

**MANDATORY REFERRAL REPORT NO. 98-09**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**ABC STORE #5 RELOCATION**  
**March 1998**

**PROJECT LOCATION**

Presently, ABC Store #5 is located on a 1.02 acre site with frontage on the northerly side of Interstate 85 South, east of Little Rock Road and is accessed off the Interstate 85 Service Road. This store is proposed to be relocated to a .918 acre site located on the easterly side of Little Rock Road, just north of Interstate 85.

**PROJECT PROPOSAL**

This is a proposal by Mecklenburg County ABC Board to purchase a vacant parcel of land (.918 acre site) located on Little Rock Road and relocate the existing ABC Store from the Service Road to a site that provides better visibility and easier access.

**PROJECT JUSTIFICATION**

In its current location, the ABC Store is only visible from the interstate and access to the business is provided from the rear of the property. The relocation of this site would make it more convenient to its customer; which could potentially increase revenue.

**RELATIONSHIP TO OTHER PUBLIC AND PRIVATE PROJECTS**

This mandatory referral is not directly related to any other public or private projects. The area where ABC Store #5 is currently located is largely developed with commercial land uses that have frontage along the interstate. Both the current and proposed locations are zoned B-2. This zoning classification allows the subject use. At its present location, the facility is adjacent to a hotel and other commercial uses. The proposed site is bounded by a Circle K to the south and a service station to the north; elsewhere in the area, property is generally developed with commercial land uses.

The Northwest District Plan recommends commercial land uses in this area both along Interstate 85 and Little Rock Road. The proposed use is consistent with the land use recommendations of publicly adopted plans for the area.

**PROJECT IMPACT**

The relocation of the store could potentially increase sales for Mecklenburg County ABC Board and does not appear to have any negative impacts on the area.

**PROJECT COST**

A proposal of \$475,000 for the land was made to the property owner and the cost to construct a new facility is estimated to be \$450,000 for a total project cost of \$925,000.

**STAFF RECOMMENDATION**

Staff recommends the purchase of this land to relocate ABC Store #5 to a more visible site. The current B-2 zoning classification of the parcel where the use is to be located, allows for commercial development and the use is consistent with land use recommendations made in the Northwest District Plan.

**PLANNING COMMISSION RECOMMENDATION**

The Planning Committee unanimously approved this mandatory referral on March 17, 1998.

