

MANDATORY REFERRAL REPORT NO. 13-17
Proposed Acquisition by Mecklenburg County of Flood-prone Structures along McDowell Creek

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire properties along McDowell Creek in the Town of Huntersville during fiscal year 2014 (see list below). These parcels are mostly improved with single family dwellings. The properties are located in flood prone areas and as such are subject to periodic and severe flooding. Use of the Storm Water Services capital fund is proposed for acquisition of this properties, whose owners will need to express a willingness to participate (participation in the program is voluntary) in the program. The properties along McDowell Creek are zoned TR, Transitional Residential District, under the Town of Huntersville' Zoning Ordinance. Following acquisition, the homes will be removed and the properties 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.

Property address	Parcel I.D. number
7926 Gilead Road	01509113
8010 Gilead Road	01509114
8018 Gilead Road	01509115
8131 Gilead Road	00905104

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. 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 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:

Acquisition of these properties for the proposed land use is consistent with the *Town of Huntersville 2030 Community Plan* and the Town of Huntersville therefore is supportive of the proposed transaction. Specifically, the *Community Plan's* policies supporting the transaction are:

- Policy E-1: Continue to support the preservation and enhancement of the natural environment along with its scenic and cultural assets
- Policy E-2: Continue to apply current standards to avoid locating new development in areas of significant environmental, scenic, or cultural resources, and
- Policy E-3: continue to support existing environmental regulations pertaining to tree preservation, buffer yards, open space, water quality and stream protection.

Town staff adds that it would be unlikely that these properties could be developed today given the Town and County stream protection regulations currently in place.

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 the structures along Briar Creek. 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 these properties by the end of fiscal year 2014, subject to owners' agreement to participate.

JOINT USE TASK FORCE REVIEW COMMENTS:

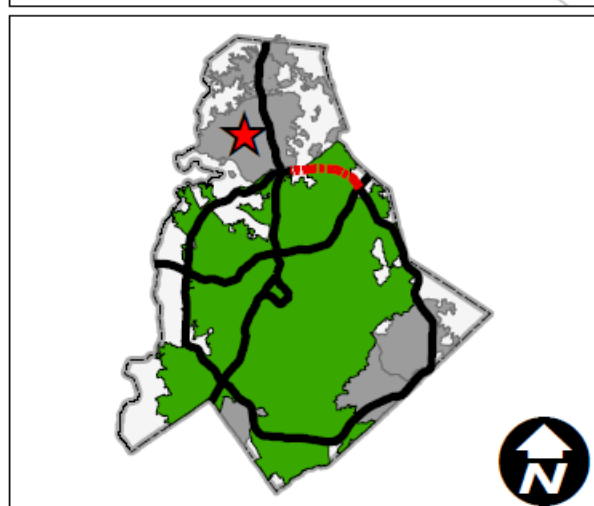
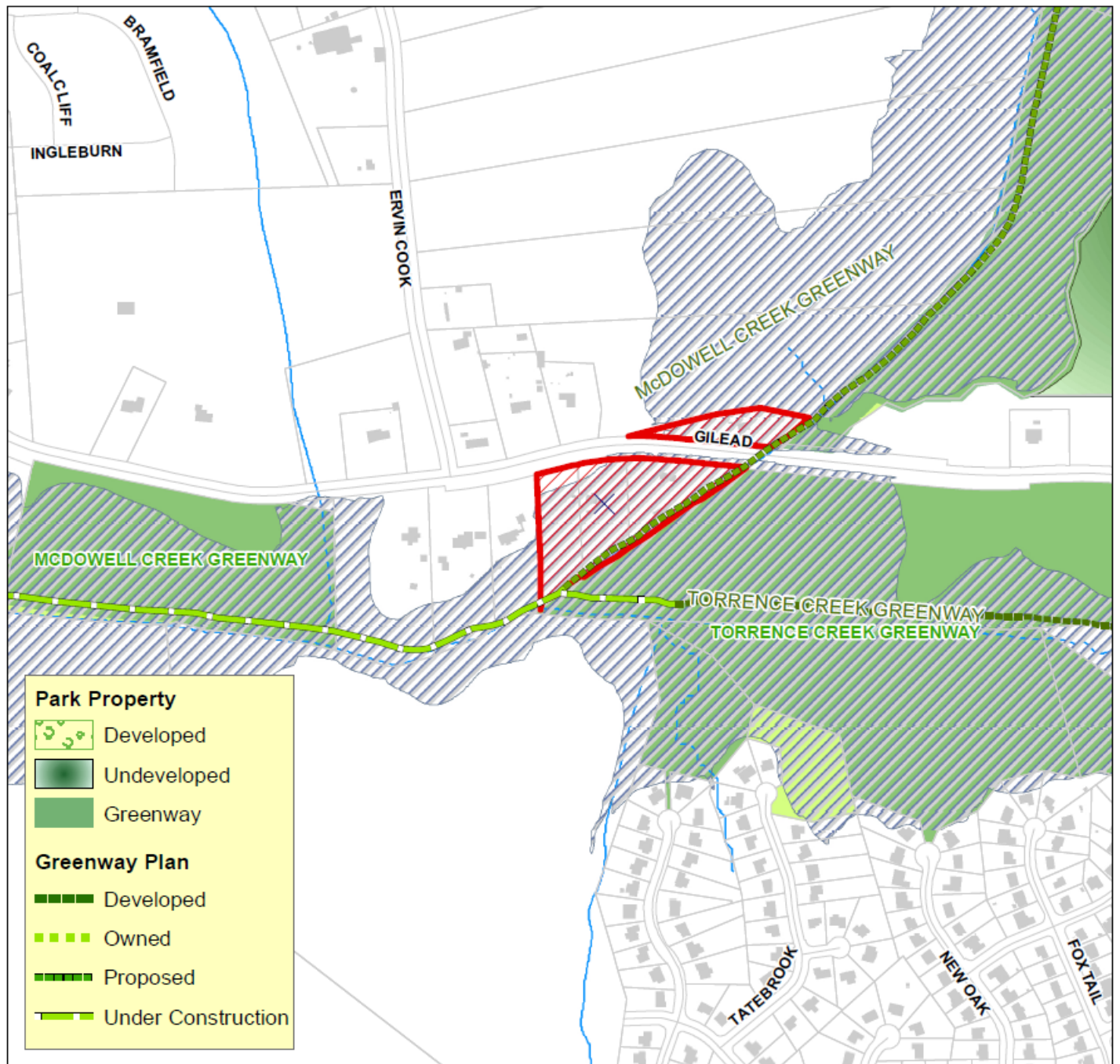
The Joint Use Task Force discussed this matter at their September 4, 2013 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

Planning staff supports the proposed transaction for the intended land use.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their September 17, 2013 meeting the Planning Committee recommended approval by a 7-0 vote.



Mandatory Referral 13-17

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

- Mandatory Referral
- FEMA 100 Year Floodplain
- County Property

