

Initiated by: Mecklenburg County ABC Board
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Reviewed by: Mandy Rosen, Charlotte Planning, Design, & Development

MANDATORY REFERRAL | REPORT NO. 2018-16

Mecklenburg County ABC Board Proposed Purchase of Existing Store Location at 6400 Albemarle Road

PROJECT PROPOSAL AND LOCATION:

Potential purchase from Big V Acquisitions LLC of approximately 1.57 acres of land in Mecklenburg County located at 6400 Albemarle Road (Tax PID 133-171-30B) and the improvements thereon as preliminarily shown on Exhibit A. The Mecklenburg County ABC Board currently operates an ABC Store on the site pursuant to an existing ground lease, and intends to continue operation of the ABC Store after purchasing the property. The property is zoned B-2 (City of Charlotte). Neighboring parcels are zoned B-1, R-17MF and R-22MF.

PROJECT JUSTIFICATION:

In the exercise of the ABC Board's business judgment, and consistent with current operation of an ABC Store on this same parcel, 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-2 zoning district, and also consistent with encouraging continued retail uses in the Albemarle Road Corridor (see Eastside Strategy Plan, 2001) and Albemarle Road Mixed Use Corridor (see Eastland Area Plan, 2003).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The [Eastland Area Plan \(2003\)](#) identifies this area as part of the Albemarle Road Mixed Use Corridor and is specifically recommended for a mix of uses including residential, retail, office, and civic. Sites should be designed to improve the appearance and pedestrian friendliness on Albemarle Road and better utilization of the underutilized retail properties along the corridor. Short term strategies should be focused on marketing and reuse of existing retail space. Retail square footage should be limited to the current retail square footage on the site and additional development rights allowed for office, residential, or civic uses that are consistent with the guidelines as part of the plan.

PROJECT IMPACT:

The ABC Board currently operates an ABC Store on this site, so the proposed transaction will have no impact that differs from current use of the site. Further, the ABC Board's 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 permitted in the B-2 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.

ESTIMATED PROJECT COMPLETION DATE:

The proposed purchase likely will close in the fourth quarter of 2018 or first quarter of 2019. The purchase has been approved by the ABC Board and funded.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this matter at their September 5, 2018 meeting and no comments were offered.

Agencies Represented:

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Economic Development (ED); Charlotte Engineering & Property Management (E&PM) - Engineering, Real Estate & StormWater Services; Charlotte Housing Authority (CHA); Charlotte Water (CLTW); Charlotte Mecklenburg Libraries (CML); Charlotte Planning, Design & Development (PDD); County Finance; County Health Department; County Asset & Facility Management; County Park & Recreation (P&R); County Storm Water Services; Central Piedmont Community College (CPCC); North Carolina ABC Board, Matthews Planning Department; Pineville Planning Department.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed acquisition of property below are the key findings:

Conclusions:

- The site is utilizing existing retail space and continuing to operate an existing business.
- The [Eastland Area Plan \(2003\)](#) recommends that over time, the site be encouraged to be redeveloped or improved with pedestrian-oriented design elements and a greater mix of uses.

Adopted Goals and Policies:

- Retail uses are considered appropriate both under the existing B-2 zoning and by the adopted future and use plan, which identifies a mixed-use corridor.

CMPC PLANNING COMMITTEE REVIEW:

At their September 18, 2018 meeting, the Planning Committee recommended...

