

**Initiated by:** Mecklenburg County ABC Board

**Submitted by:** Michael J. Tully, Chief Financial Officer, Mecklenburg County ABC Board [mike.tully@meckabc.com](mailto:mike.tully@meckabc.com) 704-731-5903

**Planning staff resource:** Kent Main

**MANDATORY REFERRAL-REPORT NO. 17-11**  
**Proposed Acquisition of ABC Store in Waverly Development in South Charlotte**

**PROJECT PROPOSAL AND LOCATION:**

Potential purchase from Star City Partners, LLC of approximately 1.28 acres of land in Mecklenburg County as preliminarily shown on Exhibit A. The actual boundaries of the land will be established by a subdivision plat. The land currently is vacant. The Mecklenburg County ABC Board proposes to operate an ABC Store on the site. The property is zoned MUDD-O (approved October 19, 2015; Petition No. 2015-087); neighboring parcels are zoned MUDD-O, MX-2(INNOV), NS, and R-12MF(CD).

**PROJECT JUSTIFICATION:**

In the exercise of the ABC Board's business judgment, this is an appropriate location for an ABC Store. The project falls within the ABC Board's statutory authority.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

The purchase falls within the ABC Board's statutory authority and is consistent with its mission to manage the sale of distilled spirits in compliance with laws that govern the sale and use of alcoholic beverages. The proposed use is consistent with the approved zoning of the parcel.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The *Providence Road / I-485 Area Plan Update* (July 2000) as amended by Rezoning petition 2015-087 calls for a mix of retail, office and residential uses for the larger property of which the subject is a part. The approved conditional site plan shows a freestanding retail building at the specific subject location.

**PROJECT IMPACT:**

The ABC Board's proposed use of this site will not have a significant negative impact on traffic or other public infrastructure beyond that which would be created by any retail use, which is permitted on this site under the approved zoning. A subdivision plat will be recorded, delineating the boundaries of the property being purchased, but also identifying other infrastructure improvements surrounding the property.

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

The ABC Board understands that its project will be part of a larger private retail development by Star City Partners, LLC and will complement the overall retail project. The ABC Board understands that a subdivision plat will be prepared for this area, identifying both the boundaries of the parcel it is purchasing from Star City Partners, LLC, and also identifying the internal street network and other infrastructure improvements to be constructed by Star City Partners, LLC. In addition to being a use permitted in the approved MUDD-O rezoning district, the *Providence Road / I-485 Area Plan Update* appears to call for a retail center in the approximate location of the parcel.

**ESTIMATED PROJECT COMPLETION DATE:**

The proposed purchase likely will close in the third or fourth quarter of 2017. The purchase has been approved by the Board and funded.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their April 5, 2017 meeting, and no comments were made. Agencies represented at the April 5, 2017 Joint Use Task Force meeting: County Park & Recreation, City Real Estate, Charlotte Water, Charlotte DOT, Charlotte Mecklenburg Schools, City Storm water, Charlotte Mecklenburg Library, County Manager's Office, Central Piedmont Community College, County Asset Management, County Finance, City Engineering & property Management, Charlotte Fire, Charlotte Mecklenburg Police, Mecklenburg ABC, Charlotte Mecklenburg Planning.

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed use of the subject property, and key findings were:

**Conclusions:**

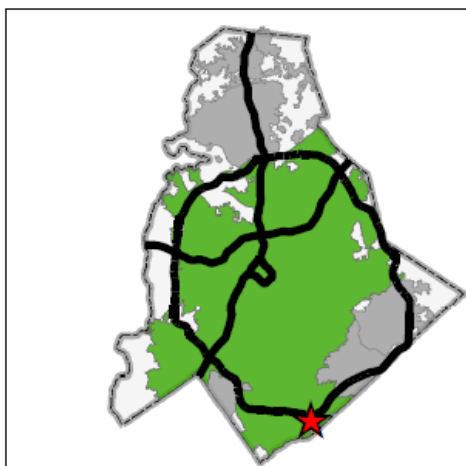
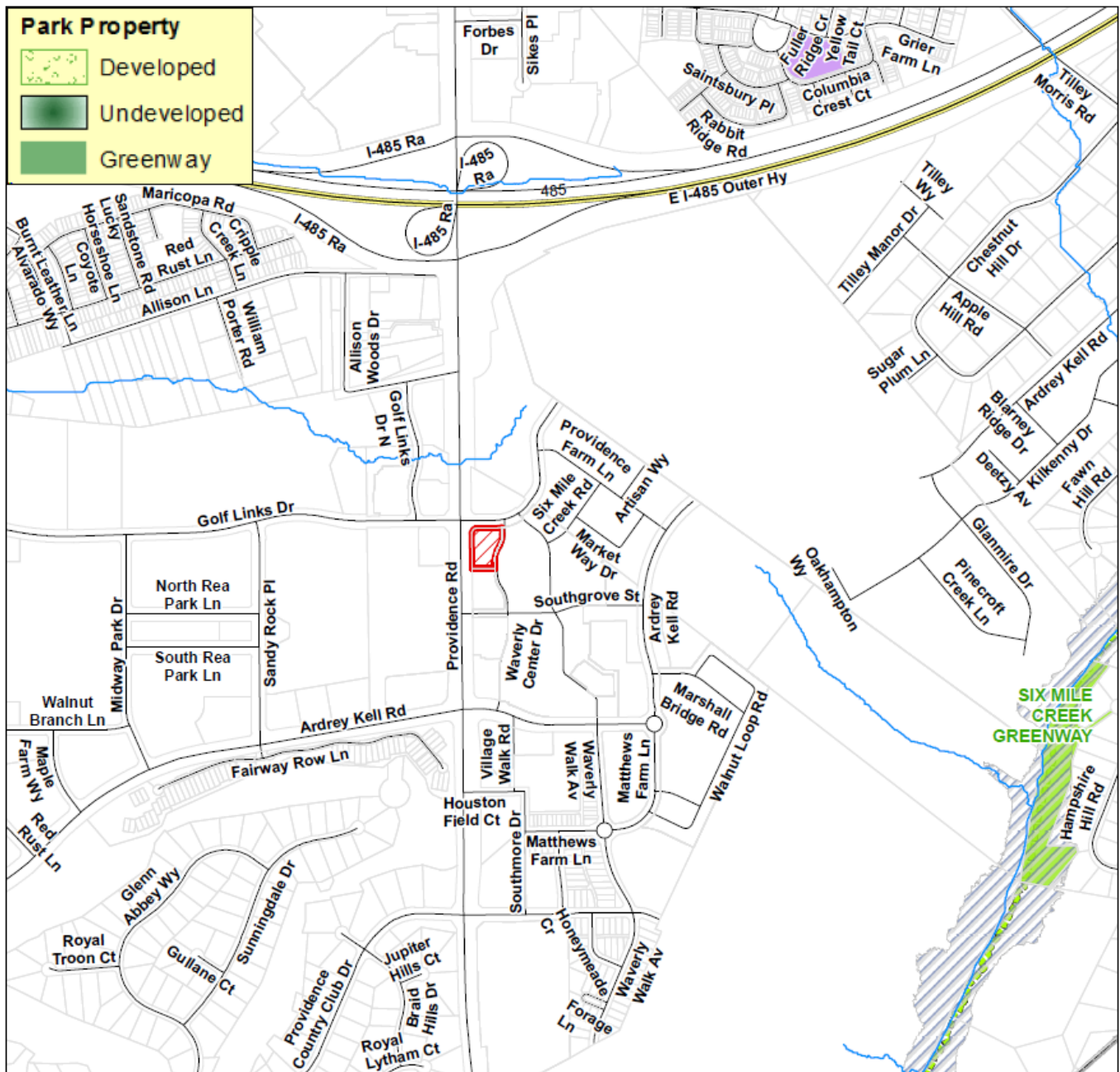
- The proposed land use is consistent with Council adopted goals and policies for this property and the area.

**Adopted Goals and Policies:**

- The adopted future land use for the parcel and surrounding area is for a mix of retail, office, and residential uses, as per the *Providence Road/I-485 Area Plan Update* (adopted 2000, as amended by Rezoning petition 2015-087).

**CMPC PLANNING COMMITTEE REVIEW:**

At their April 18, 2017 meeting the Planning Committee reviewed the matter and by a 7-0 vote determined that they had no additional comments.



## Mandatory Referral 17-11

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- Mandatory Referral
- County Property
- FEMA 100 Year Floodplain
- Local Historic Landmark

Produced by the Charlotte-Mecklenburg Planning Department

