

**MANDATORY REFERRAL REPORT NO. 99-23**  
**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
**CONSTRUCTION OF NEW ABC STORE #23**  
**SEPTEMBER 1999**

**PROJECT LOCATION**

The project is located on 1.090 acres of land at the Highway 51 by-pass in Matthews(see attached tax map).

**PROPOSAL**

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

**PROJECT JUSTIFICATION**

The proposed use is needed to accommodate and meet the surrounding community's needs. The decision to purchase the land was based on a recommendation from a real estate consultant and approved by the ABC Board.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS**

The site is zoned B-1 SCD and is proposed for commercial development according to the plans for the Town of Matthews.

**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 \$500,000. 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.

