

Initiated by: Mecklenburg County ABC Board

Submitted by: Michael J. Tully, Chief Financial Officer, Mecklenburg County ABC Board

Planning staff resource: Julia Zweifel

MANDATORY REFERRAL-REPORT NO. 17-19
Proposed Sale of Mecklenburg ABC Property on Wilkinson Blvd. in Charlotte

PROJECT PROPOSAL AND LOCATION:

Proposed by the Mecklenburg ABC is the sale of approximately 0.863 acres of land in the City of Charlotte identified as "Lot 2" on the subdivision plat filed at Book 61, Page 61, a copy of which is attached as Exhibit A. The land currently is vacant and is the eastern portion of parcel 11701122, also known as 2915 Wilkinson Blvd, located on the south side of Wilkinson just east of Ashley Road. The land is residual from the recent construction of an ABC retail store on the western portion of the parcel. The property is zoned I-2 (Industrial) according to the Charlotte Zoning Ordinance; neighboring parcels also are zoned I-2 and are developed in industrial use.

PROJECT JUSTIFICATION:

In the exercise of the ABC Board's business judgment, sale of this excess property is appropriate. The proposed sale falls within the ABC Board's statutory authority.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

The proposed sale falls within the ABC Board's statutory authority and is appropriate for property that is excess to the ABC Board's efforts to fulfill its mission.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The properties fall within the boundary of the *Westside Strategy Plan* (2000) and the *Central District Plan* (1993). The *Central District Plan* identifies this parcel for an office/industrial land use. The *Westside Strategy Plan* does not make any revisions to the previously identified future land use recommendation, but does list as goals for this area the following: (1) Market available industrial land; and (2) Improve the quality of industrial development.

PROJECT IMPACT:

The ABC Board has not identified a potential buyer and thus cannot evaluate the precise impact the sale of this property would have on traffic or other public infrastructure. A subdivision plat has been recorded, delineating the boundaries of the property that will be sold, as well as other infrastructure improvements surrounding the property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The ABC Board is not aware of any relationship between this proposed sale and other public or private projects, aside from the ABC Board's construction of a store on "Lot 1" to the west of the subject property and as depicted on the subdivision plat. The filed subdivision plat identifies both the boundaries of the parcel the ABC Board proposes to sell, and also the internal street network and other infrastructure improvements contemplated for the site.

ESTIMATED PROJECT COMPLETION DATE:

The ABC Board hopes to identify a purchaser and to close within the next twelve (12) months. The sale and the list price have been approved by the Board, and are based on its work with professionals retained to advise it on such matters.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 7, 2017 meeting and no comments were offered.

Agencies in attendance were Charlotte Housing & Neighborhood Services, Charlotte-Mecklenburg Library, County Park & Recreation, City Real Estate, City Engineering & Property Management, County Manager's office, Town of Matthews, Central Piedmont Community College, County Asset Management, County Finance, City Forester, County Public Health, Charlotte-Mecklenburg Police, and Mecklenburg ABC Board.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed sale of this property and below are the key findings:

Conclusions:

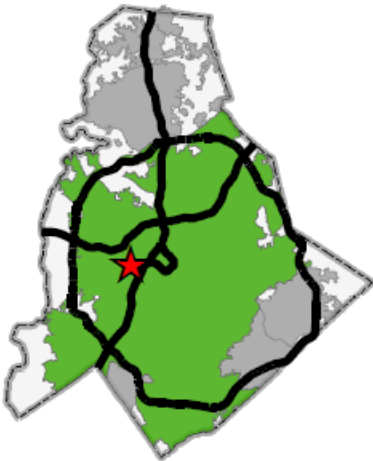
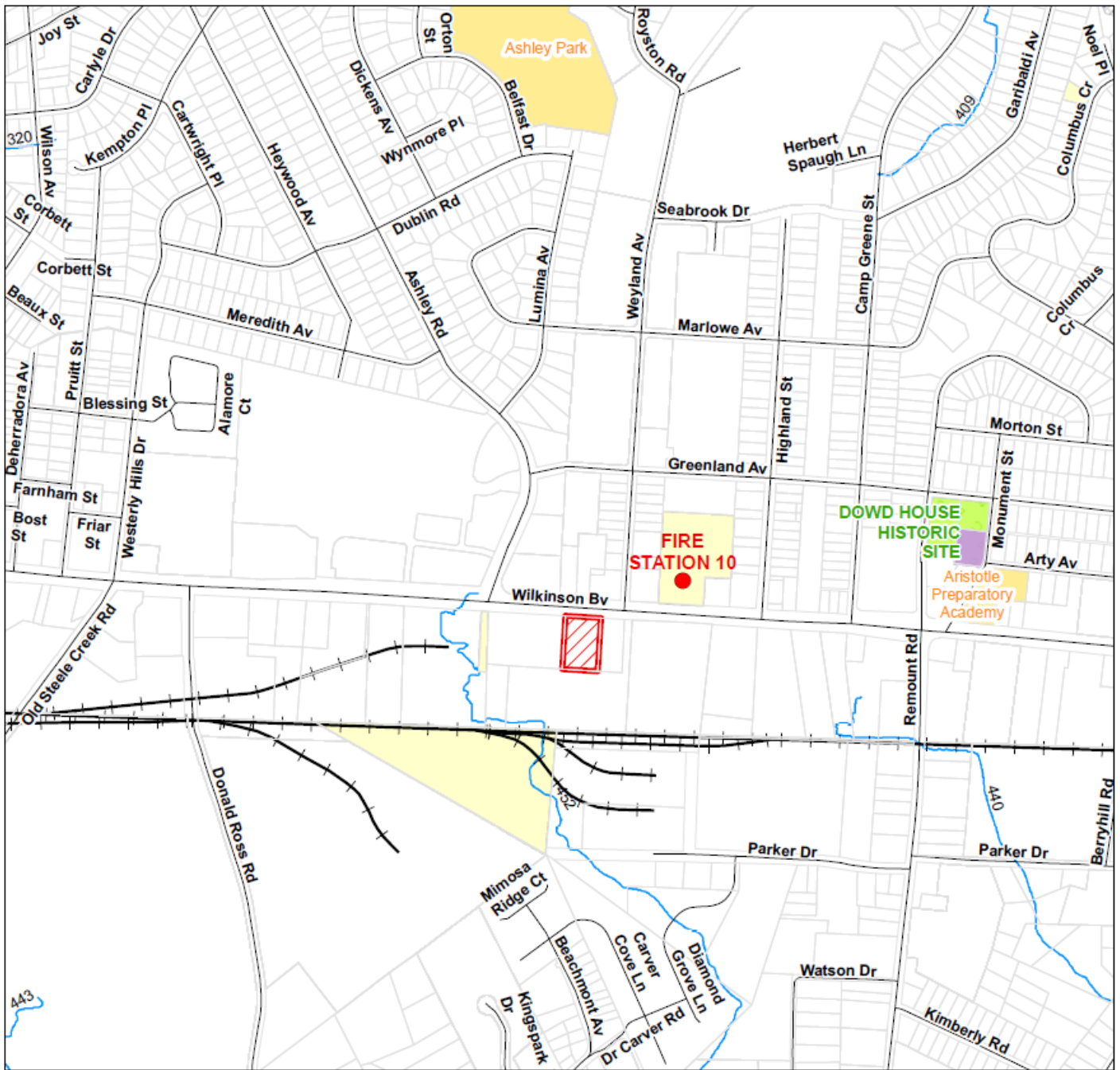
- The land is residual from the recent construction of an ABC retail store on the western portion of the parcel and is in excess of the ABC Board's needs and therefore, sale of the property is appropriate.
- The current I-2 zoning and adopted future land use makes this site inappropriate for residential development.

Adopted Goals and Policies:

- The adopted area plan recommends this parcel for an office/industrial land use.
- The parcel is currently zoned I-2.

CMPC PLANNING COMMITTEE REVIEW:

At their June 20, 2017 meeting the Planning Committee voted 6-0 that they had no additional comments.



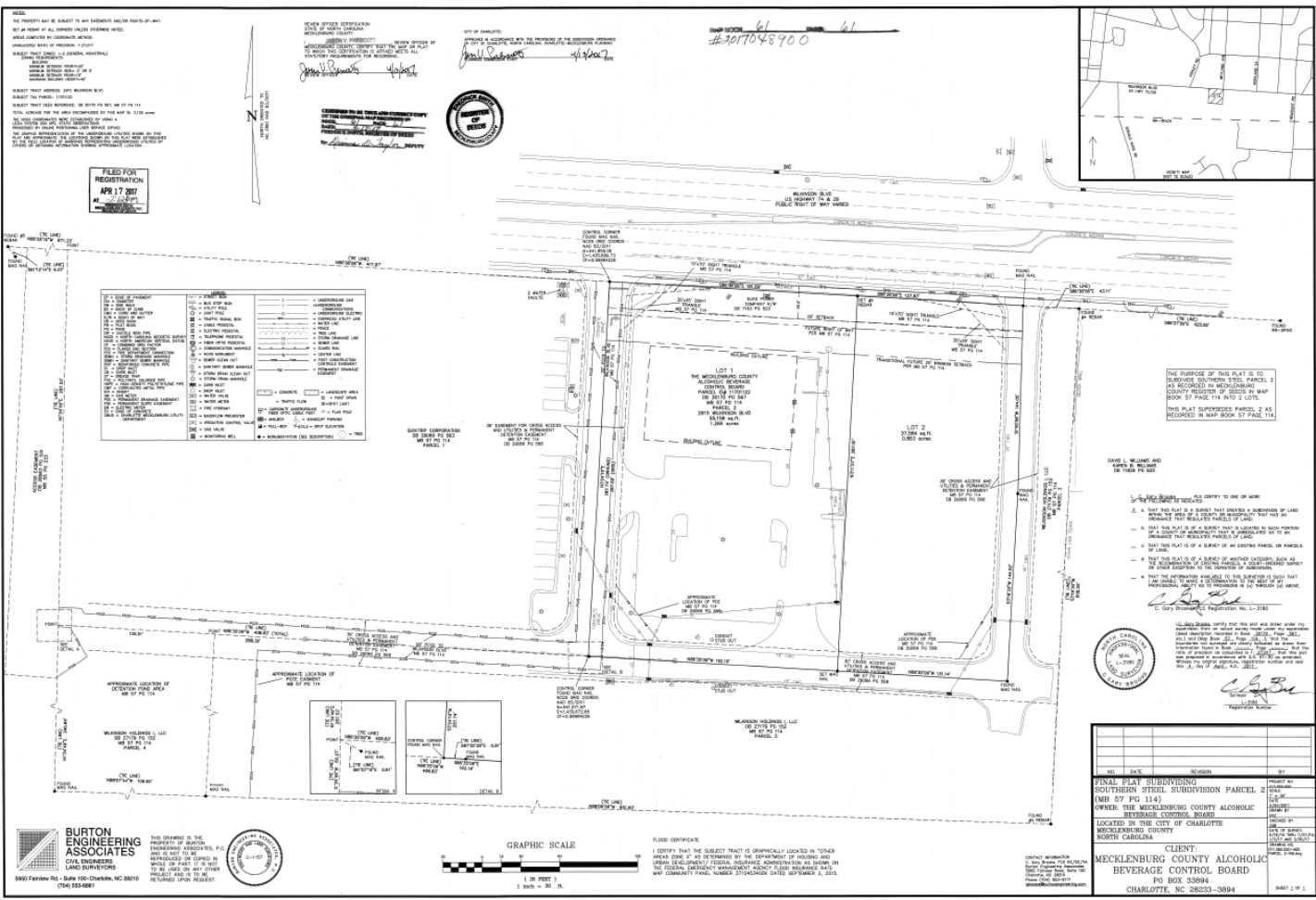
Mandatory Referral 17-19

Initiated & Submitted by:
Mecklenburg County ABC Board

-  Mandatory Referral
-  County Property
-  City Property
-  Local Historic Landmark
-  Schools

Produced by the Charlotte-Mecklenburg Planning Department

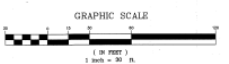




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REGISTRATION
APR 17 2007

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BURTON ENGINEERING ASSOCIATES
CIVIL ENGINEERS
LAND SURVEYORS
3900 Parkway 101 Suite 100 Charlotte, NC 28210
(704) 555-6661



GRAPHIC SCALE
0 100 FEET
1 inch = 100 ft.



NO.	DATE	REVISION	BY
FINAL PLAT SUBDIVISION			
SOUTHERN STEEL SUBDIVISION PARCEL 2			
(MB 57 PG 114)			
OWNER: THE MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD			
LOCATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA			
CLIENT: MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD			
PO BOX 33094			
CHARLOTTE, NC 28233-3894			
SHEET 1 OF 1			