

Initiated by: Mecklenburg County ABC Board

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

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MANDATORY REFERRAL-REPORT NO. 17-21

Proposed Development of an ABC Store on US21 in Huntersville

PROJECT PROPOSAL AND LOCATION:

Mecklenburg ABC Board proposes to purchase approximately 1.03 acres of land in Mecklenburg County located on North Statesville Road (U.S. Hwy. 21) in Huntersville. This property is more particularly identified as Tax Parcel No. 01715303, is currently vacant, and located on the west side of US 21 about 600 feet north of its intersection with Gilead Road. The Mecklenburg County ABC Board proposes to construct and operate an ABC Store on the site.

The property is zoned Highway Commercial (HC) with Conditions (CD) applied through the rezoning process; neighboring parcels are zoned HC (CD) and HC, according to the Town of Huntersville Zoning Ordinance. The Highway Commercial District is established to provide primarily for auto-dependent uses in areas not amenable to easy pedestrian access and a comfortable pedestrian environment. It is located within a larger commercial district consisting of office buildings, convenience restaurants, a retail center and a hotel.

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 [Gilead Rd/US 21 Small Area Plan](#) (adopted by the Town of Huntersville in 2006), within which this property is located, calls for a mix of land uses to include different retail types and recommends extension of public streets through commercial properties to encourage such mix of retail/commercial establishments. The establishment of an ABC retail store is considered by Huntersville planning staff to be consistent with this plan.

PROJECT IMPACT:

The ABC Board's proposed use of this site, if properly designed, 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. The intended design of the site would offer the opportunity to significantly improve future transportation operations, as described more fully below under "Relationship to Other Public or Private Projects". A plat has been recorded, delineating the boundaries of the property being purchased, and identifying other infrastructure improvements surrounding the property.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The property is an undeveloped outparcel of an existing retail development. The ABC Board understands that the plat that has been recorded identifies both the boundaries of the parcel it is purchasing, and also identifies the internal street network and other infrastructure improvements that are planned on the site.

The NC Department of Transportation and the Town of Huntersville are jointly undertaking an intersection improvement project at and in the vicinity of [US 21 and Gilead Road](#) that will impact existing access to the subject property. The proposed intersection improvement project calls for elimination of access from US 21 at Wilmington Street immediately south of the site and the creation of a new access point to US 21 through the northern edge of the site. This concept has been communicated with the Huntersville Gateway Association who represents businesses/land owners in the area. Town staff sees an opportunity to work with the ABC board to create new access from US 21 which will provide significantly better access to the ABC store, as without this new connection, the only future access to the site will be from Compass Street which will be signalized as part of the US 21/Gilead Intersection project. Under this proposal, part of the existing right-of-way of Wilmington Street could be combined with this parcel.

ESTIMATED PROJECT COMPLETION DATE:

The proposed purchase likely will close in the next twelve months.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their June 7, 2017 meeting and representatives from the ABC Board clarified that this was to be a replacement for a leased store located on Gilead Road. No other comments were offered.

Agencies represented at the June 7, 2017 meeting: 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.

TOWN OF HUNTERSVILLE PLANNING STAFF REVIEW:

Huntersville Planning staff has reviewed the proposed location of the ABC store and below are the key findings:

Conclusions:

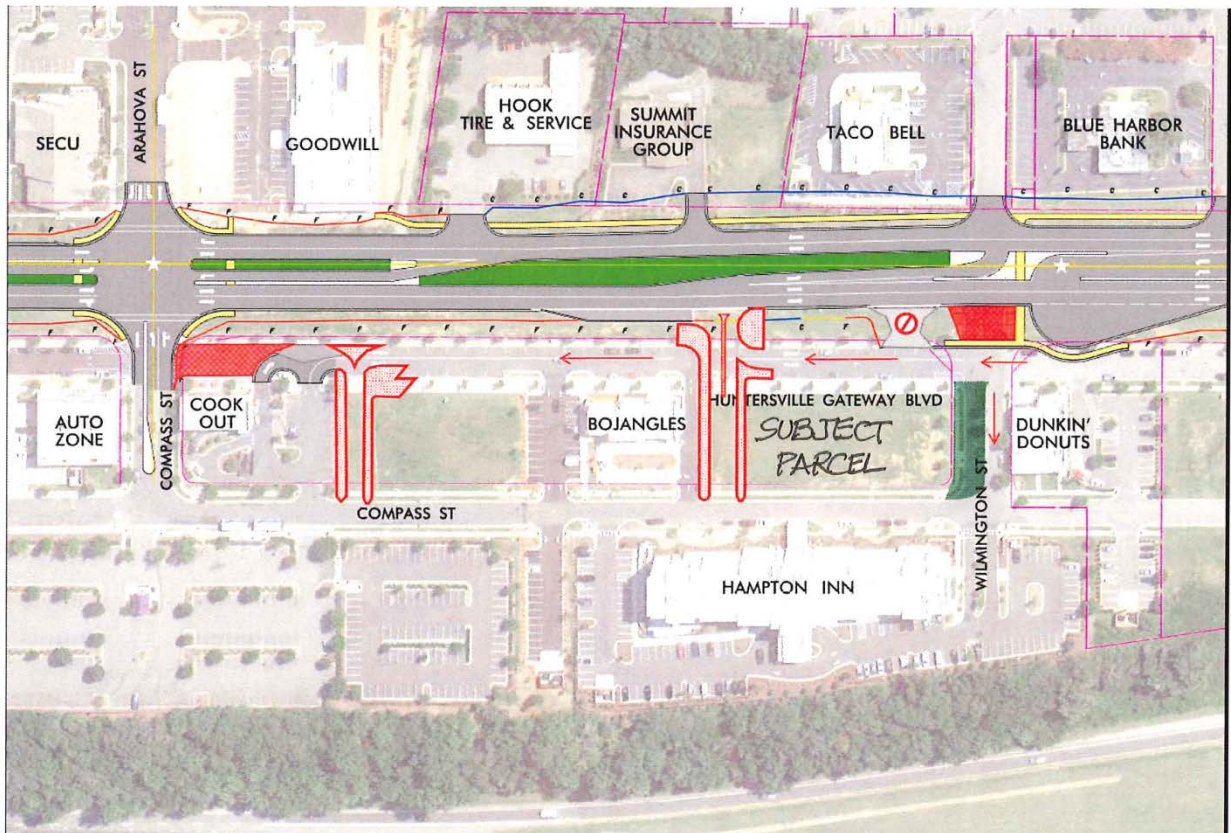
- The site is located within the [Gilead Rd/US 21 Small Area Plan](#) area, which prescribes a mix of land uses to include different retail types.
- The Plan also recommends extension of public streets through commercial properties to encourage a mix of retail/commercial establishments.
- The site is currently zoned Highway Commercial (HC) with Conditions (CD), which will allow the establishment of the ABC store.

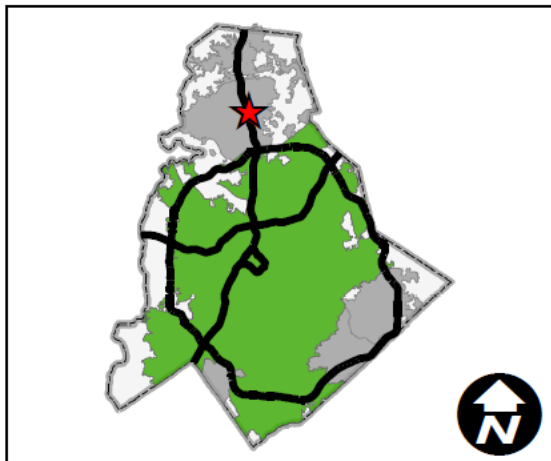
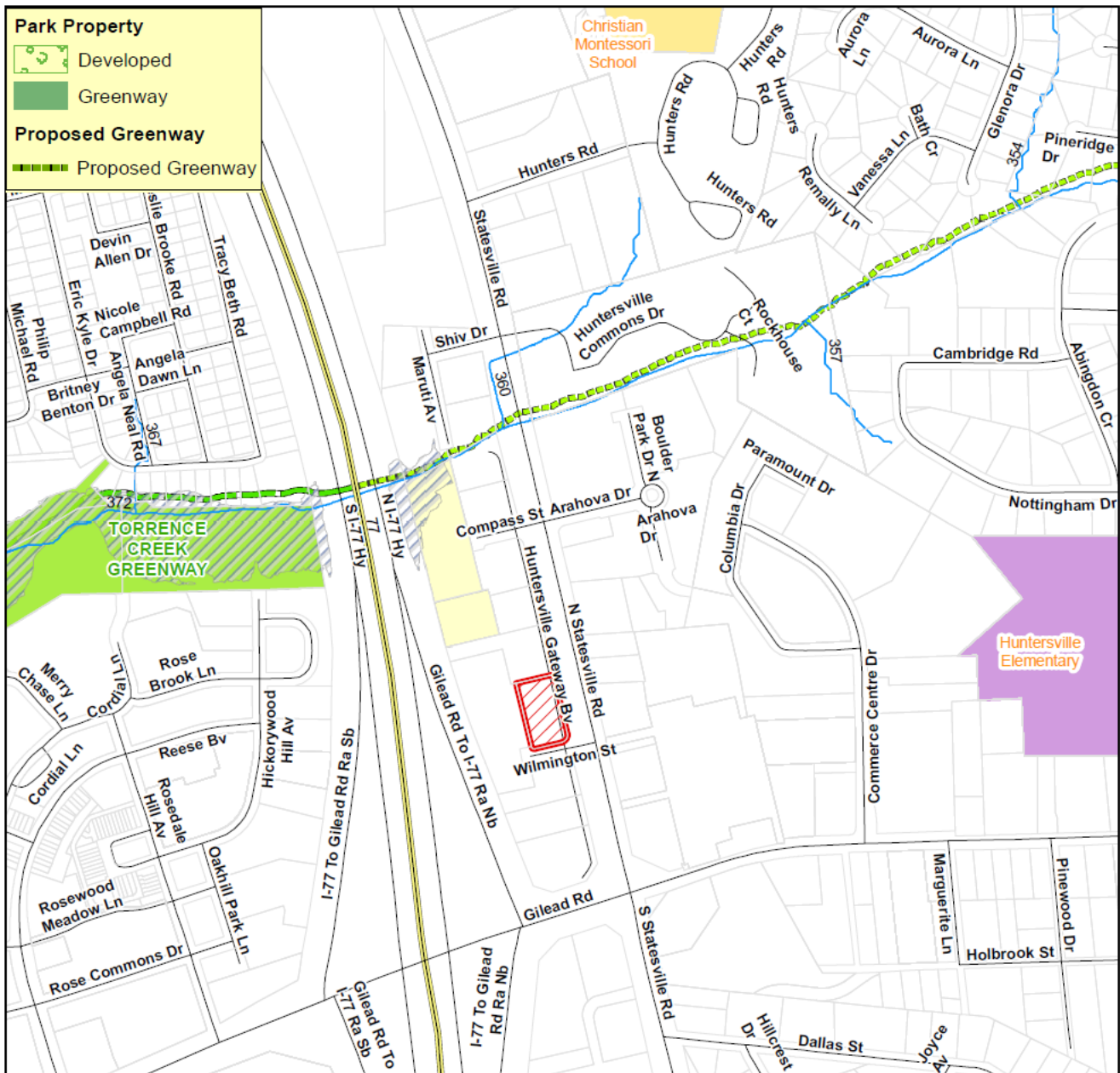
Adopted Goals and Policies:

- The proposed land use is consistent with the Town's adopted goals and policies for this property and the area, as specified in the [Gilead Rd/US 21 Small Area Plan](#).
- Appropriate design of the project and the right of way through the property for additional access to US 21 could significantly improve connectivity and dispersal of traffic from Huntersville Gateway in compliance with the Town's transportation policies as articulated in the Town's [2030 Community Plan](#), specifically with regard to street connectivity.
- The Mecklenburg ABC Board has pledged to work with the Town on site design associated with successful implementation of the roadway project in concert with design and development of the subject parcel, in order to achieve both ABC and Town goals for the site.

CMPC PLANNING COMMITTEE REVIEW:

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





Mandatory Referral 17-21

Initiated & Submitted by:
Mecklenburg County ABC Board

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



Produced by the Charlotte-Mecklenburg Planning Department