

MANDATORY REFERRAL REPORT NO. 14-09

Proposed Acquisition by Mecklenburg County of Flood-prone Structures along Stewart Creek in West Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire 12 properties along Stewart Creek in West Charlotte during fiscal year 2015 (see list below). These parcels are improved with single family dwellings. They are located in a single family residential area, separated from an industrial area to the northeast by a railroad right-of-way. Interstate 85 forms the northwest boundary of the neighborhood.

The properties are located in flood prone areas and as such are subject to periodic and severe flooding. Use of the County Storm Water Services capital fund is proposed for acquisition of these properties, whose owners will need to express a willingness to participate (participation in the program is voluntary) in the program. The properties located on Barlowe Road, Dewolfe Street, and Gallagher Street along Stewart Creek, are zoned R-5, single family residential under the City of Charlotte's 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.

Address	Parcel Number
3942 BARLOWE ROAD	06514308
3946 BARLOWE ROAD	06514307
4015 BARLOWE ROAD	06514108
4016 BARLOWE ROAD	06514304
4017 BARLOWE ROAD	06514109
4020 BARLOWE ROAD	06514303
4024 BARLOWE ROAD	06514302
530 GALLAGHER STREET	06513105
606 DEWOLFE STREET	06514107
612 DEWOLFE STREET	06514106
616 DEWOLFE STREET	06514105
620 DEWOLFE STREET	06514104

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:

The parcels in question are subject to the *Central District Plan (1993)* which recommends preservation of stable neighborhoods as well as expansion and improved linkage of open spaces and greenways. The proposed use is considered to be consistent with the adopted land use 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, County 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 Stewart Creek. County Storm Water Services also works with Habitat for 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 2015, subject to owners' agreement to participate.

JOINT USE TASK FORCE REVIEW COMMENTS:

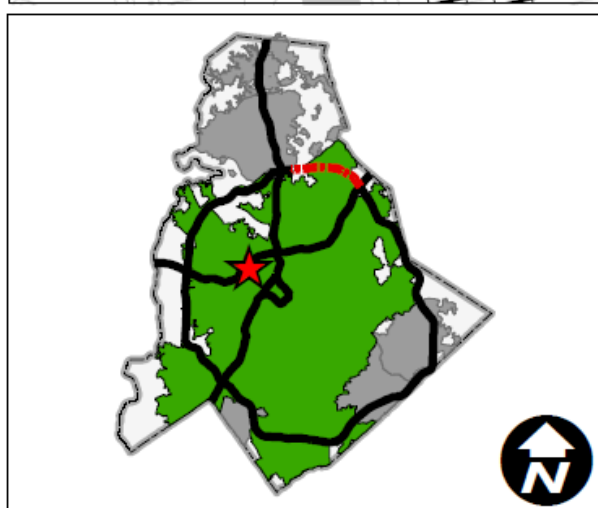
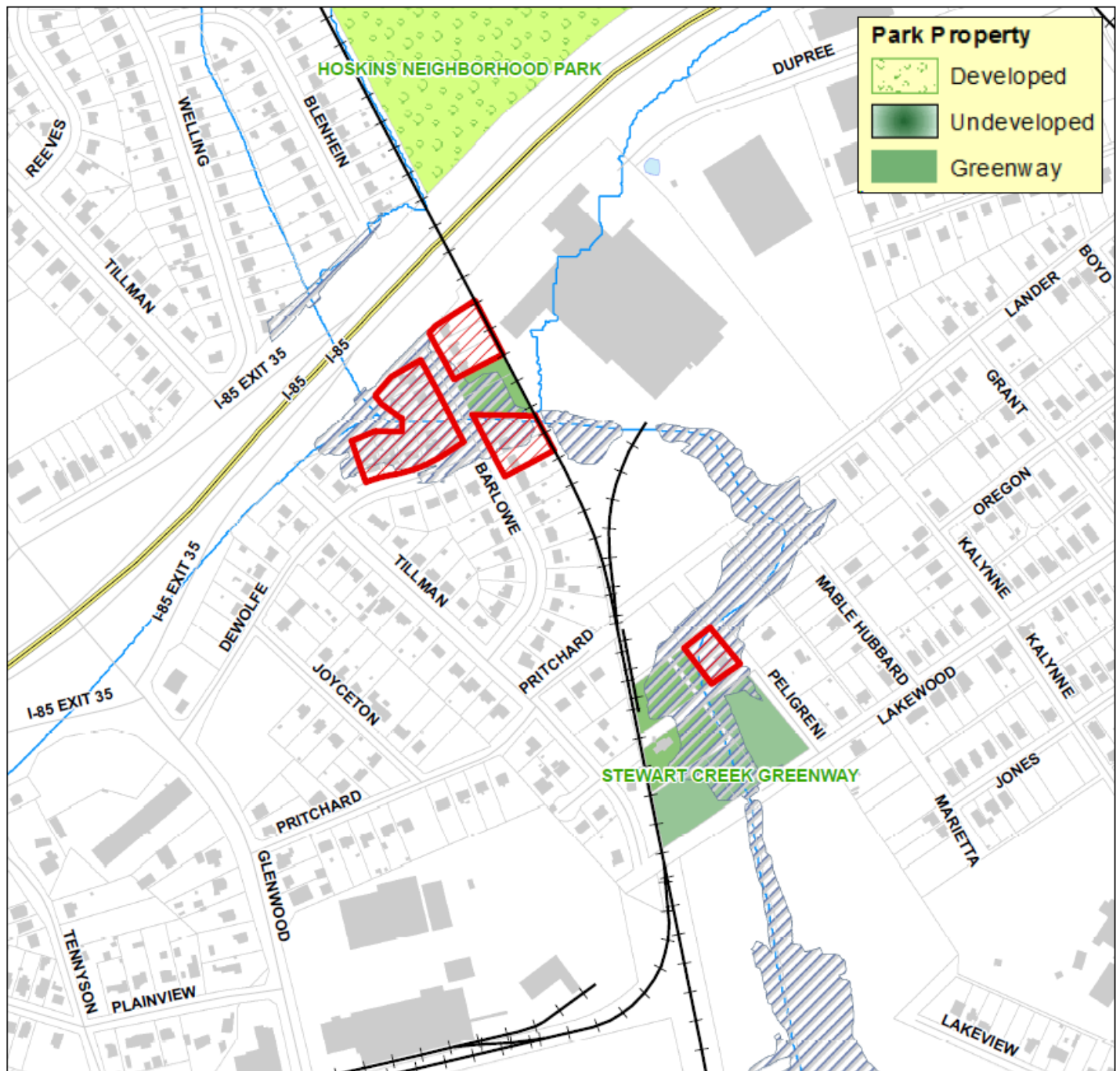
The Joint Use Task Force discussed the matter at their March 5, 2014 meeting and no comments were received.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of the proposed transaction because the proposed land use is consistent with the *Central District Plan (1993)*.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their March 18, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 14-09

Initiated by: Storm Water Services

Submitted by: County Real Estate

- Mandatory Referral
- City Property
- County Property
- FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department