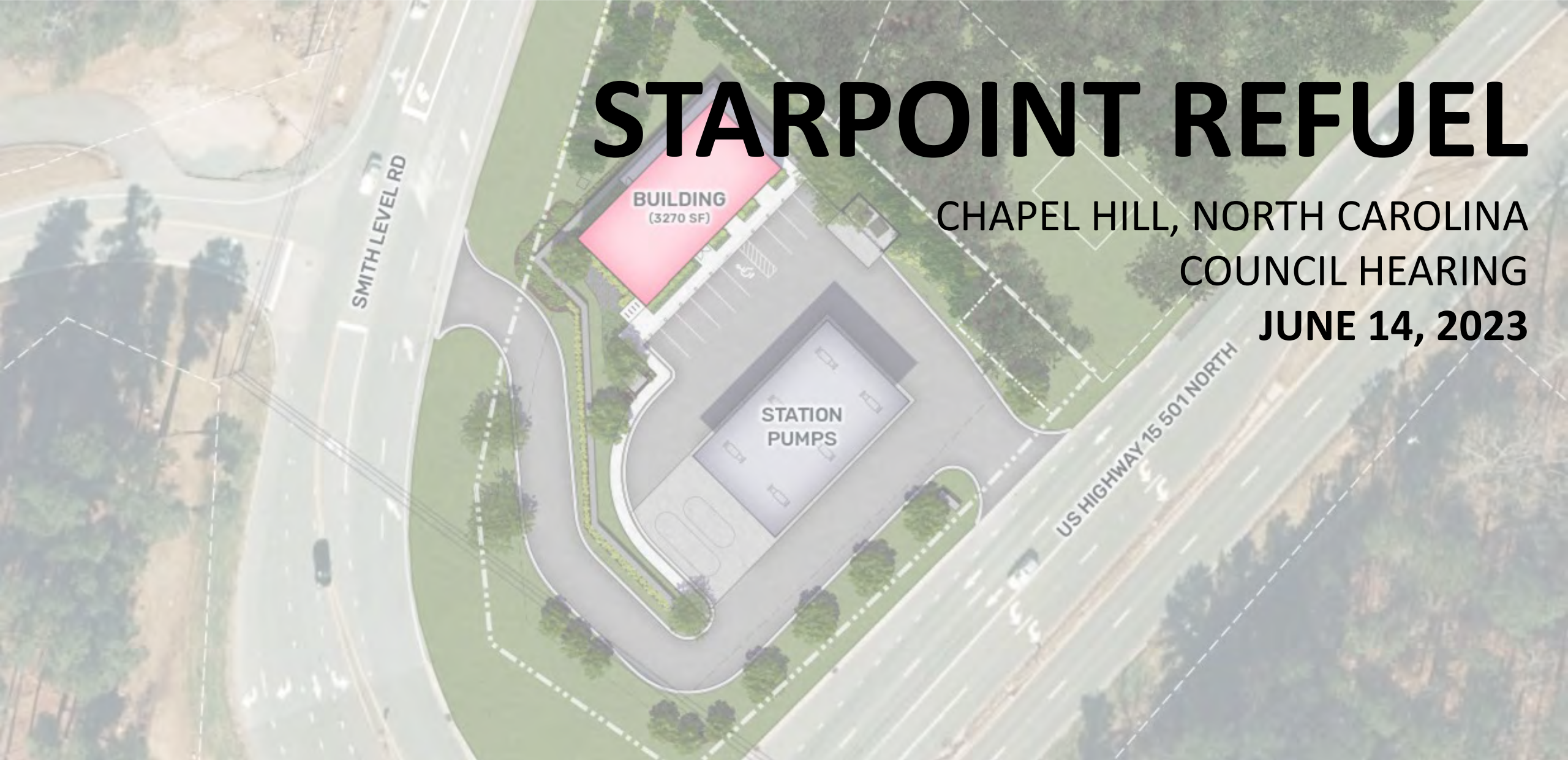


STARPOINT REFUEL

CHAPEL HILL, NORTH CAROLINA
COUNCIL HEARING
JUNE 14, 2023



AGENDA

1 REFUEL INTRODUCTION

2 EXISTING CONDITIONS

3 PROPOSED PLAN (6/8)

4 PLAN UPDATES (6/14)

5 QUESTIONS

1 REFUEL INTRODUCTION

ABOUT REFUEL



BACKGROUND

- Founded in 2008
- Locations in North Carolina, South Carolina, Mississippi, Texas, and Arkansas
- Focused on high quality fuel, exceptional service, and providing an attractive setting inside and out.

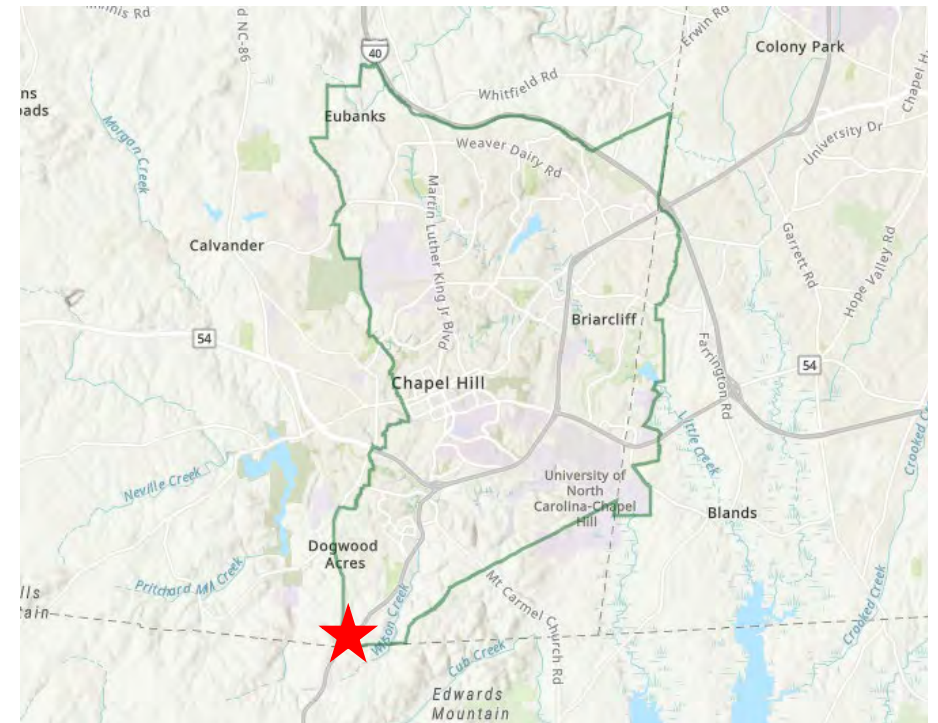


2 EXISTING CONDITIONS

PROJECT LOCATION

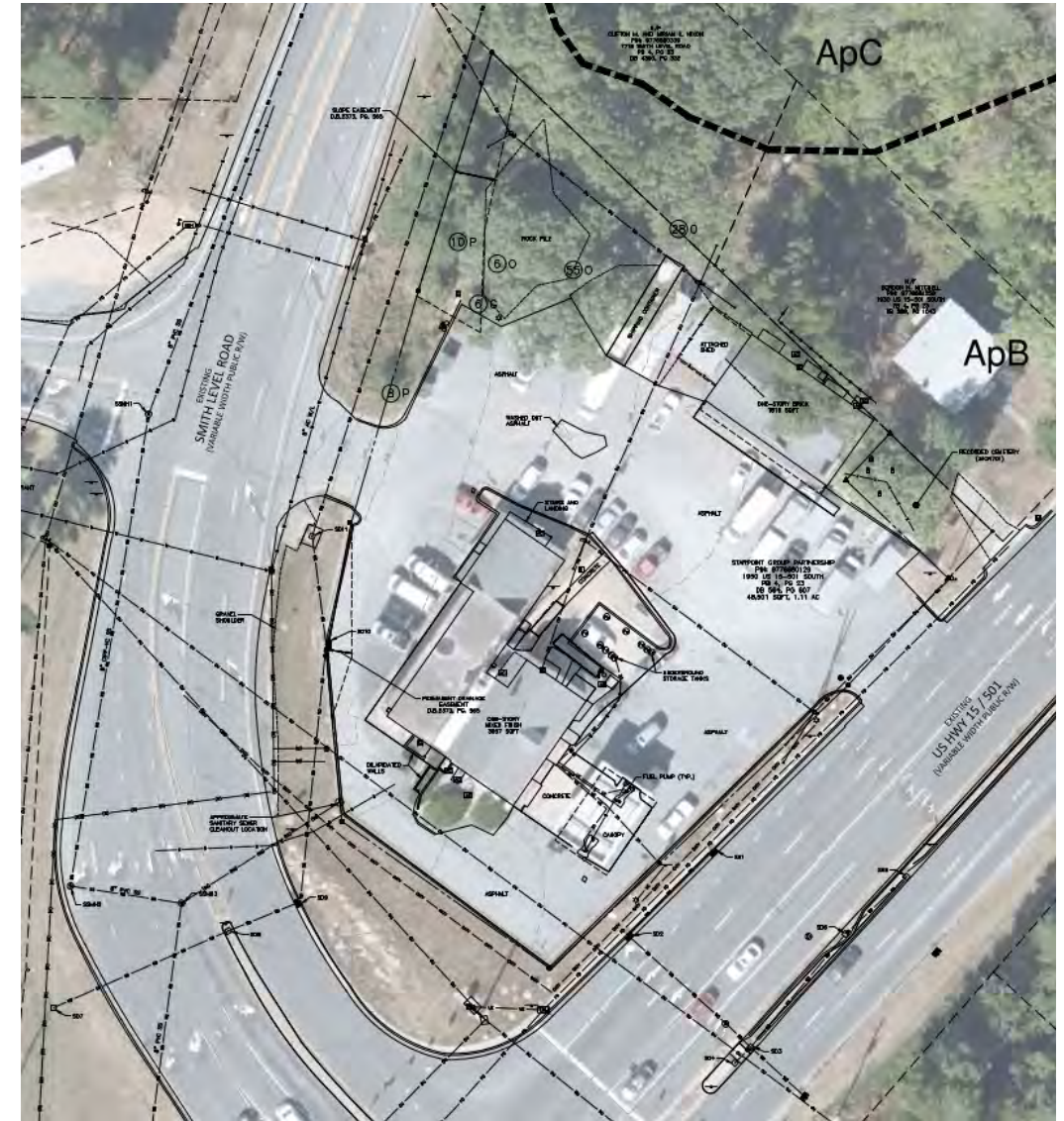


- Intersection of 15-501 and Smith Level Rd
- Zoned Neighborhood Commercial (NC)
- Existing Uses:
 - Gas station + Convenience Store
 - Truck Rentals
 - Upholstery Business



2 EXISTING CONDITIONS

SITE CONDITIONS



2 EXISTING CONDITIONS

SITE CONDITIONS



3 PROPOSED PLAN

CONCEPT PLAN RENDERING (6/8)



3 PROPOSED PLAN

EVOLUTION OF PROJECT



- > CDC Feedback:
 - Update design to reflect Carraway Refuel design
 - Brick façade
 - Additional windows
 - Address retaining wall
- > EV Ready Parking
- > Bicycle Parking and FIXIT Station

3 PROPOSED PLAN

CONCEPT PLAN PERSPECTIVES



3 PROPOSED PLAN

SUSTAINABILITY



- > 25% Impervious Area Reduction
 - Reduces Stormwater Runoff
 - Match Existing Drainage Patterns
- > Energy Efficient Building Design
 - 20% More Efficient than ASHRAE Standards
- > EV Ready Parking
- > Bicycle Parking
 - (8) Stalls Proposed
 - New FIXIT Station
- > Drought tolerant vegetation and a majority native species
- > LED lighting within store

4 UPDATES

PLAN UPDATES



- > Sidewalk extension to provide a future connection within site
- > Retaining wall can be built to allow for future sidewalk along Smith Level Road (increases height by 2 feet)
- > Small trees along street frontages upgraded to canopy trees where feasible
- > Continued discussions with mural artist

QUESTIONS



SMITH LEVEL RD

BUILDING
(3270 SF)

**STATION
PUMPS**

US HIGHWAY 15 501 NORTH