

**Initiated by:** Michael J. Tully, Mecklenburg County ABC Board  
**Submitted by:** Michael J. Tully, Chief Financial Officer, Mecklenburg County ABC Board  
**Staff Review by:** Bryman Suttle, Charlotte Mecklenburg Planning Department

## **MANDATORY REFERRAL | REPORT NO. 18-05**

Mecklenburg Co. ABC Board proposed acquisition of property located at 1625 Windsor Square in the Town of Matthews for future ABC Store

### **PROJECT PROPOSAL AND LOCATION:**

Potential purchase from FGLW Properties, LLC of approximately 1.88 acres of land in Mecklenburg County, with approx. 5,578 sf building as preliminarily shown on Exhibit A. The Mecklenburg County ABC Board proposes to operate an ABC Store on the site. The property is zoned B-1(CD) (Town of Matthews), with the use currently restricted to a restaurant; the ABC Board will pursue a site plan amendment to specifically allow its proposed use. Neighboring parcels are zoned B-1, B-3 and B-H.

### **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 B-1 zoning district, and the ABC Board will pursue a site plan amendment to specifically allow its proposed use.

### **CONSISTENCY WITH ADOPTED LAND USE PLANS:**

### **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 in the B-1 zoning district.

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

The ABC Board is not aware of any relationship between this purchase and any public or private projects. The ABC Board is informed and believes that a retail use on this parcel is consistent with land use and area plans that may be applicable to this site, which is in the Independence Blvd. corridor.

### **ESTIMATED PROJECT COMPLETION DATE:**

The proposed purchase likely will close in the second or third quarter of 2018. The purchase has been approved by the Board and funded.

### **JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force reviewed the proposed transaction at their April 4<sup>th</sup>, 2018 meeting and...

### **Agencies Represented:**

### **PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposed transaction and below are their key findings:

### **Conclusions:**

### **Adopted Goals and Policies:**

### **CMPC PLANNING COMMITTEE REVIEW:**

At their April 17<sup>th</sup>, 2018 meeting, the Planning Committee reviewed the proposed acquisition...

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