

**MANDATORY REFERRAL REPORT NO. 12-17**

**Proposed Acquisition by Mecklenburg County of Flood-prone Structures on Westbrook Drive along Irwin Creek**

**PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County's Storm Water Services Program proposes to acquire Tax Parcel #073-213-02 located at 1024 Westbrook Drive in Charlotte's Third Ward along Irwin Creek. This parcel is improved with a single family dwelling. The structure, built in 1940, is similar in size, style, and age to the neighboring single family homes although it has little outwardly apparent historic value. The property is located in a flood prone area and as such is subject to periodic and severe flooding. Use of the Storm Water Services capital fund is proposed for acquisition of this property, whose owner has expressed a willingness to participate (participation in the program is voluntary). The property is zoned UR-1, Urban Residential, under the Charlotte Zoning Ordinance. Following acquisition, the home 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 creek.

The subject property is in a residential portion of Charlotte's Third Ward, developed with older single-family homes. The parcel abuts Frazier Neighborhood Park and Irwin Creek to the west, and could be absorbed into the park's footprint without adverse impact to the remainder of the neighborhood.

**PROJECT JUSTIFICATION:**

The proposed acquisition is located within a Federal Emergency Management Agency (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 by removing the improvements, and to add to greenway connectivity and assemblage along Irwin 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.

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:**

The *Central District Plan* (1993) designates this parcel for future park and greenway use by virtue of the fact that it lies within a FEMA-designated 100-year floodplain.

**PROJECT IMPACT:**

Acquisition of this parcel 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 this acquisition 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 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 summer 2012 subject to owner's agreement to participate.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their June 27, 2012 meeting and no joint use comments were offered.

**PLANNING STAFF RECOMMENDATION:**

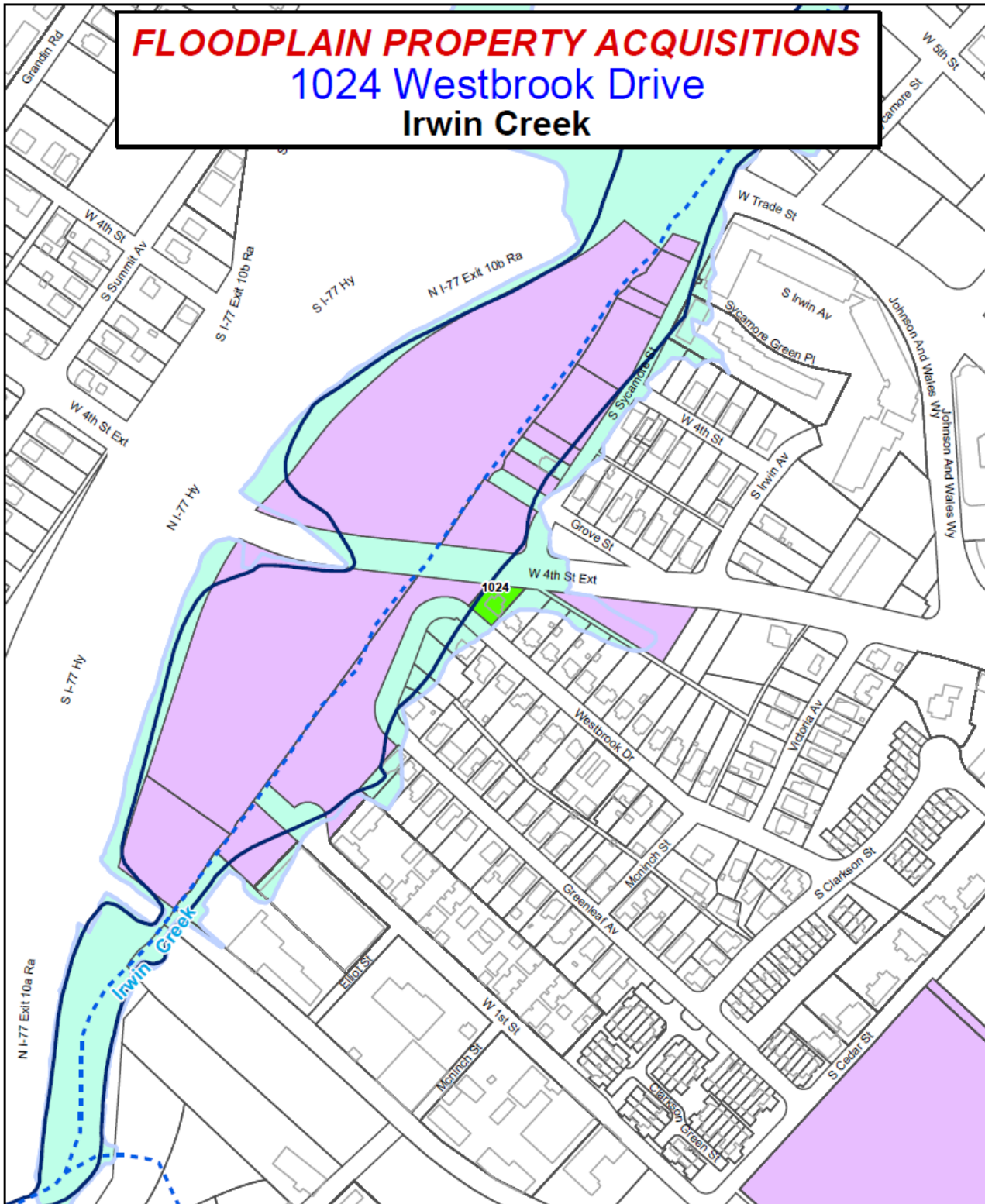
Since this land is recommended for park and greenway use, Planning staff supports the proposed acquisition.

**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their July 17, 2012 meeting the Planning Committee recommended approval by a 7-0 vote.

# FLOODPLAIN PROPERTY ACQUISITIONS

## 1024 Westbrook Drive Irwin Creek



Charlotte-Mecklenburg Storm Water Services  
PHONE: 311 WEB: [stormwater.ohameek.org](http://stormwater.ohameek.org)

0 150 300 Feet



### LEGEND

#### Acquisition Status

- Requesting Approval
- Non-Participation
- Potential Acquisitions
- Previously Approved/Acquired
- Mecklenburg County/City of Charlotte Owned

- Parcels
- Creeks
- Floodplain
- Community Floodway