

September 19, 2022

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

RE: Starpoint Refuel Market Statement of Justification and Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF JUSTIFICATION

The proposed zoning request is in conformance with the Town's Comprehensive Plan. The Town's Future Land Use Map calls for commercial development on the subject parcel, and the intent of the Conditional Zoning Permit (CZP) request is to redevelop the existing commercial site as a new and improved gas station. While this could be done through a Special Use Permit, at the suggestion of the mayor, the applicant team has decided to pursue a CZP to allow for transparency and communication throughout the process. Statements below further support the case for the requested NC-CZ zoning district.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Refuel is proposing a new gas station and convenience store located off 15-501 and Smith Level Rd in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the Comprehensive Plan goals, with an emphasis on the following themes: Community Prosperity and Engagement, Getting Around, and Nurturing our Community. Similarly, it aligns with the commercial future land use map designation for the parcel.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

Refuel plans to redevelop the site located at the intersection of 15-501 and Smith Level Rd that currently exists as a gas station, convenient store, truck rental business, and upholstery business. The future development will limit uses to a gas station and convenient store and will update the site to be more visually pleasing for its visitors. Enhancing the appearance and layout of the site will contribute to the safer and more vibrant community that Chapel Hill describes specifically in Theme 2 of the Comprehensive Plan. Similarly, the redevelopment presents an opportunity to improve economic vitality in the area.

THEME 3: GETTING AROUND

Given the location along 15-501, a major corridor leading into the Town, redevelopment as a gas station and convenient store is an appropriate use of the site and becomes a part of the holistic transportation system that Chapel Hill strives towards. Located at the southern boundary of Chapel Hill, the site will serve as a link for those headed into or out of the community with an updated design to fuel your car along the way.

THEME 5: NURTURING OUR COMMUNITY

Redeveloping the subject property will reduce impervious area by over 9,000 square feet, which will lessen stormwater runoff from the site. Furthermore, stormwater management practices will be in compliance with the LUMO and best practices.

A cemetery was identified in the eastern corner of the site and will be left entirely undisturbed in accordance with best practices, as advised by the Office of State Archaeology. Coordination with the Office of State Archaeology has already occurred to notify and officially record the plat with their office.

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

Refuel's redevelopment project will be built in compliance with the Town's Design Guidelines.

The architecture will be designed to upgrade the site and fit within its surroundings. Landscaping will be provided throughout the property to soften the appearance and create an inviting space. Appropriate buffers will be maintained and/or planted adjacent to single family properties, while reductions in landscape buffers along the road frontages will be requested given the nature of gas station and its required visibility from the street.

Vehicular connectivity will be provided to both 15-501 and Smith Level Road. Stormwater management facilities, water, sewer, and other utilities will be provided in accordance with the applicable guidelines, standards, and regulations.

Sincerely,

MCADAMS



Jessie Hardesty
Planner II, Planning + Design