

General Information

What is Efland Station?

Efland Station is a 104-acre planned development located along the Interstate 40/85 corridor in central North Carolina at exit 161. Once complete, Efland Station will include:

- a hotel
- medical office space
- specialty retail space
- a bank
- office or light industrial space
- casual restaurants
- sit-down restaurants
- a Buc-ee's Travel Center
- 40 acres of green space, including 20 acres of undisturbed land
- walking paths throughout the project

I have never heard of Buc-ee's. What is it?

Originating in Texas, Buc-ee's is a privately owned family of travel centers known for its clean restrooms, numerous fueling positions and wide variety of food options. Buc-ee's pulled pork barbecue, jerky and homemade fudge have been featured in *Southern Living*, *Food & Wine*, *Bon Appetit*, *New York Times*, *Washington Post* and a variety of other publications. There are currently 20 Buc-ee's Travel Centers in Texas, Alabama and Georgia; this will be the first one in North Carolina.

The Buc-ee's planned for Efland Station will include 120 fueling station positions, a car wash, 546 parking spaces and approximately 70,000 square feet of fresh foods and unique gifts.

When will Efland Station open?

Efland Station will be built in two phases, with Buc-ee's being built first, followed by the remainder of the development. Pending all government approvals, construction on Buc-ee's will begin in 2022, with a scheduled opening between 12 and 18 months later.

Why does the property have to be rezoned?

The current zoning of the property is Office/Research and Manufacturing (O/RM), which does not allow for many of the uses planned for Efland Station.

What could be built on the site under the current zoning?

The current zoning of the property would allow for the following uses:

- manufacturing, assembly and processing of food products
- manufacturing, assembly and processing of non-food products
- hospital, veterinary clinic, veterinary hospital or other medical uses
- office and financial services
- distribution centers

For most of these uses, additional governmental approval or community input would not be required.

What kind of signage will Buc-ee's have along the I-40 and Highway 70?

Buc-ee's will have signage on the building walls, canopy and gas pumps, as well as a premise sign that is approximately 80 ft. tall located along the Interstate. A standard Buc-ee's premise sign is between 100 and 125 feet tall, but the height will be reduced for this location.

Won't Buc-ee's negatively impact area businesses?

Only about 10% of Buc-ee's customers live within 20 miles of the store. Most customers are traveling from at least 50 miles away. It will not compete directly with the gas stations, restaurants and stores visited by area residents. On the contrary, it is possible that Buc-ee's will introduce new people to Efland and actually bring more people to the area to support local business.

Are Buc-ee's safe locations for people to stop?

Buc-ee's prides itself on being the safest place to stop on the freeway and takes every measure to protect employees and customers while on site.

Environmental Questions

Is the property in a critical watershed?

No. The property is not in a critical watershed area as defined by the state of North Carolina. The property, which includes the Eno River protected watershed, has been defined by North Carolina as a High Quality Water (HQW) area. There are no regulations prohibiting a planned development in a HQW area as long as land disturbance limits and erosion control guidelines are met. Efland Station will meet all stormwater and erosion control guidelines outlined by Orange County and the state of North Carolina.

EFLAND STATION

Will the entire area be paved over?

No. The developers of Efland Station will leave approximately 40 acres of land (about 38% of the property) as open space and landscape buffers. Much of this open space will be surrounding the Buc'ees, serving as a buffer between the development and nearby properties. The perimeter of the development is also highly landscaped.

Efland Station is actually self-limiting its density to allow for more open space. The requested zoning allows for up to 2.9 million square feet of building; Efland Station will be limited to 500,000 square feet.

What steps will be taken to prevent fuel leaks and spills impacting water quality and ground water?

Developers will follow all current design criteria required at the federal, state and local levels and are subject to plan review, construction inspections and final cover procedures required at all levels. To date, no Buc-ee's Travel Center fueling system has had a reportable release, and we work hard to maintain that standard.

As an additional precaution not required by code, the developer is committed to installing oil-water separators as a part of the stormwater systems. These will be located close to the fueling stations to intercept incidental hydrocarbons gathered by stormwater runoff to be collected and disposed of appropriately.

How will fuel systems be vented to comply with applicable air quality standards?

All federal, state and local guidelines regarding air quality will be followed. Exposure to gasoline vapors during vehicle refueling is regulated on the macro scale by the federal government. All multi-product dispensers for fuel will meet or exceed all regulatory requirements, including being equipped with Stage 1 Vapor Recovery Systems which are required in North Carolina. All vehicles manufactured today come equipped with a required vapor recovery system which captures the vapors displaced during refueling and keeps them within the vehicle. This project will not add vehicle emissions to the Efland community.

Where will Buc-ee's store the fuel?

Fuel will be stored in six underground, double-walled concrete encased tanks which will be constantly monitored. Each tank has a maximum capacity of 40,000 gallons of fuel. No Buc-ee's Travel Center has ever experienced a reportable fuel release.

Will the development negatively impact groundwater or storm water runoff?

No, this development will not affect groundwater or storm water runoff in the area. Regulations require there will be a zero net increase to current water run-off and Buc-ee's will install low impact water devices and rainwater collection systems for irrigation purposes.

Traffic Questions

Why will this planned development close Exit 160, the “Efland Exit”?

When traveling westbound on Highway 40/85, the Efland Exit, Exit 160, will be moved a ¼ mile east to become a part of Exit 161. Efland will be added to the green freeway exit sign for the new Exit 161. The North Carolina Department of Transportation has said that, regardless of the proposed Efland Station development, safety concerns would eventually require the closure of Exit 160. The distance between the exit ramp and the I-40 entrance ramp does not satisfy current NCDOT guidelines and, given the typical speed of traffic, has created a considerable safety concern among transportation officials.

Will the Buc-ee’s add new traffic to the area?

No, Buc-ee’s will serve the existing traffic that travels along the Interstate 40/85 corridor and Highway 70. The proposed development site is designated as a Major Transportation Corridor (MTC) in Orange County with a number of land use goals and restrictions. The Efland Station Development adheres to every aspect of the MTC requirements.

Will the exit reconfiguration create traffic congestion and longer commute times for local residents?

As part of the development of Efland Station, there will be extensive road improvements to accommodate redirected traffic and eliminate current high-speed weaving maneuvers by cars exiting and entering I-40 Westbound. Traffic signals at intersections will meter traffic and help improve safety. Traffic studies show that commutes will be lengthened by approximately one minute with these safety improvements.

Who will pay for the related roadwork?

If Exit 160 is closed as a part of the highway improvements related to Efland Station, the cost of the related road improvements will be paid by the developer rather than by taxpayers.

Won’t Buc-ee’s attract a lot of tractor trailers?

Other than the vehicles specifically used by Buc-ee’s to transport fuel to its travel centers, tractor trailers are prohibited from entering Buc-ee’s or parking nearby.

EFLAND STATION

Will this development address existing traffic issues on Efland–Cedar Grove Road, Forrest Avenue or Mount Willing Road?

All of those existing traffic issues fall outside of the development area and are not related to this project. However, it is anticipated that the metering of traffic through new proposed signal systems and traffic patterns will improve current congestion issues.

Economic Impact and Job Creation

What is the expected tax impact of Efland Station?

Once Efland Station is complete, the development will add more than \$2 million to the local tax base each year, with approximately \$1 million of those local taxes generated by Buc-ee's. In all, Efland Station's economic impact will be nearly \$10 million per year in federal, state and local taxes.

How many jobs will be created?

Buc-ee's anticipates hiring 175 and 200 people. Employees will be paid an average starting wage in excess of \$14 an hour, nearly double the state's minimum wage. Many of these jobs will be entry level positions. All employees also receive health coverage, three weeks of paid time off and are eligible to enroll in a 401(k) plan.

While the exact number of jobs created by the other businesses in Efland Station is unknown at this time, additional jobs will be created in the banking, retail, restaurant, hospitality and medical fields.

Is Buc-ee's a good place to work?

Buc-ee's is proud to create good jobs for local residents and offer career paths into management positions. For Efland Station, every job with the exception of one management position will be filled by local residents. Buc-ee's operates on a 24-hour schedule, with three shifts of 8 hours each for employees that include two 15 minute breaks and a working lunch. Employees are paid for every hour of their shift. Buc-ee's does require all employees to be punctual and pay full attention to their jobs while working their shifts.