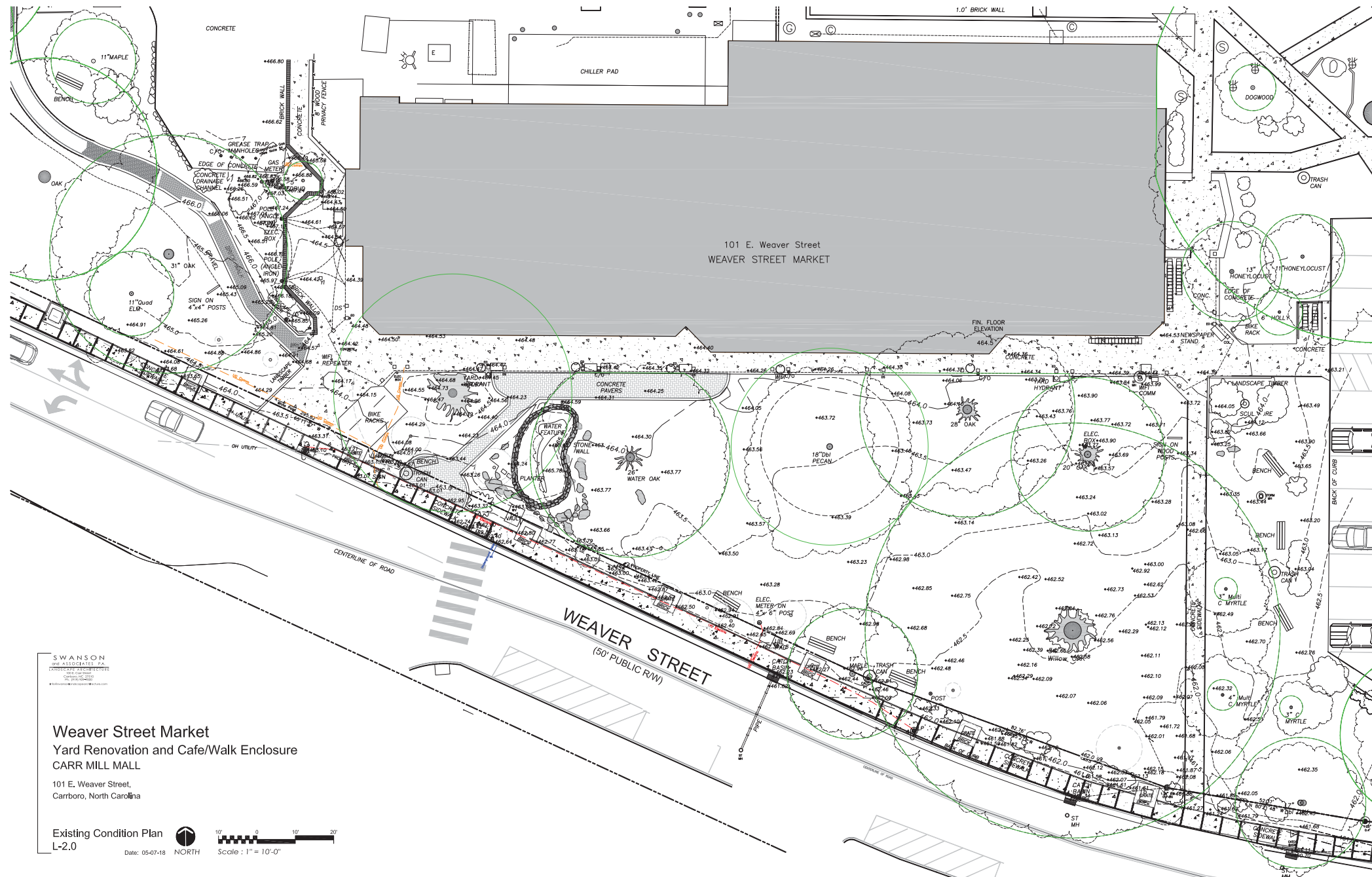
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SITE NOTES:

Base Map from survey by Freehold Land Surveys for the project site area that has been merged with an overall site survey for the Carr Mill Mall by the McAdams Surveying - additional mapping added from GIS data.

Not all utilities have been located and those shown to be field confirmed. Information is for preliminary purposes only.



SWANSON
AND ASSOCIATES, P.A.
Landscape Architecture
Charlotte, NC 28203
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Weaver Street Market
Yard Renovation and Cafe/Walk Enclosure
CARR MILL MALL
101 E. Weaver Street,
Carrboro, North Carolina

Existing Condition Plan
L-2.0

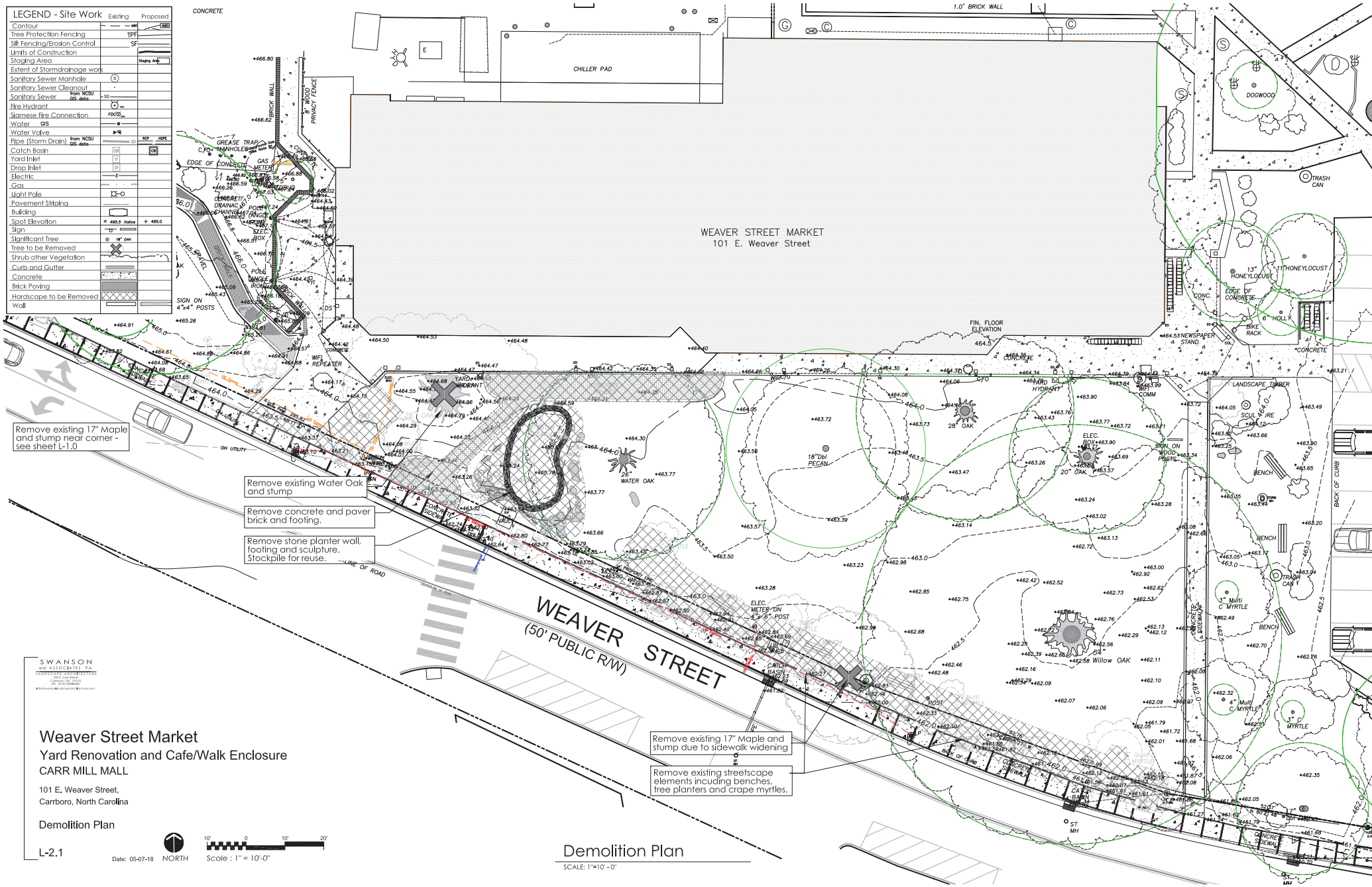
Date: 05-07-18



Scale: 1" = 10'-0"

LEGEND - Site Work

	Existing	Proposed
Contour	---	---
Tree Protection Fencing	TPF	---
Silt Fencing/Erosion Control	---	---
Utility of Construction	---	---
Staging Area	---	---
Extent of Stormdrainage work	---	---
Sanitary Sewer Manhole	---	---
Sanitary Sewer Cleanout	---	---
Sanitary Sewer	---	---
Fire Hydrant	---	---
Slamless Fire Connection	---	---
Water	---	---
Water Valve	---	---
Pipe (Storm Drain)	---	---
Catch Basin	---	---
Tand Inlet	---	---
Drop Inlet	---	---
Electric	---	---
Gas	---	---
Light Pole	---	---
Pavement Striking	---	---
Building	---	---
Spot Elevation	---	---
Sign	---	---
Significant Tree	---	---
Tree to be Removed	---	---
Shrub other Vegetation	---	---
Curb and Gutter	---	---
Concrete	---	---
Brick Paving	---	---
Hardscape to be Removed	---	---
Wall	---	---



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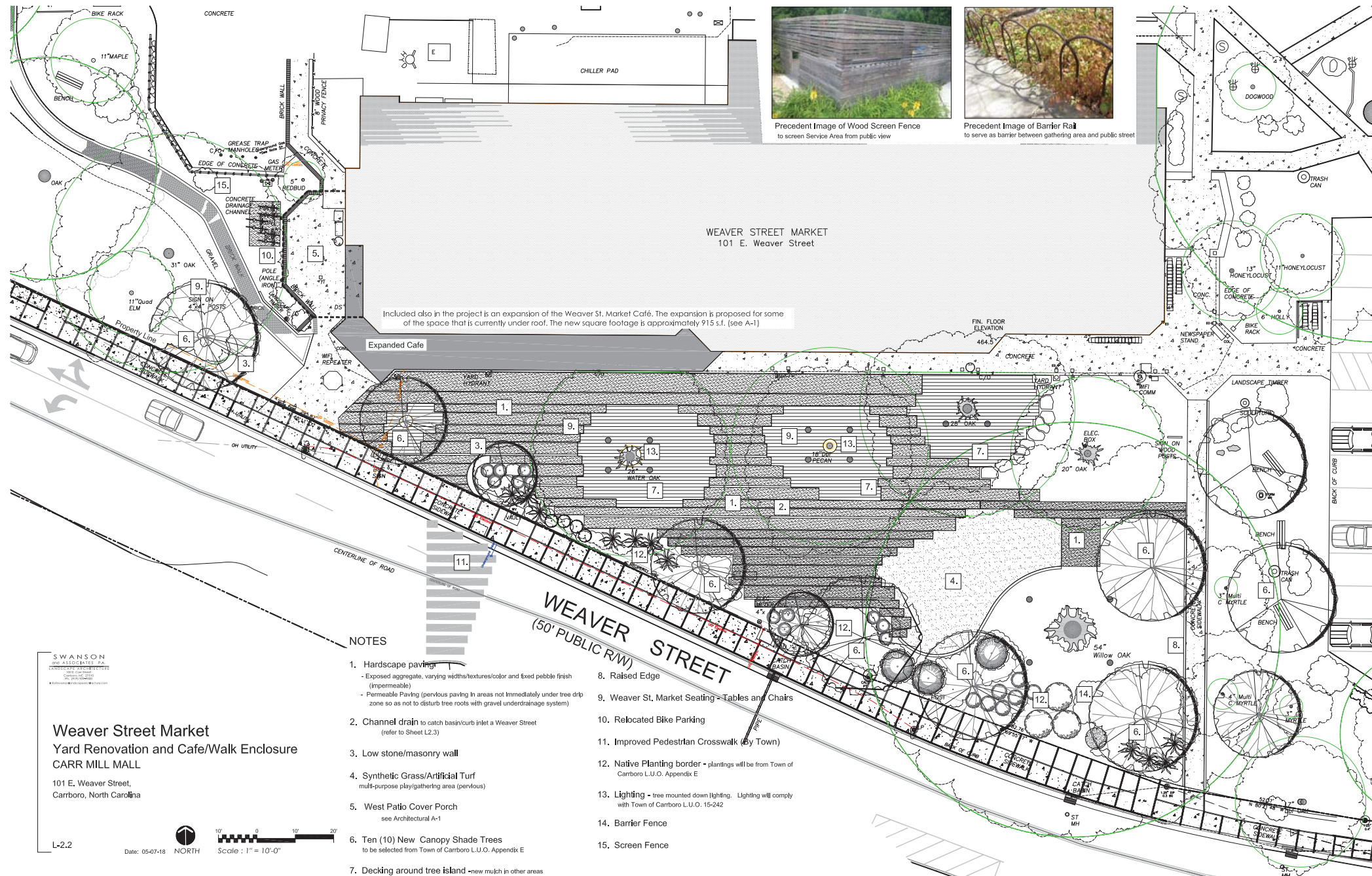
Demolition Plan

L-2.1



Demolition Plan

SCALE: 1"=10'-0"



Precedent Image of Wood Screen Fence
to screen Service Area from public view



Precedent Image of Barrier Rail
to serve as barrier between gathering area and public street

