

MANDATORY REFERRAL REPORT NO. 12-18
Charlotte-Mecklenburg Storm Water Services Orphan Property Floodplain Acquisition Plan

PROJECT PROPOSAL AND LOCATION:

Charlotte-Mecklenburg Storm Water Services (CMSWS) manages and maintains the Federal Emergency Management Agency (FEMA)-regulated floodplains with the City of Charlotte, the towns, and unincorporated Mecklenburg County. CMSWS' mitigation plan aims to protect life and property and enhance the natural benefits of the floodplain. Through federal FEMA grants, CMSWS has acquired and demolished approximately 200 buildings within the floodplain. Additionally, CMSWS has acquired an additional 60 buildings through partnerships with other public departments such as Mecklenburg County Park and Recreation through the locally funded "buyout" program which used FEMA criteria for inclusion into the program.

To meet FEMA criteria for acquisition, a structure had to have suffered damage to the finished living space of the building. As a result, some neighborhoods were left with a "checkerboard" effect of often non-contiguous acquired homes because some homes suffered damage in the living spaces while others did not. Because there are few FEMA grants for eligible projects remaining, the Flood Risk Assessment and Risk Reduction Plan was developed to mitigate groups of structures based on flood risk. However, this program will do little to eliminate the "checkerboard" effect because previously acquired properties had more damage than those properties that were not acquired. To combat this problem, CMSWS created the Orphan Property Floodplain Acquisition Plan. Criteria for inclusion in the program are:

1. Must be residential properties
2. Homes must touch the Community Encroachment Area (Floodway)
3. Properties must be located on same street as at least two previous FEMA buyout properties
4. Properties must be on dead end streets or cul-de-sacs

CMSWS has identified seventeen properties for inclusion in the Orphan Plan (see below) located within the Briar Creek and McMullen Creek floodplains. Participation in the program is voluntary as is with FEMA buyout programs.

Property	PID	Area Plan	Recommended Land use
1120 Willhaven Dr.	18511130	South District Plan (1993)	Greenway
3020 Harbinger Ct.	09510263	Central District Plan (1993)	Greenway
2225 Purser Dr.	09906109	East District Plan (1990)	Greenway
2229 Jennie Linn Dr.	09906213	East District Plan (1990)	Greenway
2223 Jennie Linn Dr.	09906212	East District Plan (1990)	Greenway
5129 Kildare Dr.	09908103	East District Plan (1990)	Greenway
5128 Kildare Dr.	09908328	East District Plan (1990)	Greenway
5134 Kildare Dr.	09908327	East District Plan (1990)	Greenway
5101 Dolphin Ln.	09908104	East District Plan (1990)	Greenway
4101 Whitehurst Rd.	14521208	Central District Plan (1993)	Greenway
4035 Whitehurst Rd.	14521206	Central District Plan (1993)	Greenway
4029 Whitehurst Rd.	14521205	Central District Plan (1993)	Greenway
4023 Whitehurst Rd.	14521204	Central District Plan (1993)	Greenway
4017 Whitehurst Rd.	14521203	Central District Plan (1993)	Greenway
4011 Whitehurst Rd.	14521202	Central District Plan (1993)	Greenway
4001 Whitehurst Rd.	14521201	Central District Plan (1993)	Greenway/Single Family *
1212 Abeline Rd.	14516102	Central District Plan (1993)	Greenway/Single Family *

* Both properties have a small portion of land that falls into the single family adopted land use.

Following acquisition, all improvements on the properties will be removed and the property will be added to the County's open space system and maintained in a natural state. At a future date, Storm Water Services may consider stream improvements along the creeks.

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 returning the floodplain to its natural state, while adding to open space along 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.

The Orphan Plan and 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 the properties listed are all recommended for Greenway land uses by either the *South District Plan* (1993), *Central District Plan* (1993), or *East District Plan* (1990). Portions of two properties (4001 Whitehurst Rd., and 1212 Abeline Rd.) are recommended for Single Family land use by the *Central 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 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.

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:

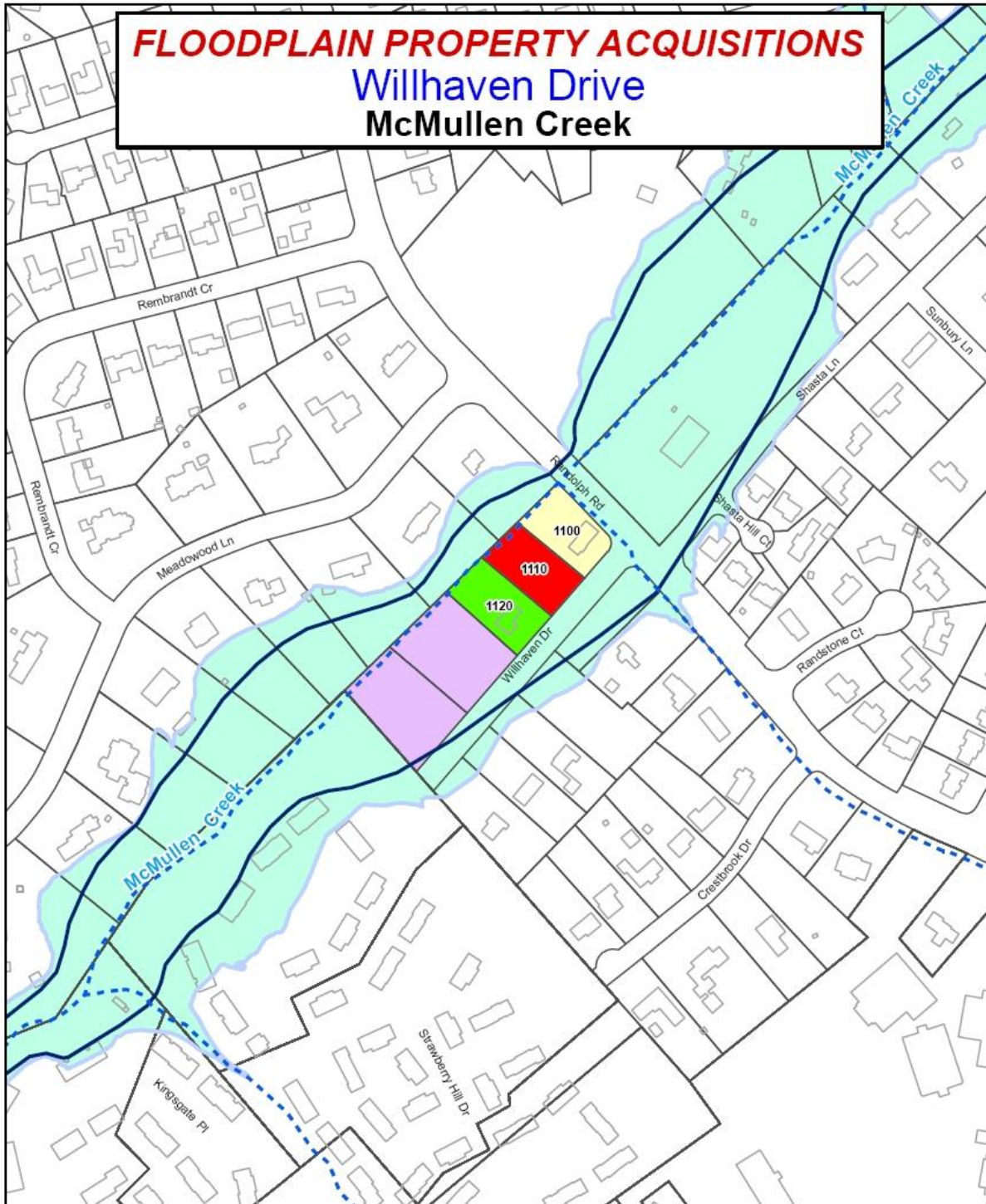
Planning staff recommends approval of the proposed land acquisition.

CMPC PLANNING COMMITTEE RECOMMENDATION:

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

FLOODPLAIN PROPERTY ACQUISITIONS

Willhaven Drive McMullen Creek



Charlotte-Mecklenburg Storm Water Services
PHONE: 311 WEB: stormwater.charmeek.org

0 150 300 Feet



LEGEND

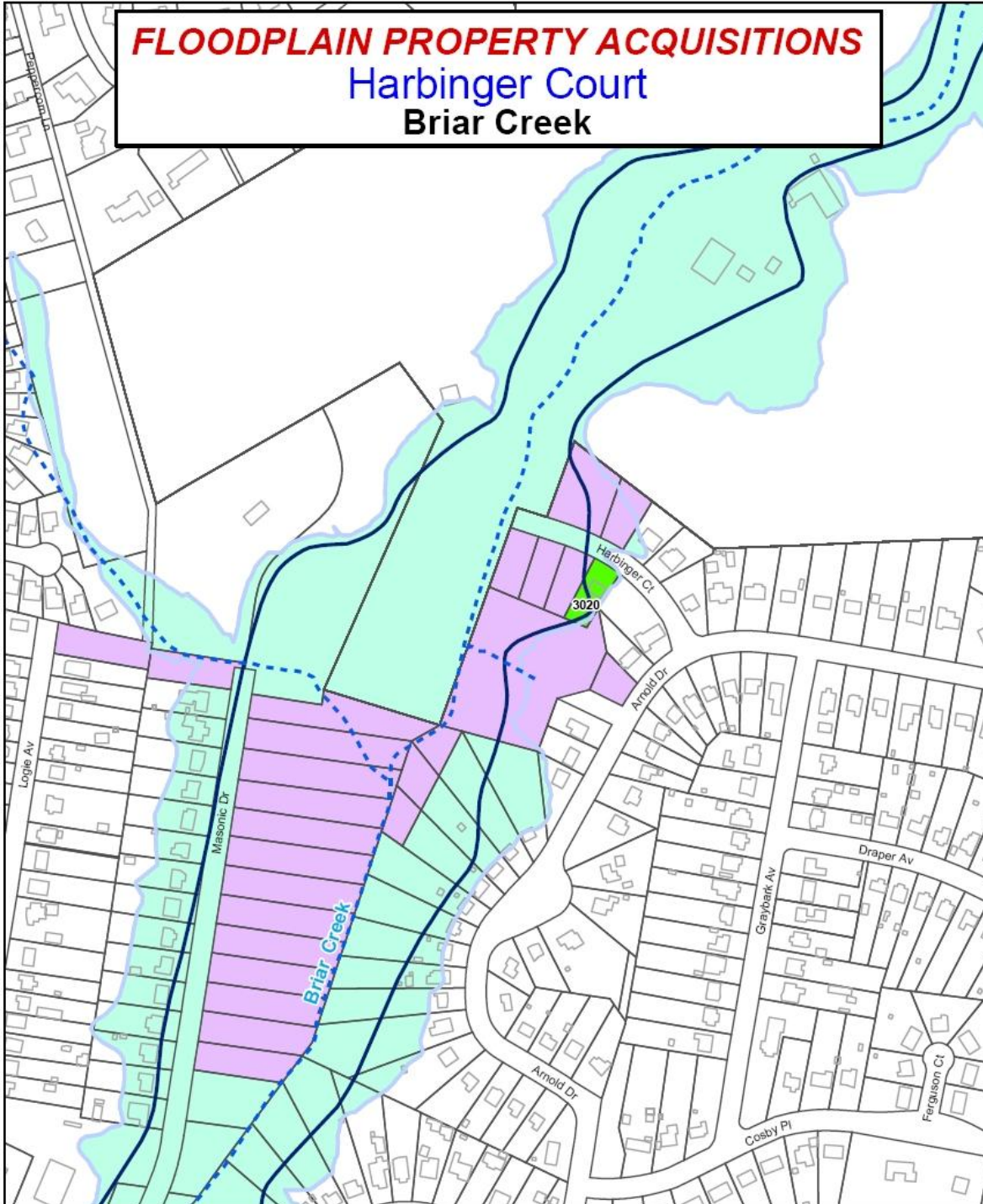
Acquisition Status

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

- | |
|--------------------|
| Parcels |
| Creeks |
| Floodplain |
| Community Floodway |

FLOODPLAIN PROPERTY ACQUISITIONS

Harbinger Court Briar Creek



Charlotte-Mecklenburg Storm Water Services
PHONE: 311 WEB: stormwater.ohameek.org

0 150 300 Feet



LEGEND

Acquisition Status

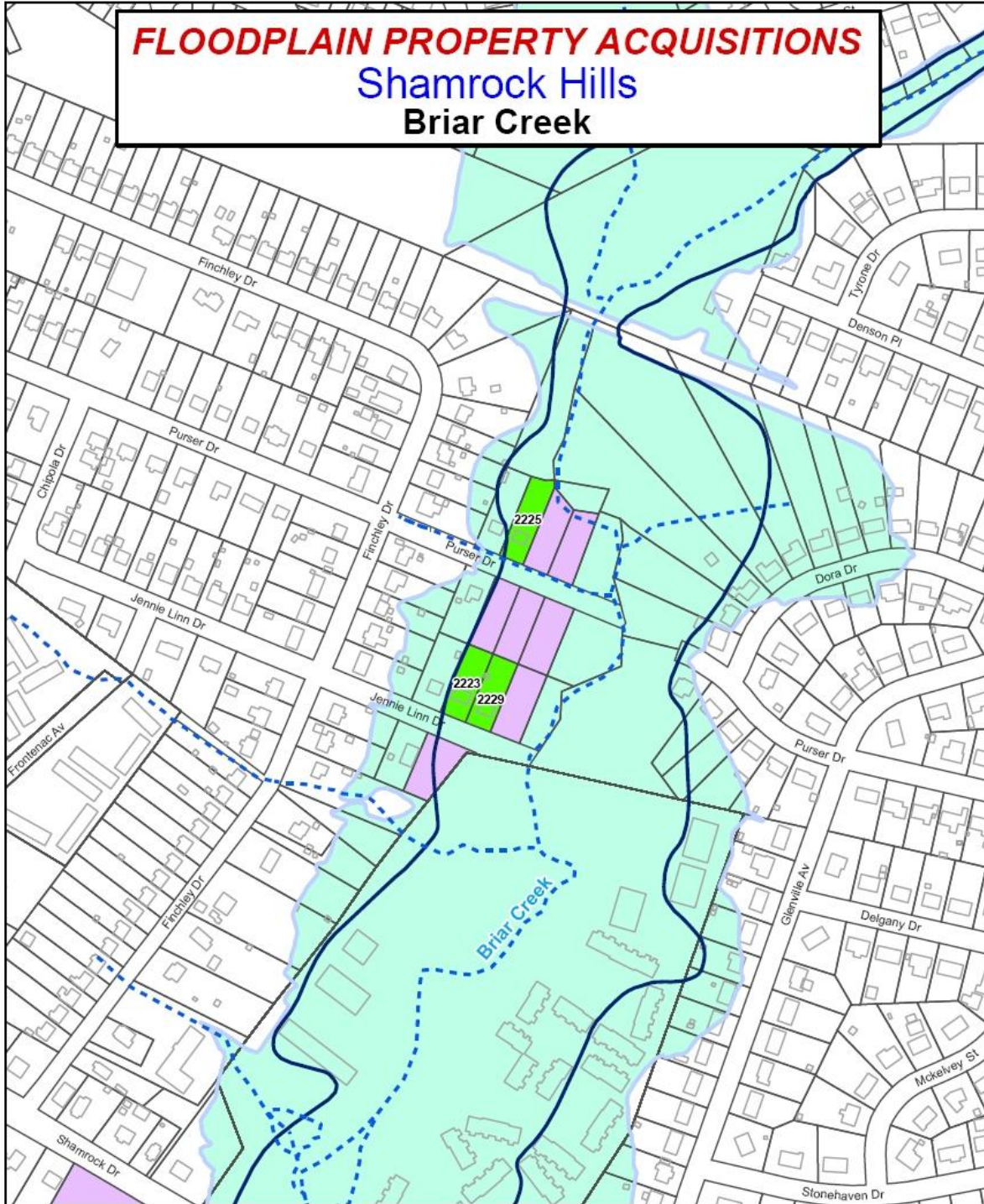
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| Mecklenburg County/City of Charlotte Owned | |

- | |
|--------------------|
| Parcels |
| Creeks |
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FLOODPLAIN PROPERTY ACQUISITIONS

Shamrock Hills

Briar Creek



Charlotte-Mecklenburg Storm Water Services
PHONE: 311 WEB: stormwater.charmeck.org

0 150 300 Feet



LEGEND

Acquisition Status

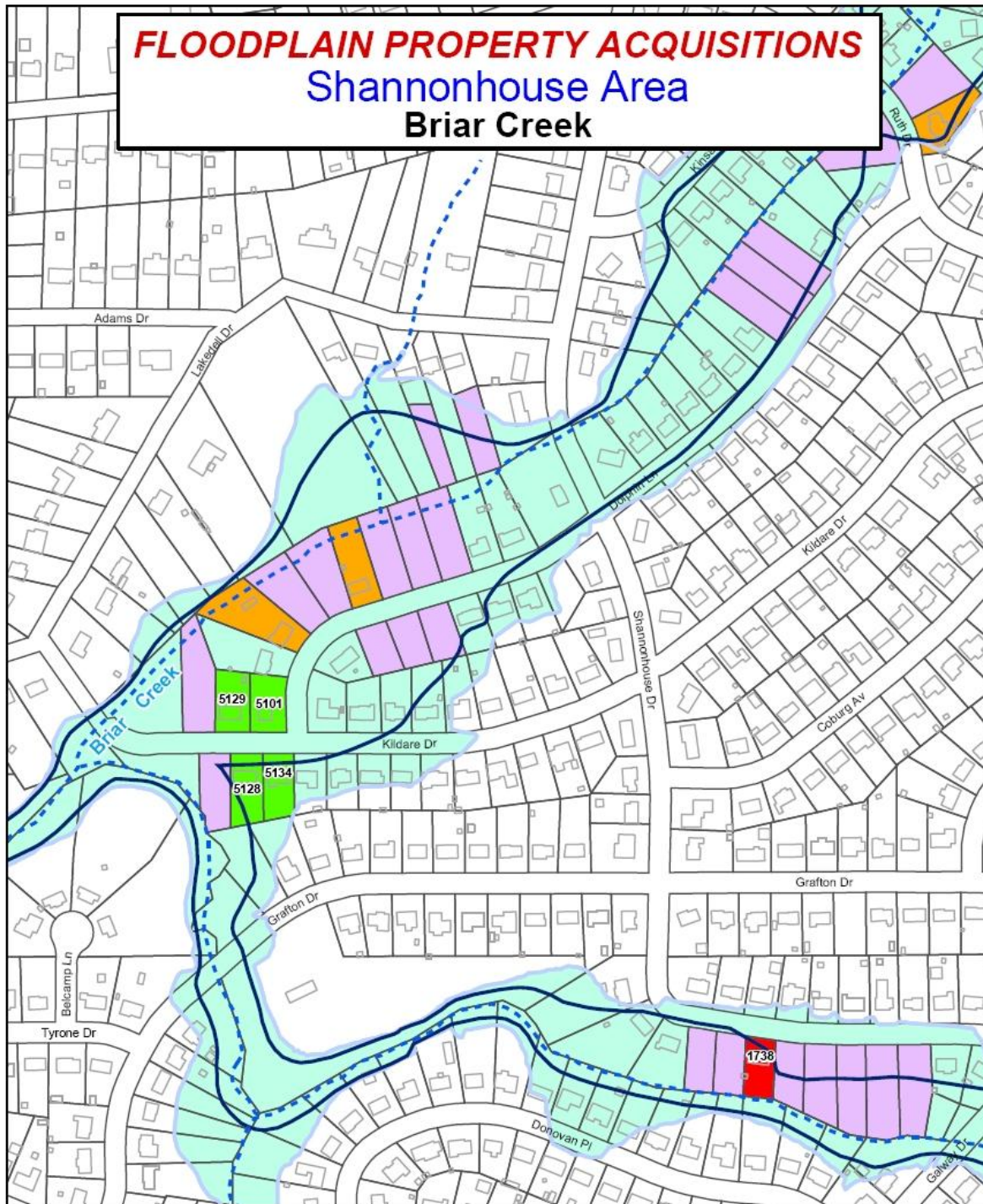
- Requesting Approval
- Non-Participation
- Recently Approved/Acquired
- Potential Acquisitions
- Mecklenburg County/City of Charlotte Owned

- Parcels
- Creeks
- Floodplain
- Community Floodway

FLOODPLAIN PROPERTY ACQUISITIONS

Shannonhouse Area

Briar Creek



Charlotte-Mecklenburg Storm Water Services
PHONE: 311 WEB: stormwater.charmeek.org

0 150 300 Feet



LEGEND

Acquisition Status

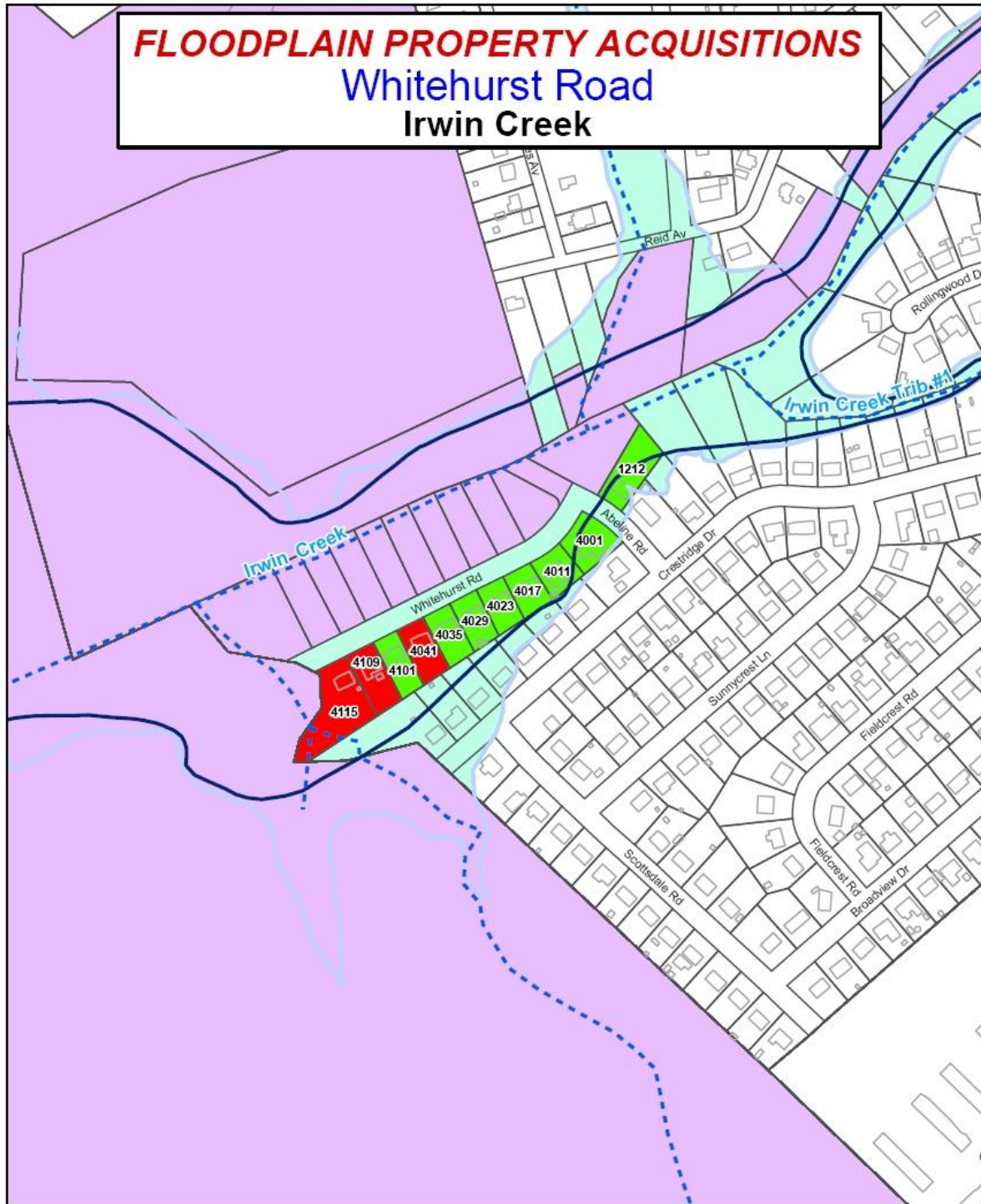
- Requesting Approval
- Non-Participation
- Mecklenburg County/City of Charlotte Owned
- Recently Approved/Acquired
- Potential Acquisitions


- Parcels
- Creeks
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FLOODPLAIN PROPERTY ACQUISITIONS

Whitehurst Road


Irwin Creek





Charlotte-Mecklenburg Storm Water Services
PHONE: 311 WEB: stormwater.ohameak.org





0 150 300 Feet



LEGEND

Acquisition Status

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

	Parcels
	Creeks
	Floodplain
	Community Floodway