

MANDATORY REFERRAL REPORT NO. 13-16**Proposed Acquisition by Mecklenburg County of Flood-prone Structures along Briar Creek****PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County's Storm Water Services Program proposes to acquire 32 residential properties along Briar Creek during fiscal year 2014 (see list below). These parcels are mostly improved with single family dwellings. The properties are located in flood prone areas and as such are subject to periodic and severe flooding. Use of the Storm Water Services capital fund is proposed for acquisition of this properties, whose owners will need to express a willingness to participate (participation in the program is voluntary) in the program. The properties along Briar Creek (Dunlavin Way, Eastway Drive, Shannonhouse Drive and Dolphin Lane) are zoned R-4, single family residential under the City of Charlotte's Zoning Ordinance. Following acquisition, the homes will be removed and the properties will be added to the County's open space/greenway system and maintained in a natural state. At a future date, Storm Water Services may consider stream improvements along the creeks.

Property	PID	Area Plan	Recommended Land use
3009 Dunlavin Way	09313402	Central District Plan	Greenway
3015 Dunlavin Way	09313403	Central District Plan	Greenway
3021 Dunlavin Way	09313404	Central District Plan	Greenway
3025 Dunlavin Way	09313405	Central District Plan	Greenway
3029 Dunlavin Way	09313406	Central District Plan	Greenway
3035 Dunlavin Way	09313407	Central District Plan	Greenway
3041 Dunlavin Way	09313408	Central District Plan	Greenway
3047 Dunlavin Way	09313409	Central District Plan	Greenway
3101 Dunlavin Way	09313410	Central District Plan	Greenway
3109 Dunlavin Way	09313411	Central District Plan	Greenway
3117 Dunlavin Way	09313412	Central District Plan	Greenway
3125 Dunlavin Way	09313413	Central District Plan	Greenway
3131 Dunlavin Way	09313414	Central District Plan	Greenway
3135 Dunlavin Way	09313415	Central District Plan	Greenway
3139 Dunlavin Way	09313416	Central District Plan	Greenway
1442 Shannonhouse Dr.	09908116	East District Plan	Greenway
1722 Eastway Drive	09313420	Central District Plan	Greenway
1730 Eastway Drive	09313419	Central District Plan	Greenway
5111 Dolphin Lane	09908105	East District Plan	Greenway
5117 Dolphin Lane	09908106	East District Plan	Greenway
5129 Dolphin Lane	09908109	East District Plan	Greenway
5213 Dolphin Lane	09908113	East District Plan	Greenway
5219 Dolphin Lane	09908114	East District Plan	Greenway
5301 Dolphin Lane	09911614	East District Plan	Greenway
5313 Dolphin Lane	09911615	East District Plan	Greenway
5319 Dolphin Lane	09911616	East District Plan	Greenway
5325 Dolphin Lane	09911617	East District Plan	Greenway
5331 Dolphin Lane	09911618	East District Plan	Greenway
5337 Dolphin Lane	09911619	East District Plan	Greenway
5401 Dolphin Lane	09911620	East District Plan	Greenway
5427 Dolphin Lane	09911624	East District Plan	Greenway
5433 Dolphin Lane	09911625	East District Plan	Greenway

PROJECT JUSTIFICATION:

The proposed acquisitions are located within a FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods. The proposed acquisitions are intended to eliminate potential future losses by removing the improvements. Additionally, acquisition of these parcels will add to greenway connectivity and assemblage along each of the creeks.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aimed to 1) prevent and reduce the loss of life, property damage, and service disruptions and 2) restore natural and beneficial functions of the floodplain.

Greenway property assemblage along the creeks is supported by and consistent with the *2008 Greenway Master Plan*, a component of the *2008 Park and Recreation 10-Year Master Plan* adopted by the County Commission on May 7, 2008.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

All properties listed are recommended for Greenway land use by either the *Central District Plan* (1993) or the *East District Plan* (1993).

PROJECT IMPACT:

Acquisition of these parcels will contribute to a reduction in property damage and potential loss of life for the affected communities as well as adding to the water quality/open space needs of the community

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

The purpose of these acquisitions is the protection of life and property. Additionally, Storm Water Services has worked with the Charlotte-Mecklenburg Police Department and the Charlotte Fire Department to provide training opportunities for police and fire personnel prior to the demolition of the structures along Briar Creek. County Storm Water Services also works with Habitat of Humanity of Charlotte to reuse any usable materials in the structure prior to demolition.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring these properties by the end of fiscal year 2014, subject to owners' agreement to participate.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their September 4, 2013 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the acquisitions of flood-prone structures along Briar Creek by Mecklenburg County.

CMPC PLANNING COMMITTEE RECOMMENDATION:

WITHDRAWN BY APPLICANT AS THIS IS THE SAME AS MR08-39



