

**MANDATORY REFERRAL REPORT NO. 10-13**  
**Proposed Acquisition by Mecklenburg County of Flood-prone Structure Along Briar Creek**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County's Storm Water Services Program proposes to acquire Tax Parcel #159-011-45 which is a portion of the Doral Apartments, located along Briar Creek off Monroe Road. The Doral Apartments has been identified as one of the most flood prone properties within Mecklenburg County, and has suffered from repeated flooding and property damage. The property is zoned R22-MF (multi-family residential) according to the Charlotte Zoning Ordinance.

Mecklenburg County applied for and received grant funding to acquire the property through FEMA's Flood Mitigation Assistance program. The grant will cover 75% of the purchase price and related costs with 25% of those costs being covered by local storm water fees. Participation in the program is voluntary. Should the County's Storm Water Program successfully acquire the property, all improvements on the property will be removed and the property 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 to this stretch of Briar Creek.

**PROJECT JUSTIFICATION:**

The proposed acquisition is located within a Federal Emergency Management Administration (FEMA) designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The proposed acquisition is intended to eliminate potential future losses. Additionally, acquisition of this parcel will add to greenway connectivity and assemblage along Briar Creek.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

Acquisition of this parcel 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.

Continued greenway property assembly along Briar Creek 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:**

The *Central District Plan* (2003) recommends Greenway as the future land use. Therefore, this request is consistent with the adopted plan.

**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, the County will work with Charlotte-Mecklenburg Utilities in the placement of the Briar Creek Sewer pipeline project.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring this property by Fall 2010.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

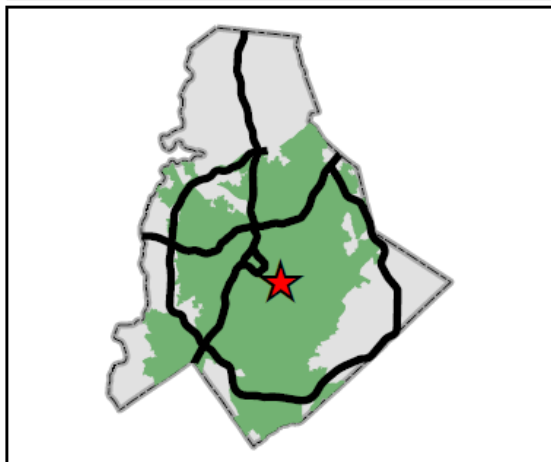
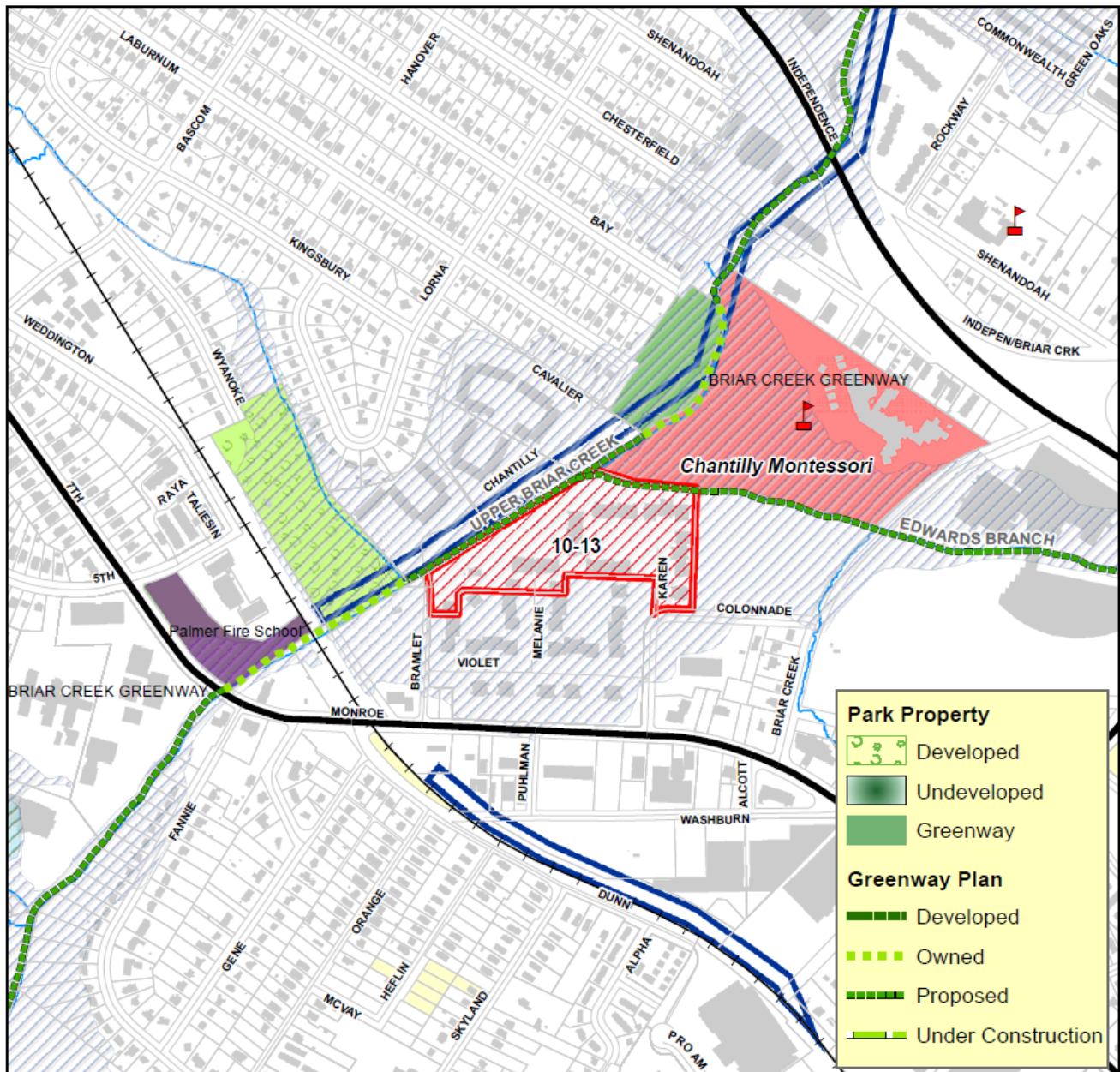
The Joint Use Task Force met on July 7, 2010 and it was offered that Charlotte-Mecklenburg Utilities' Briar Creek Phase 2 project is scheduled for this area, so any open space development or stream restoration planned subsequent to this acquisition should be coordinated closely with CMU. No one from CMU was in attendance to offer clarification. Additionally, while City Storm Water Services was not represented at the meeting, SWS staff offered the comment beforehand that they would be partnering with the County in this initiative.

**PLANNING STAFF RECOMMENDATION:**

Planning staff recommends the proposal to acquire this parcel for floodway mitigation, development of a greenway and open space. Coordination between CMU and Storm Water Services is recommended to minimize costs and negative impacts to the land.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 20, 2010 meeting, the Planning Committee recommended approval by a 5-0 vote.



## Mandatory Referral 10-13

Submitted by: County Real Estate  
Initiated by: County Storm Water Services

- Mandatory Referral
- FEMA 100 Year Floodplain
- Overhead Electrical Transmission Lines
- Local Historic Landmark



Produced by the Charlotte-Mecklenburg Planning Department