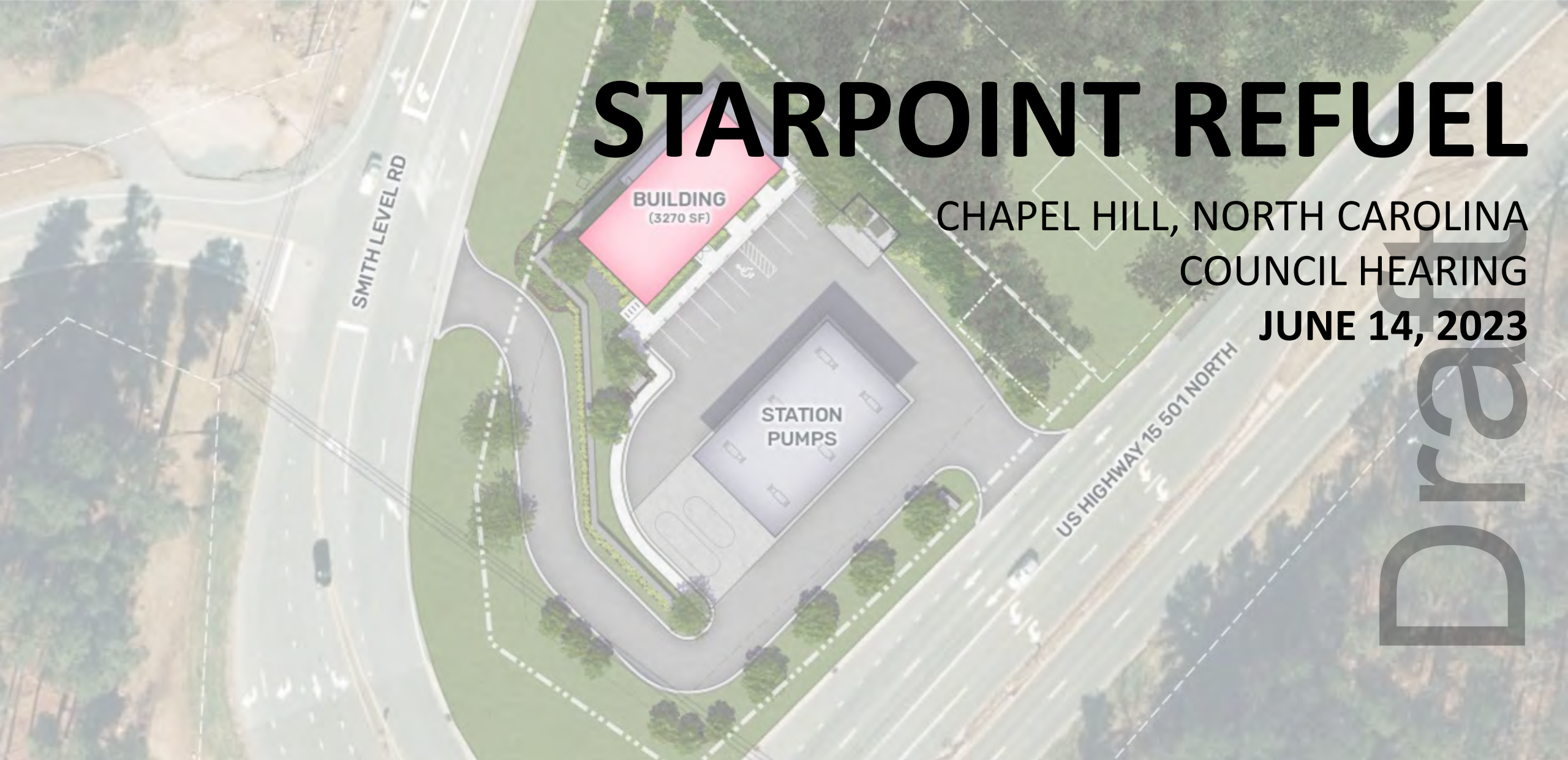


# STARPOINT REFUEL

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.



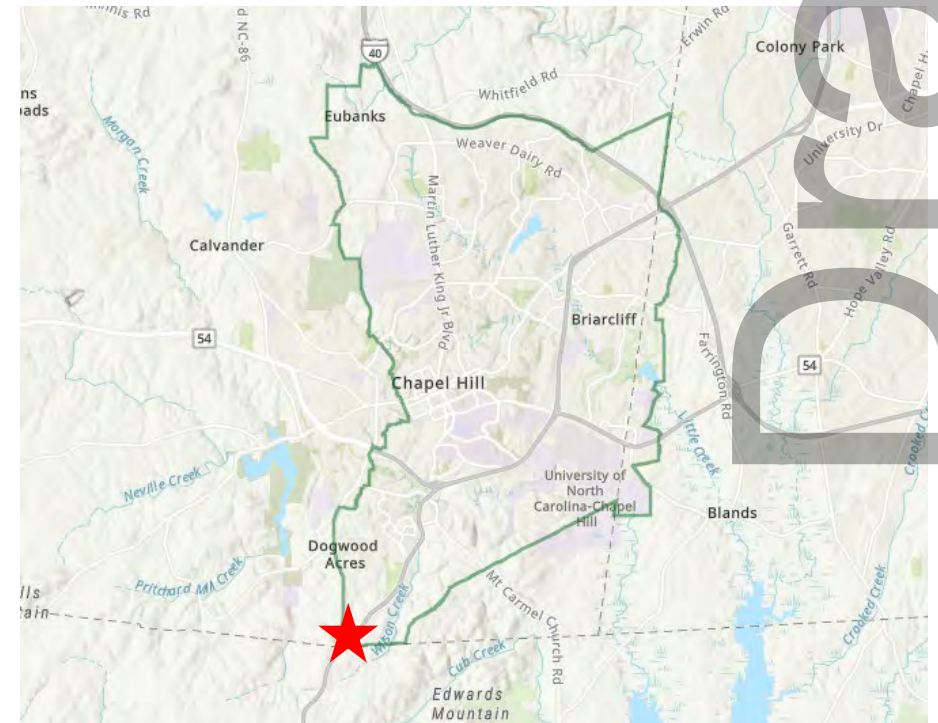


## 2 EXISTING CONDITIONS

# PROJECT LOCATION



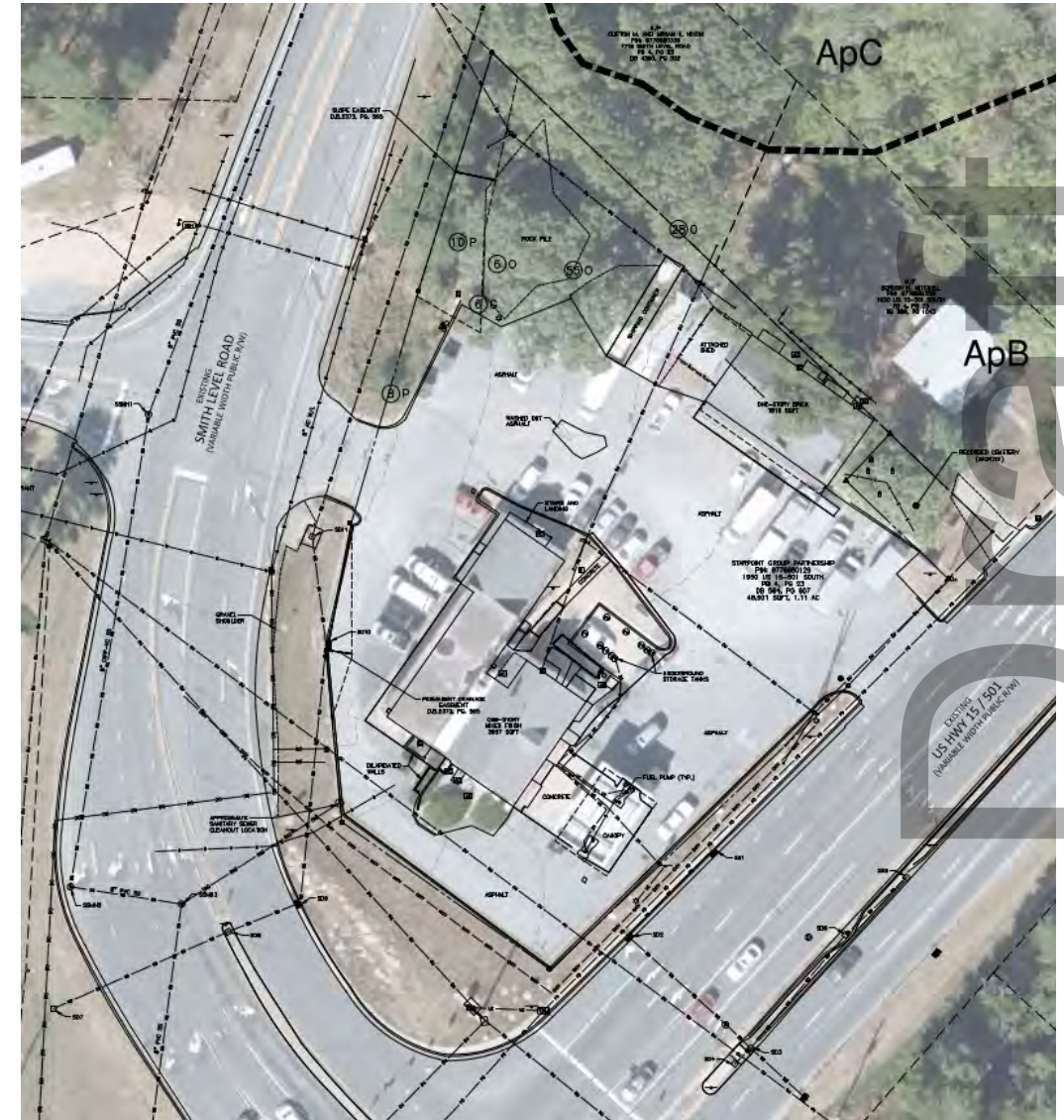
- Intersection of 15-501 and Smith Level Rd
- Zoned Neighborhood Commercial (NC)
- Existing Uses:
  - Gas station + Convenience Store
  - Truck Rentals
  - Upholstery Business





## 2 EXISTING CONDITIONS

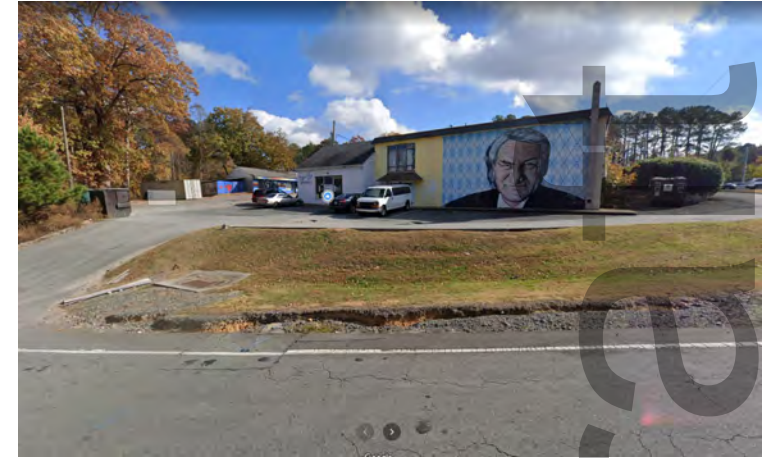
# SITE CONDITIONS





## 2 EXISTING CONDITIONS

# SITE CONDITIONS





3 PROPOSED PLAN

## CONCEPT PLAN RENDERING (6/8)



Draft

### 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

Draft



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

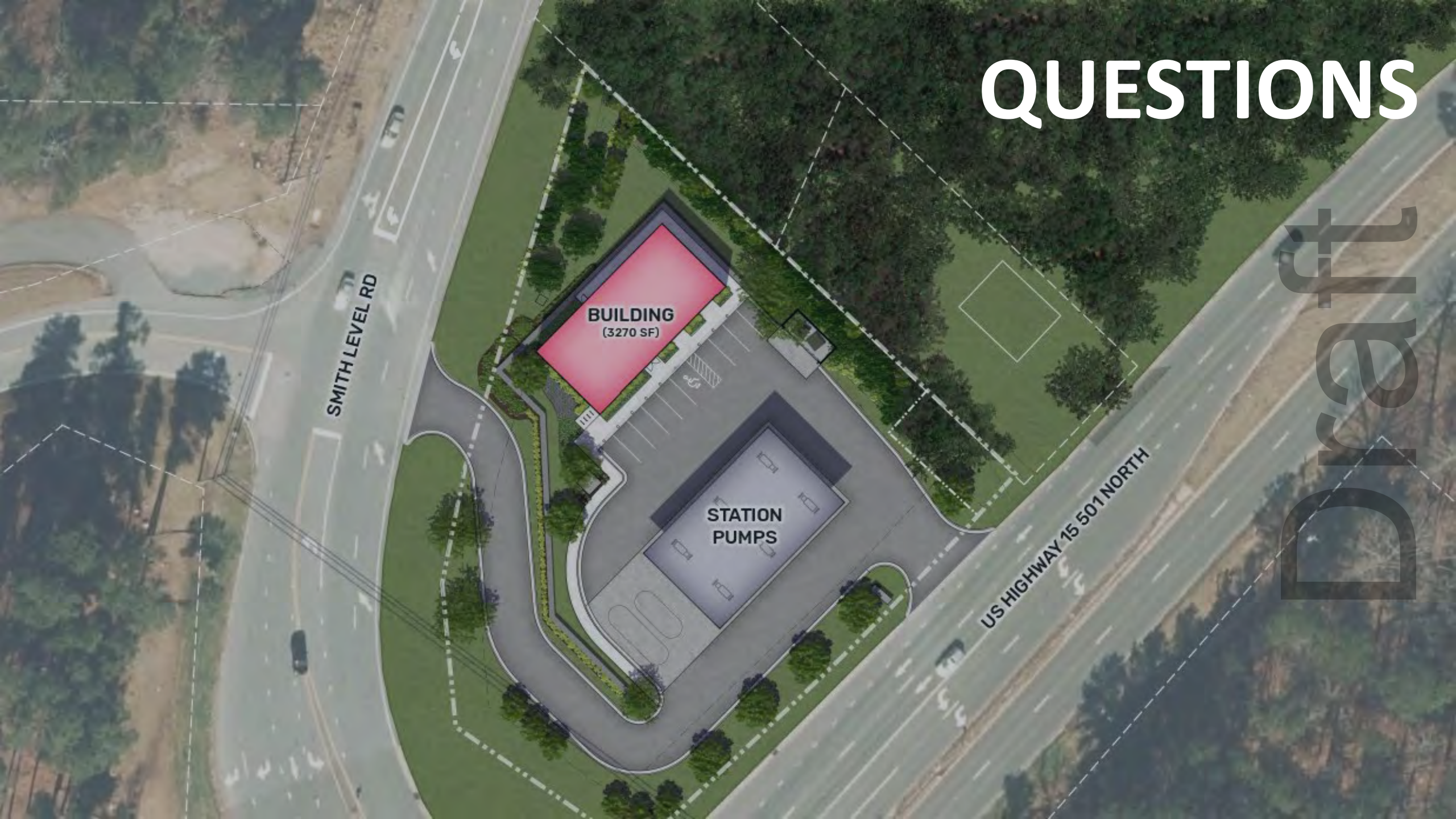


- > Sidewalk extension to provide a future connection within site
- > Retaining wall can be built to allow for future sidewalk along Smith Level Road (increases height by 2 feet)
- > Small trees along street frontages upgraded to canopy trees where feasible
- > Continued discussions with mural artist



# QUESTIONS

draft



SMITH LEVEL RD

BUILDING  
(3270 SF)

STATION  
PUMPS

US HIGHWAY 15 501 NORTH