

MANDATORY REFERRAL REPORT NO. 00-06
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
Mecklenburg County ABC Board Office, Warehouse and Land Acquisition
February 2000

PROJECT LOCATION

This project is proposed for 18.73 acres of improved land located at 3333 North Tryon Street (between 36th St. and Craighead); parcel number 085-031-06. Zoning: I-1.

PROJECT PROPOSAL

The Mecklenburg County ABC Board will acquire this property to replace its current office and warehouse at 400 East Second Street. The Second Street property will be sold to the City of Charlotte for expansion of the Convention Center.

The site would be used for the ABC Board's office, a warehouse, and a Mixed Beverage Store (a wholesale-type facility for ABC-licensed establishments). The ABC Board is exploring the possibility of a law enforcement office (possibly Sheriff's Dept.) locating in unused space in the ground floor of the building.

PROJECT JUSTIFICATION

In June, 1998 the Convention Center's Long Range Plan was presented to the Economic Development and Planning Committee and City Council. The Plan includes the purchase of the ABC Board property for future expansion. Since that time, Asset Management staff have been working with the ABC Board and their real estate broker to locate a suitable site for relocation. The ABC Board would not accept the City's August 1998 offer until they had identified a suitable relocation site. In December, 1999 Asset Management submitted a new offer based on a more current appraisal. Asset Management staff and ABC Board staff have negotiated a satisfactory agreement which includes fair market value for the Second Street site and relocation expenses.

RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS

The North Tryon Street Plan Draft Summary document calls for additional "high-quality non-residential development" in the corridor. The land use vision of the Plan states: "North Tryon Street is a business corridor, and should continue to have a business future. Actions, as recommended in this plan, should be taken to stimulate the redevelopment of the corridor for business purposes. In order to do so, it is necessary to identify and promote redevelopment opportunities along the entire corridor." This proposal is consistent with this vision.

The site is adjacent to the Rosedale Historic property. A new elementary school will be located in the 3600 Block of North Tryon, next to the Rosedale site.

PROJECT IMPACT

The site is zoned I-2 and an office building exists on the site. The uses the ABC Board proposes for the site would be permitted in this zone. The location of the ABC Board at this site would be the type of office and business use that would add to the revitalization

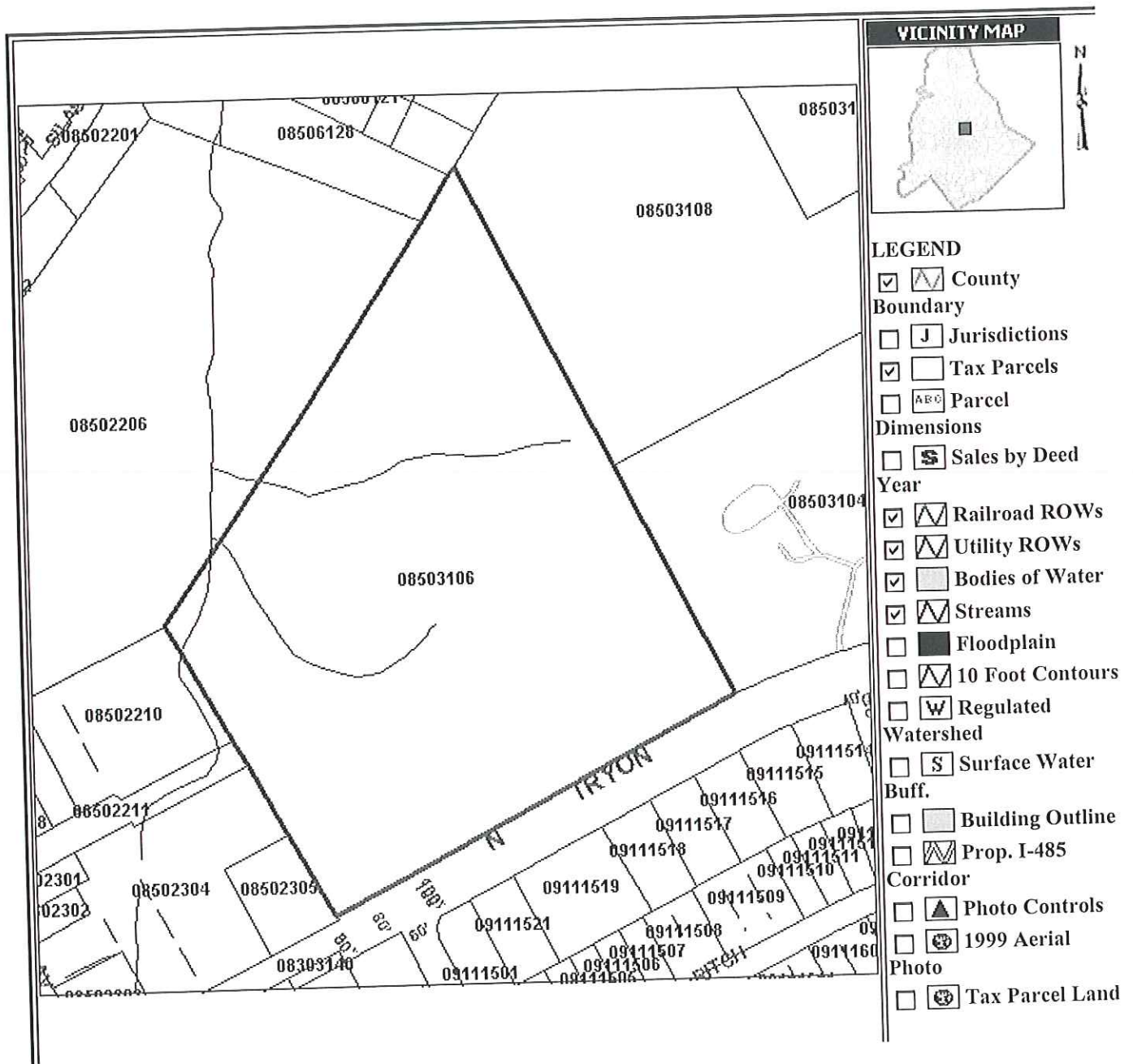


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that taking place in the North Tryon corridor. As stated in the draft North Tryon Street Plan, “North Tryon Street is above all else a business corridor, and the future success of the area hinges on business reinvestment/revitalization opportunities.”

PROJECT COST

Fair market value: \$3,900,000

STAFF RECOMMENDATION

Staff recommends approval of this proposal.

PLANNING COMMITTEE RECOMMENDATION

Approved unanimously.