



Concept Plans are intended to be an opportunity for the Town Council and some Boards and Commissions, and the community to review and consider major development proposals and their potential benefits and impacts. Applicants propose a Concept Plan with the expectation of receiving feedback on their development idea.

The following are questions that the Council may ask of an applicant during the discussion of a Concept Plan. The attached application addresses the topics below. Please contact our staff if you have any questions or if we can provide additional information (planning@townofchapelhill.org)

1. Would this project demonstrate compliance with the Comprehensive Plan?
 - a. Compliance with:
 - Small Area Plan
 - Overlay Zone / NCD
 - Study Area:
 - Land Use Plan
2. Would the proposed project comply with the Land Use map?
3. Would the proposed project require a rezoning?
4. What is the proposed zoning district?
5. Would the proposed project require modifications to the existing regulations?
6. If there is a residential component to the project, does the applicant propose to address affordable housing?
 - Has the applicant presented its Concept Plan to the Housing Advisory Board (this is a voluntary step in the process)?
 - Has the applicant met with appropriate Town staff to discuss affordable housing policy, expectations and options?
 - Is the project for ownership or rental?
7. Are there existing conditions that impact the site design (i.e. environmental features such as RCD, slopes, erosion and sedimentation, retention of trees and tree stands, stormwater drainage patterns, significant views into and out of the site)
8. Has the applicant addressed traffic impacts? Traffic and circulation issues?
9. How is the application compatible with the surrounding neighborhood and/or district?
10. Has the applicant discussed the project with adjacent neighbors?



CONCEPT PLAN APPLICATION

Parcel Identifier Number (PIN): 9776680129 Date: 3/16/2022

Section A: Project Information

Project Name: Starpoint Refuel Market

Property Address: 1950 US Hwy 15 501 N, Chapel Hill, NC Zip Code: 27516

Use Groups (A, B, and/or C): C Existing Zoning District: NC and R-LD1

Project Description: Redevelopment of gas station and convenience store

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: McAdams

Address: One Glenwood Ave, Suite 201

City: Raleigh State: NC Zip Code: 27603

Phone: 919-361-5000 Email: hardesty@mcadamsco.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *Jessie Hardesty* Date: 4/26/2022

Owner/Contract Purchaser Information:

Owner Contract Purchaser

Name: Refuel Operating Company, LLC

Address: 547 Long Point Rd, Suite 103

City: Mt. Pleasant State: SC Zip Code: 29464

Phone: 865-337-9372 Email: rrobinson@refuelmarket.com

The undersigned applicant hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate.

Signature: *[Signature]* Date: 4/25/2022



Concept Plan Project Fact Sheet

Site Description	
Project Name	Starpoint Refuel Market
Address	1950 US Hwy 15 501 N, Chapel Hill, NC
Property Description	Corner of US 15-501 and Smith Level Rd
Existing Land Use	Gas station, convenience store, truck rental business, upholstery business
Proposed Land Use	Gas station and convenience store
Orange County Parcel Identifier Numbers	9776680129
Existing Zoning	NC and R-LD1
Proposed Zoning	NC
Application Process	CZP
Comprehensive Plan Elements	See Consistency Statements
Overlay Districts	No overlay districts

Topic	Requirement	Proposal	Status
Use/Density (Sec. 3.7)	Commercial	Gas Station and Convenience Store	
Dimensional Standards (Sec. 3.8)	Street setback: 24' Northeast setback: 11' Northwest/west/south: 8'	Setback reduction required on Smith Level Rd All other setbacks to be met	
Floor area (Sec. 3.8)	0.264	0.264	
Modifications to Regulations (Sec. 4.5.6)		Modifications required for street setbacks and streetscape buffers; possible modification to tree canopy requirements	
Adequate Public Schools (Sec. 5.16)	N/A	N/A	
Inclusionary Zoning (Sec. 3.10)	N/A	N/A	
Landscape			
Buffer – North (Sec. 5.6.2)	Northeast (vacant land) - 10' Type B	Northeast (vacant land) - 10' Type B	
Buffer – East (Sec. 5.6.2)	East (single family) - 20' Type C 15-501 - 30' Type D	East (single family) - 20' Type C (varied buffer width) 15-501 - reduced buffer	
Buffer – South (Sec. 5.6.2)			
Buffer - West (Sec. 5.6.2)	Smith Level Rd - 30' Type D	Smith Level Rd - reduced buffer	



Tree Canopy (Sec. 5.7)	30%	Modification may be required given constraints of the site and lack of existing tree canopy	
Landscape Standards (Sec. 5.9.6)	LUMO	Meet code requirements	
Environment			
Resource Conservation District (Sec. 3.6)	LUMO	No known RCD on site	
Erosion Control (Sec. 5.3.1)	LUMO	Meet code requirements	
Steep Slopes (Sec. 5.3.2)	LUMO	See existing conditions sheet	
Stormwater Management (Sec. 5.4)	LUMO / Falls within Jordan Lake Watershed Protection District	Meet code requirements	
Land Disturbance	LUMO	+/- 1.30 acres	
Impervious Surface (Sec. 3.8)	Existing: 0.89 ac	Proposed: 0.68 ac	
Solid Waste & Recycling	Solid Waste Management Plan	To be developed during CZP	
Jordan Riparian Buffer (Sec. 5.18)	LUMO	No Jordan Buffer on Site	
Access and Circulation			
Road Improvements (Sec. 5.8)	TBD	TBD	
Vehicular Access (Sec. 5.8)	LUMO/Design Manual	Access from 15-501 and Smith Level Rd	
Bicycle Improvements (Sec. 5.8)	TBD	TBD	
Pedestrian Improvements (Sec. 5.8)	TBD	TBD	
Traffic Impact Analysis (Sec. 5.9)	TBD	TBD, conducted with CZP	
Vehicular Parking (Sec. 5.9)	Minimum 9 spaces	10 spaces	
Transit (Sec. 5.8)	N/A	N/A	
Bicycle Parking (Sec. 5.9)	Minimum 4 spaces	8 spaces	
Parking Lot Standards (Sec. 5.9)	LUMO/Design Manual	Meet code requirements	
Technical			



Fire	LUMO/Design Manual	Meet code requirements	
Site Improvements	LUMO	Overall upgrade to existing use on the parcel	
Schools Adequate Public Facilities (Sec. 5.16)	N/A	N/A	
Recreation Area (Sec. 5.5)	N/A	N/A	
Lighting Plan (Sec. 5.11)	LUMO	To be developed with CZP	
Homeowners Association (Sec. 4.6)	N/A	N/A	

Symbol	Meaning	Symbol	Meaning
	Meets Standard	M	Modification necessary
NA	Not Applicable	UNK	Not known at this time



Checklist

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning and Sustainability at (919)968-2728 or at planning@townofchapelhill.org.

x	Application fee (refer to fee schedule)	Amount Paid \$ <input style="width: 100px;" type="text" value="380.00"/>
x	Pre-application meeting – with appropriate staff	
x	Digital Files - provide digital files of all plans and documents	
x	Concept Project Fact Sheet	
x	Statement of Compliance with Design Guidelines (1 copies)	
x	Statement of Compliance with Comprehensive Plan (1 copies)	
n/a	Affordable Housing Proposal, if applicable (Rezoning Policy or Inclusionary Ordinance)	
x	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
x	Mailing fee for above mailing list	Amount Paid \$ <input style="width: 100px;" type="text" value="69.00"/>
x	Developer’s Program – brief written statement explaining how the existing conditions impact the site design. Including but not limited to:	
	<ul style="list-style-type: none"> • Natural features of site • Access, circulation, and mitigation of traffic impacts • Arrangement and orientation of buildings • Natural vegetation and landscaping • Impact on neighboring properties • Erosion, sedimentation, and stormwater 	
n/a	Resource Conservation District, Floodplain, & Jordan Buffers Determination - necessary for all submittals	
n/a	Reduced Site Plan Set (reduced to 8.5"x11")	

Plan Sets (1 copies to be submitted no larger than 24"x36")

Plans should be legible and clearly drawn. All plan sets sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- Property Boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks and buffers
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable



Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries

Proposed Site Plan

- a) Existing building locations
- b) General location of proposed structures
- c) Parking areas
- d) Open spaces and landscaped areas
- e) Access points and circulation patterns for all modes of transportation
- f) Approximate locations of trails, pedestrian and bicycle connections, transit amenities, and parking areas
- g) Approximate location of major site elements including buildings, open areas, natural features including stream buffers, wetlands, tree stands, and steep slopes
- h) Proposed land uses and approximate location