

July 1, 2022

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Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: Starpoint Refuel Market Developer's Program

DEVELOPER'S PROGRAM

The Refuel team is excited to present a CZP Plan to the Town of Chapel Hill for redevelopment of the corner of US 15-501 and Smith Level Road. Refuel has worked diligently to build a brand to change the typical view of a fuel station and convenient store and strives to be a place with an enjoyable visit. With the Refuel brand, one can expect not only quality fuel, but a safe and secure fueling and shopping experience. Refuel fueling stations and stores are always designed to have a bright, clean, and attractive setting inside and out.

The site is approximately 1.18 acres located in the very southwest corner of Chapel Hill. The site is currently occupied by a gas station, upholstery shop, and truck rental business. Additionally, there is a small cemetery located in the northeast corner of the site. Refuel's proposal is to redevelop the site as a new and improved gas station and convenience store, while also protecting the existing cemetery. Chapel Hill's future land use map designates the parcel as commercial, which the site will follow. In order to development as a new gas station, a Special Use Permit or Conditional Zoning Permit is required.

The site will have access from both US 15-501 and Smith Level Road, as it does in the existing condition, allowing for easy circulation. Existing impervious surface takes up roughly 90% of the site as it sits today, and by redeveloping, impervious surface will be significantly reduced to roughly 60%. Existing drainage patterns will be maintained, and runoff will be directed to existing storm sewer that flows east on Smith Level Rd. If it's determined that a stormwater control measure is needed, we anticipate meeting requirements with an underground structure. Stormwater control measures will meet local requirements for sediment removal, nutrient removal, and runoff detention.

The proposed redevelopment will require approval of an erosion and sediment control plan through Orange County. The plan will minimize impacts to off-site areas and keep erosive sediment-laden runoff on site for treatment prior to discharging into the storm sewer network. The erosion control plan will be broken into a multi-phased approach with initial erosion control measures, mid stage control measures, and final stage stabilization. Throughout the length of the project, numerous erosion control measures will be used, such as sediment basins, inlet protection, silt fence, construction entrances, and short-term vegetated stabilization. Final stage stabilization will include establishing permanent, final cleaning of the proposed systems, as-built documentation, and close out of project.

The outward appearance of the site will be significantly improved. A new convenience store and set of fueling bays will be built and unkept gravel lots will be replaced with landscaping and fresh pavement, with new landscaping at the perimeters and entry to create an inviting space. The cemetery will remain undisturbed and if feasible, existing vegetation will be preserved in the north corner. Additionally, a planted buffer will be provided adjacent to the single-family residence and vacant property to the north. The existing topography presents a challenge on this site. Special care has been given to improve the accessibility of the site for both pedestrian vehicles and commercial vehicles in this concept. Modifications to streetscape buffers and setbacks are required to redevelop the site and to allow for visibility of the gas station from both frontage roads. Overall, the site will transform into a well-designed and inviting new development.

Refuel is committed to creating an enhanced site that is compatible with the surrounding community. Redevelopment will create a more attractive and safer site that residents and visitors will be more inclined to visit.

Sincerely,
MCADAMS