

**MANDATORY REFERRAL-REPORT NO. 02-44**  
**PROPOSAL BY MECKELNEBURG ABC TO SELL A PORTION OF ITS N. GRAHAM STREET PROPERTY**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County ABC proposes the sale of a portion of excess land located at 1609 N. Graham Street (Parcel Identification Number # 079-021-08), which totals .401 acres. This is an unused parcel located at the rear of the property where the ABC Board has a retail liquor store.

**PROJECT JUSTIFICATION:**

An offer to purchase has been received from an adjacent property owner, and the ABC has no use for this vacant portion of their site. The adjacent owner does business as Fire Restoration Services providing catastrophe recovery services. Currently, they have leased this property from the ABC Board to park trucks and containers used in their operations for the past 12 years. It is anticipated that they will continue to use the property in this manner.

**CONSISTENCY WITH ADOPTED LAND USE PLANS AND PUBLIC POLICY:**

The Central District Plan recommends an industrial land use at this location, and the truck/container storage is consistent with this type of land use. The site is within the North Transit Corridor, which uses the Norfolk Southern Rail line at the rear of the site. There are no stations recommended in either the 10 or 17 station commuter rail alternatives near this site.

**PROJECT IMPACT:**

No adverse impacts are anticipated.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

None are expected. The parcel is located within the central District Plan which calls for industrial uses. The property is appropriately zoned for this use and is located adjacent to an existing ABC store.

**ESTIMATED PROJECT COMPLETION DATE:**

The transaction, if approved, would be completed in late January or early February, 2003.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed this application at their December 4, 2002 meeting and offered no comment.

**CMPC STAFF RECOMMENDATION:**

Staff recommends approval of the sale of this property.

**CMPC PLANNING COMMITTEE RECOMMENDATION:** At their December 17, 2002 meeting, the Planning Committee voted 7-0 to recommend approval of this transaction.

**NR 02-44**