

MANDATORY REFERRAL REPORT NO. 99-22
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
CONSTRUCTION OF NEW ABC STORE #22
SEPTEMBER 1999

PROJECT LOCATION

The project is located on .80 acres of land near the intersection of York Road and I-485 (see attached tax map); parcel "A" of Whitehall Commons (see attached site plan).

PROPOSAL

The Mecklenburg County ABC Board is proposing to purchase the land for the purpose of constructing a new ABC store.

PROJECT JUSTIFICATION

To meet the needs of an area in the county which is experiencing tremendous growth and is not currently accommodated. The decision is also based on a recommendation by a real estate broker and approved by the ABC Board.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS

The current Southwest District Plan calls for a commercial use for the property in question, and the Westside Strategy Plan does not recommend any changes to the Southwest District Plan for the property. Therefore, the proposed land use is consistent with both plans.

PROJECT IMPACT

No negative impacts are foreseen as a result of the ABC Board's purchase of this parcel.

PROJECT COST

The land value for the parcel is estimated at \$400,000. The cost of the building is estimated at \$650,000.

STAFF RECOMMENDATION

Staff recommends approval of the purchase of this land for the purpose of constructing a new ABC store.

PLANNING COMMITTEE RECOMMENDATION

Planning Committee voted unanimously 5-0 to recommend that the land be purchased for the purpose of constructing a new ABC store.

