

MANDATORY REFERRAL REPORT NO. 10-20
Proposed Acquisition by Mecklenburg County of Flood-prone Structures
along Briar Creek, Little Sugar Creek, and McMullen Creek

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire the following eight parcels in Charlotte along Briar Creek, Little Sugar Creek and McMullen Creek:

Briar Creek

Tax Parcel #093-131-25: 2964 Dunlavin Way, zoned R-4 single family residential
Tax Parcel #155-123-01: 1727 Providence Road, zoned R-3 single family residential

Little Sugar Creek

Tax Parcel #083-031-27: 240 E. 36th Street, zoned I-1 Industrial
Tax Parcel #083-031-16: 3103 Cullman Avenue, zoned I-1 Industrial
Tax Parcel #083-031-27: 3215 Cullman Avenue, zoned I-1 Industrial

McMullen Creek

Tax Parcel #183-092-12: 2422 Cloister Drive, zoned R-3 single family residential
Tax Parcel #185-111-17: 1100 Wilhaven Drive, zoned R-3 single family residential
Tax Parcel #185-111-29: 1110 Wilhaven Drive, zoned R-3 single family residential

Each of the eight parcels is improved with a single family dwelling or commercial building. In one instance (parcel 155-123-01) an institutional use (private school) also occupies the property. The properties are located in some of Mecklenburg County's most flood prone areas and as such are subject to periodic and severe flooding. The current funding availability will allow the acquisition of these eight properties, whose owners have expressed a willingness to participate (participation in the program is voluntary).

To promote public health, safety, and welfare by reducing the risk of future flood damages, Mecklenburg County applied for and received grant funding to acquire the properties through the Federal Emergency Management Administration (FEMA) Pre-Disaster Mitigation (PDM) program. 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, all improvements on the properties 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 along the creeks, and County Park and Recreation may consider making greenway-related improvements.

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 and restricting future development. 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 also 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:

This proposal is generally consistent with applicable land use plans consisting of the *Central District Plan* (1993), *Eastside Strategy Plan* (2001), and *South District Plan* (1993). All plans recommend open space since the parcels in question lie mostly in the FEMA 100 year floodplain.

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 these structures. County Storm Water Services also works with Habitat for Humanity of Charlotte to reuse any usable materials in the structures prior to demolition.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring this property by Fall 2011.

JOINT USE TASK FORCE REVIEW COMMENTS:

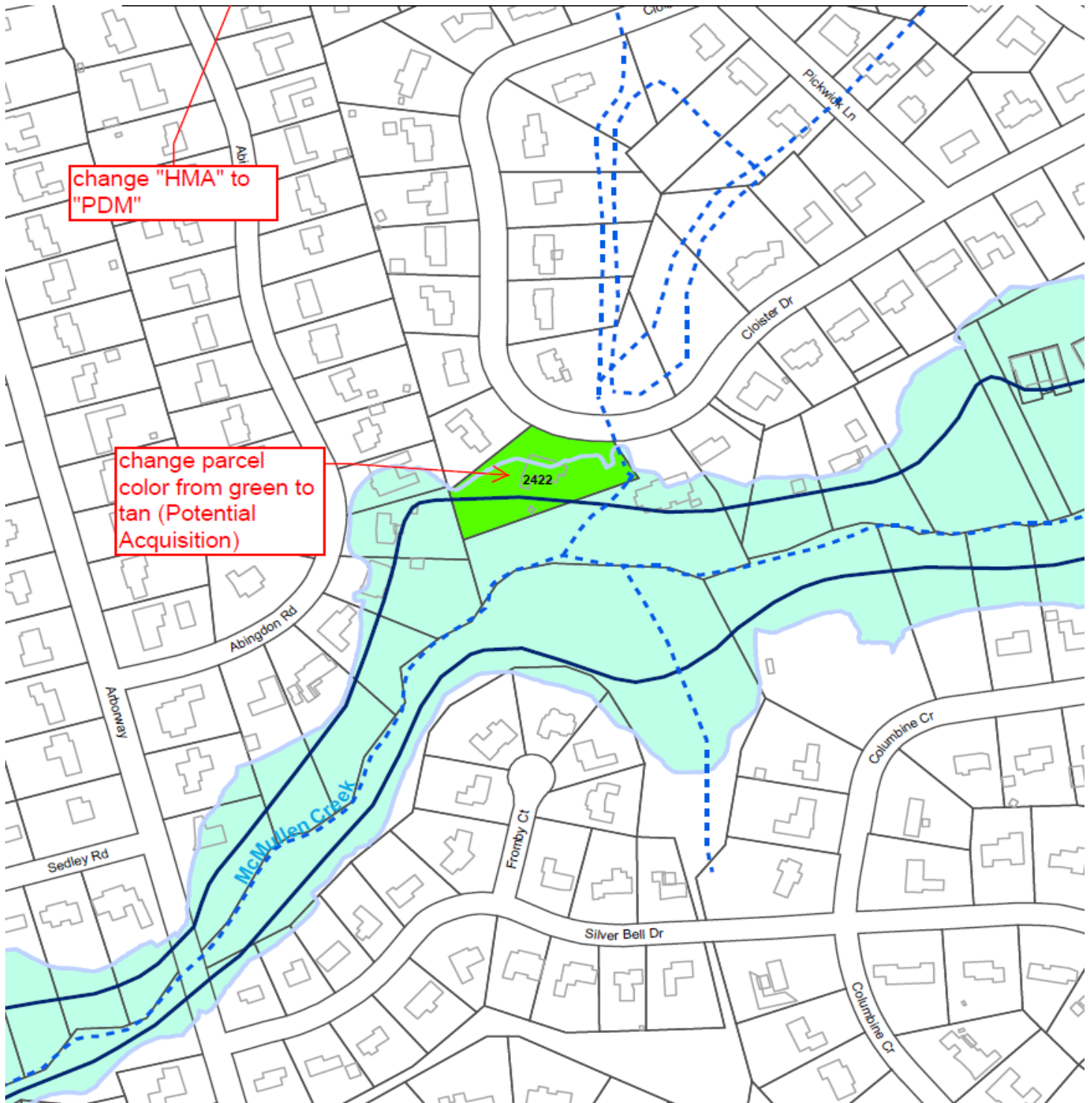
This Mandatory Referral was discussed at the December 1 JUTF meeting and no joint use comments were offered.

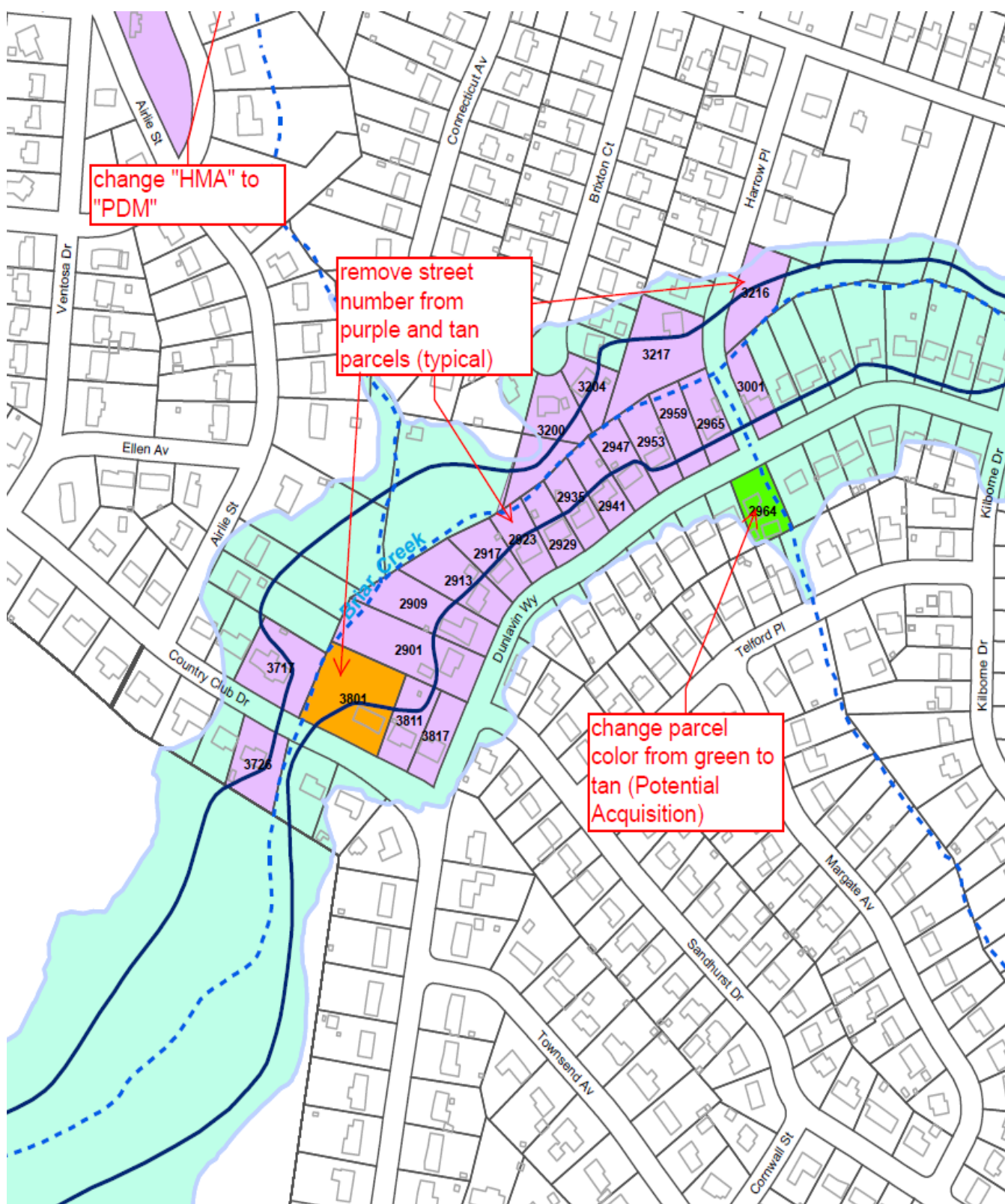
PLANNING STAFF RECOMMENDATION:

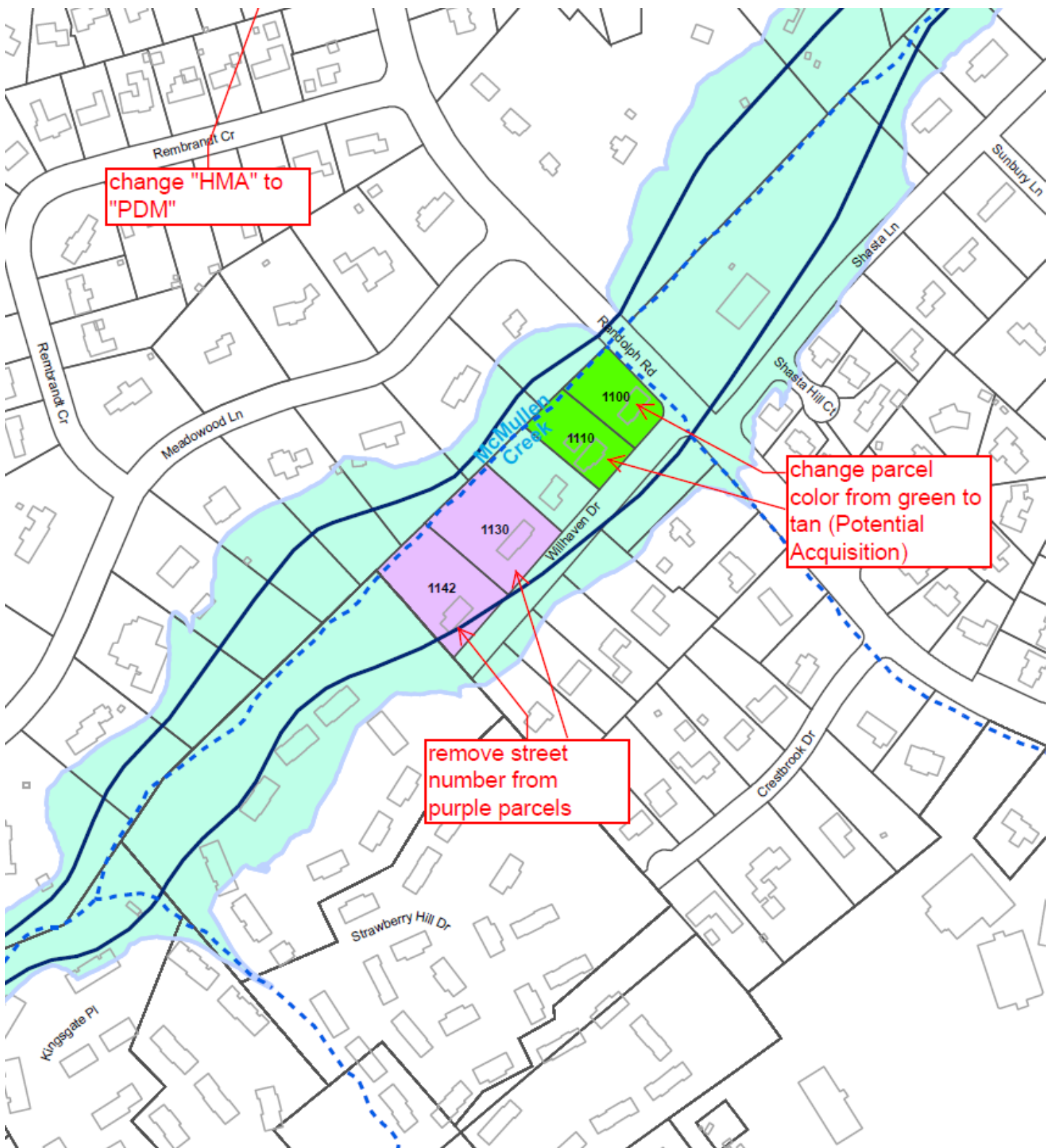
Staff recommends approval.

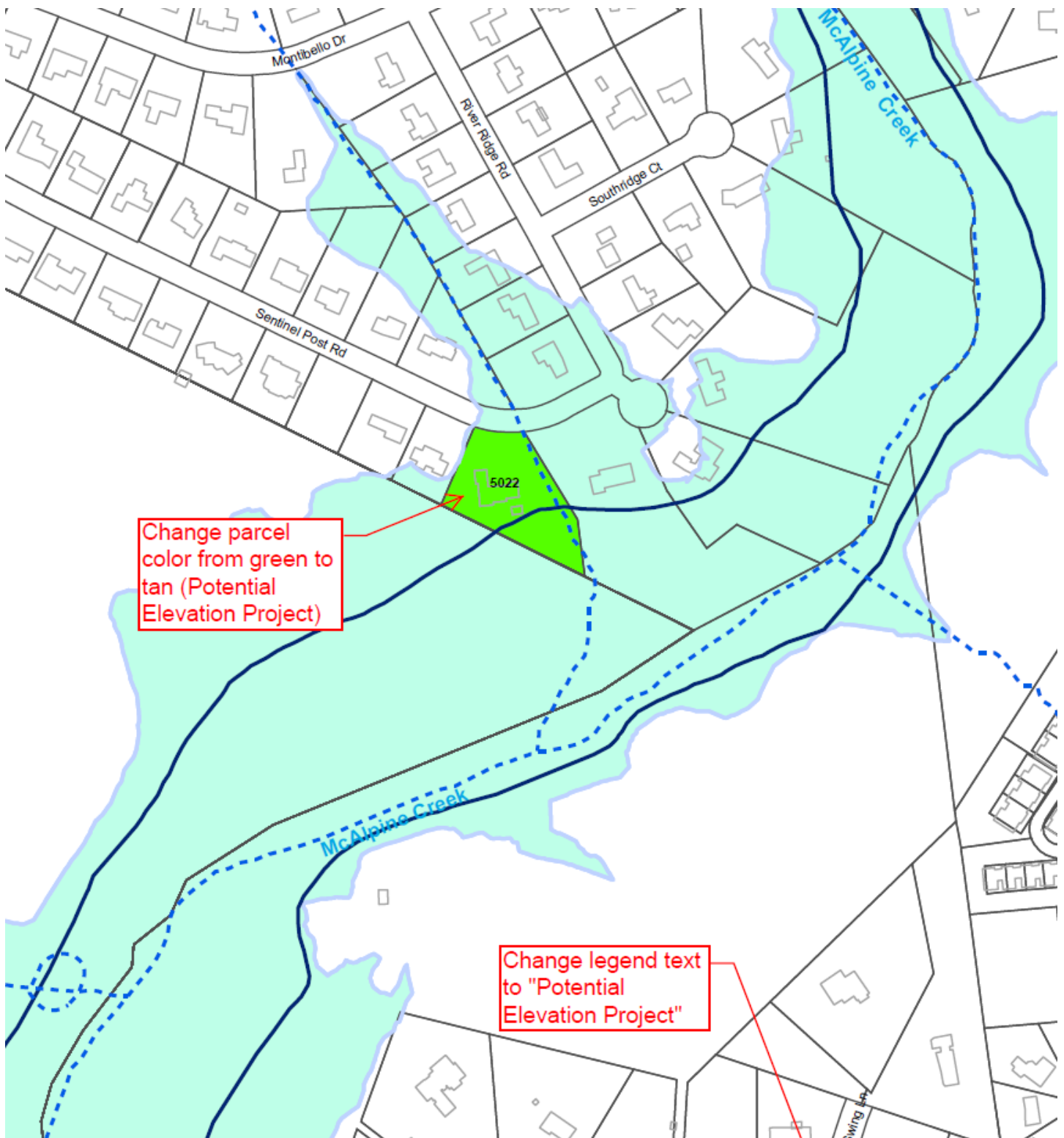
CMPC PLANNING COMMITTEE RECOMMENDATION:

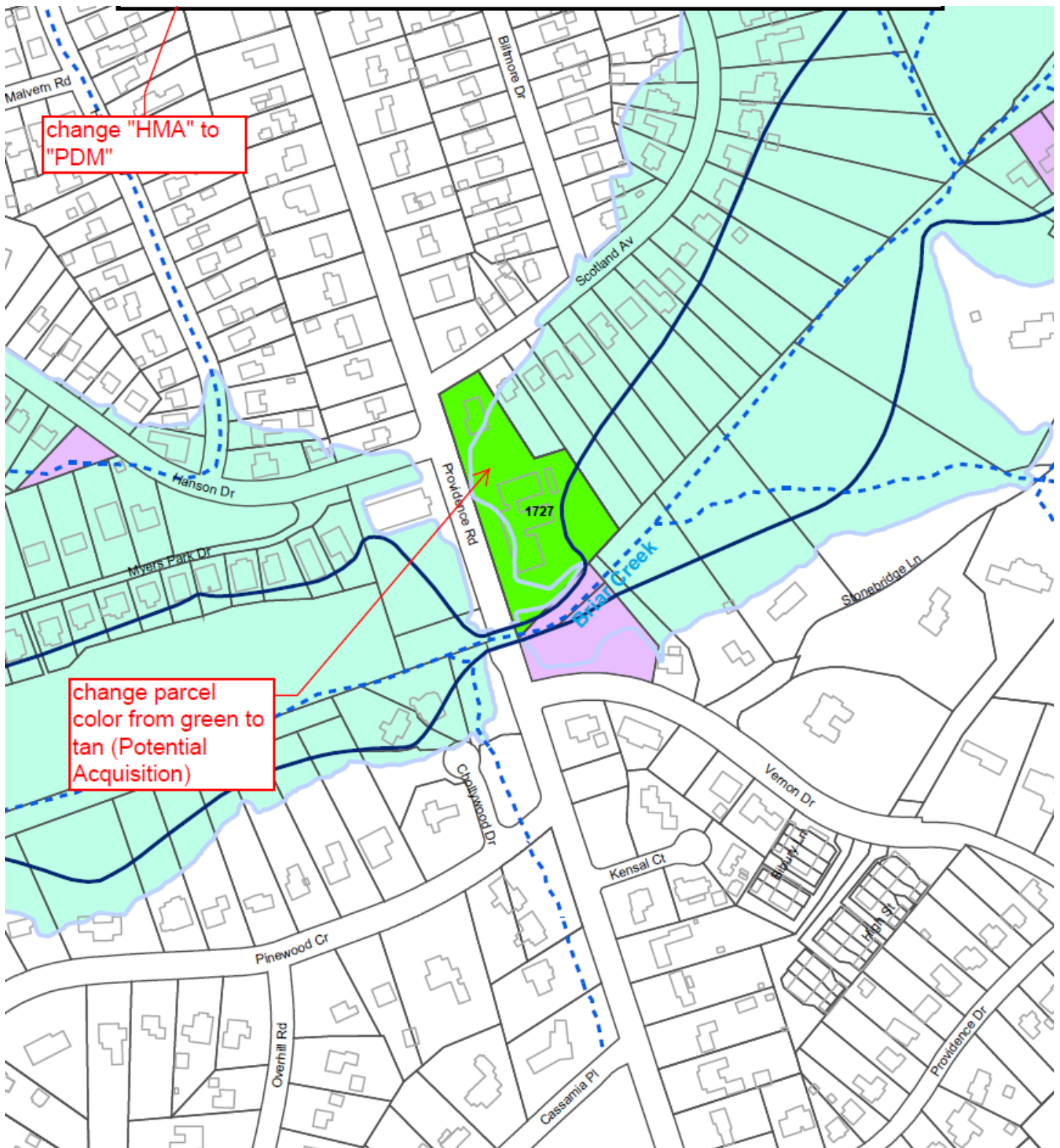
At their December 14, 2010 meeting the Planning Committee recommended approval by a 5-0 vote.

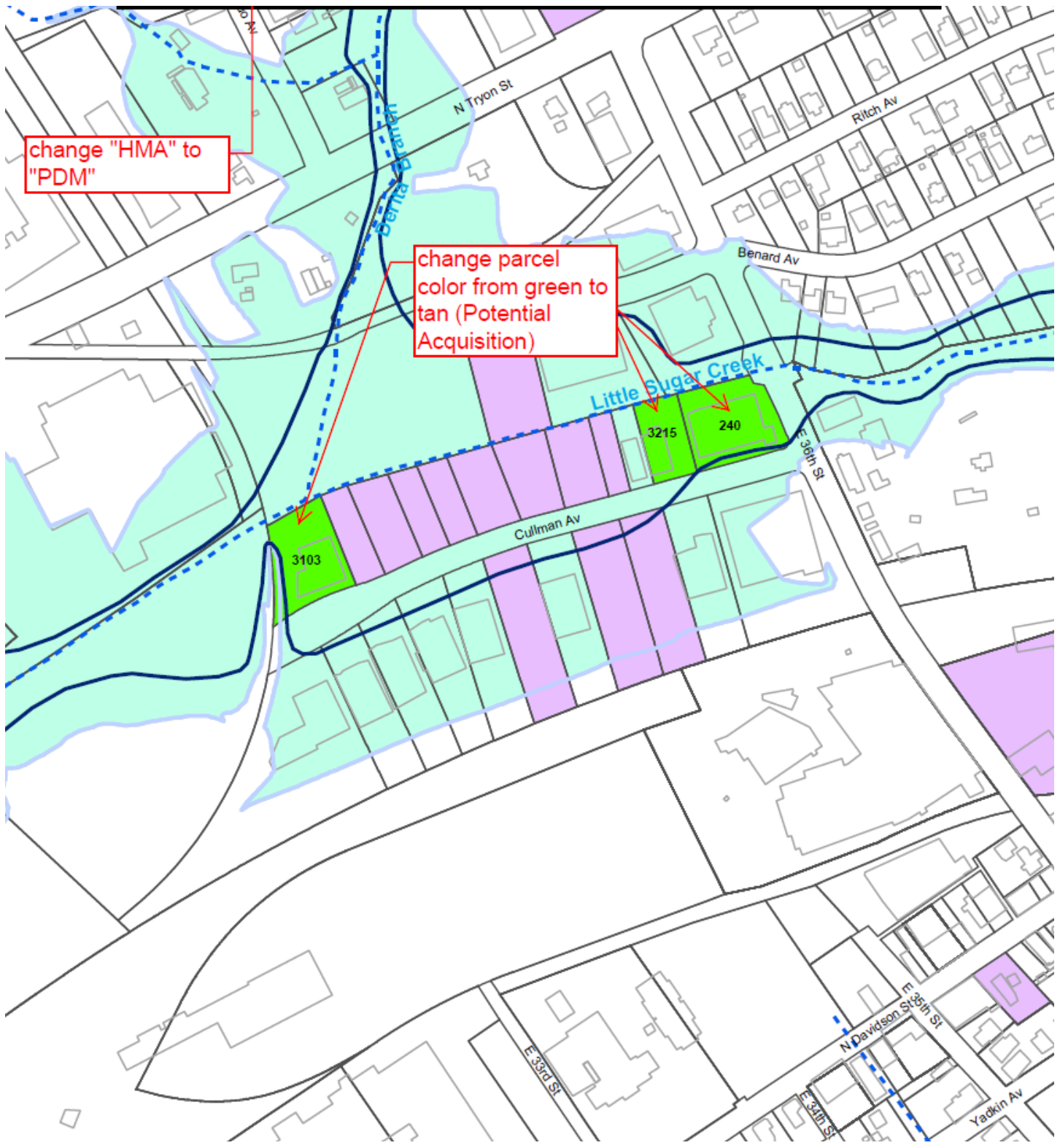












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