

MANDATORY REFERRAL REPORT NO. 10-14
Proposed Acquisition by Mecklenburg County of Flood-prone Structures Along Briar Creek

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Storm Water Services proposes to purchase the following five parcels in one of Mecklenburg County's most flood prone areas along Briar Creek in east Charlotte:

1. Tax Parcel Identification Number 099-084-25: 1750 Shannonhouse Drive
2. Tax Parcel Identification Number 099-084-24: 1800 Shannonhouse Drive
3. Tax Parcel Identification Number 099-084-23: 1806 Shannonhouse Drive
4. Tax Parcel Identification Number 099-084-22: 1812 Shannonhouse Drive
5. Tax Parcel Identification Number 099-152-18: 5400 Galway Drive

These parcels are zoned R-4 with single family residential dwellings located on each property.

To promote public health, safety, and welfare by reducing the risk of future flood damages, Mecklenburg County received grant funding from the Federal Emergency Management Administration (FEMA) Pre-Disaster Mitigation (PDM) program to establish a voluntary property acquisition program to purchase property. The grant will cover 75% of the purchase price with Mecklenburg County covering 25% of the purchase price and related closing costs (including relocation if necessary) through the use of local storm water fees.

Following acquisition, existing structures will be removed and the land will be added to the Mecklenburg County's open space/greenway system. In addition, Storm Water Services may also consider stream improvements to this portion of Briar Creek in the future.

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 existing residential structures. Additionally, acquisition of the parcels will improve greenway connectivity along Briar Creek.

CONSISTENCY WITH ADOPTED PUBLIC POLICIES:

Acquisition of these parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by Mecklenburg County Commission on December 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 Mecklenburg County Commission on May 2008).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The *East District Plan* (1990) recommends Park/Open Space as the future land use for the subject properties; consequently this proposal is consistent with the area 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, if necessary. 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 these structures. 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 this property by Fall 2010.

JOINT USE TASK FORCE REVIEW COMMENTS:

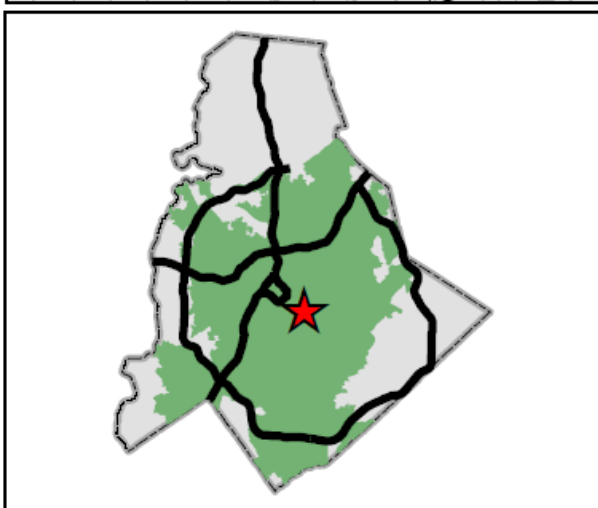
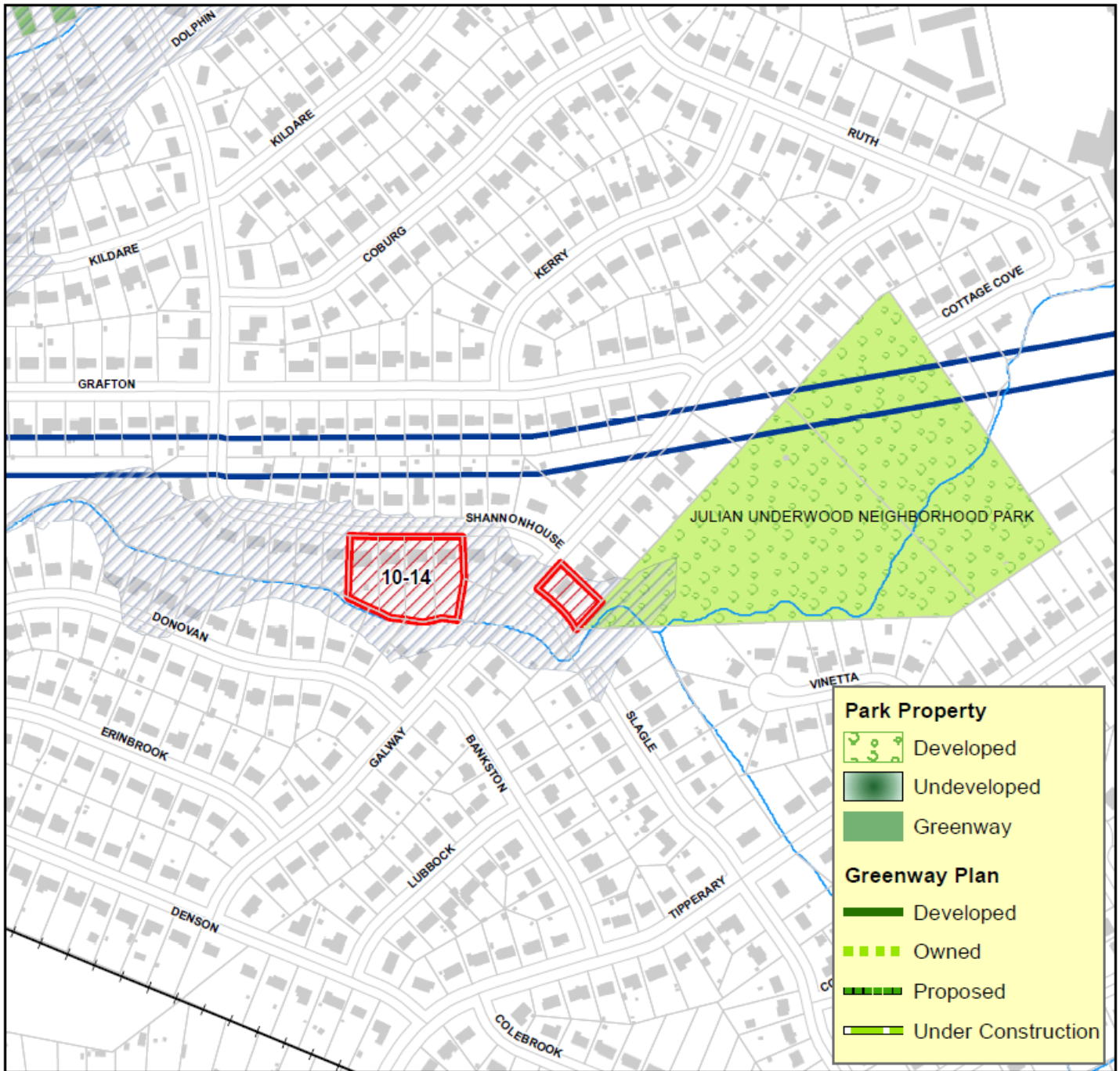
The Joint Use Task Force discussed this matter at their July 7, 2010 meeting and no comments were provided.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the proposed land acquisition and proposed use of the properties which is consistent with the recommended future land uses specified in the *East District Plan* (1990).

CMPC PLANNING COMMITTEE RECOMMENDATION:

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



Mandatory Referral 10-14

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

- Mandatory Referral
- FEMA 100 Year Floodplain
- Overhead Electrical Transmission Lines

