

**MANDATORY REFERRAL REPORT NO. 14-46****Proposed Acquisition by Mecklenburg County of Flood Prone Structures Along Several Streams in Charlotte****PROJECT PROPOSAL AND LOCATION:**

Mecklenburg County's Storm Water Services Program proposes to acquire flood prone properties in several areas during fiscal year 2015. Those areas are along **Briar Creek**, **Sugar Creek** and **Irwin Creek** (see attached list) and are all improved with single and multi-family dwellings. These flood prone properties 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.

Property Address	Parcel Number	Zoning*	Adopted Land Use	Applicable District / Area Plan
1900 BANGOR ROAD	167-214-18	R-3	Greenway	Southwest District Plan (1991)
1919 BANGOR ROAD	167-157-30	R-3	Greenway	Southwest District Plan (1991)
1924 BANGOR ROAD	167-154-11	R-3	Greenway	Southwest District Plan (1991)
1927 BANGOR ROAD	167-157-02	R-3	Greenway	Southwest District Plan (1991)
4028 CRESTRIDGE DR	145-212-14	R-4	Greenway	Central District Plan (1993)
4034 CRESTRIDGE DR	145-212-13	R-4	Greenway	Central District Plan (1993)
4100 CRESTRIDGE DR	145-212-12	R-4	Greenway	Central District Plan (1993)
4108 CRESTRIDGE DR	145-212-11	R-4	Greenway	Central District Plan (1993)
5100 DOLPHIN LN	099-082-01	R-4	Greenway	East District Plan (1990)
5112 DOLPHIN LN	099-082-20	R-4	Greenway	East District Plan (1990)
5206 DOLPHIN LN	099-082-16	R-4	Greenway	East District Plan (1990)
5212 DOLPHIN LN	099-082-15	R-4	Greenway / Single Family	East District Plan (1990)
5209 KILDARE DR	099-082-02	R-4	Greenway	East District Plan (1990)
5215 KILDARE DR	099-082-03	R-4	Greenway	East District Plan (1990)
1943 MERRIMAN AV	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1935 MERRIMAN AV	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1931 MERRIMAN AV	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1309 SPRUCE ST	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1941 MERRIMAN AV	119-041-21	R-8 HD-O	Greenway	Central District Plan (1993)
1209 SPRUCE ST	119-042-10	R-5	Greenway / Single Family	Central District Plan (1993)
1233 SPRUCE ST	119-042-16	R-5	Greenway	Central District Plan (1993)
1237 SPRUCE ST	119-042-17	R-5	Greenway	Central District Plan (1993)
1243 SPRUCE ST	119-042-01	R-5	Greenway	Central District Plan (1993)
1315 SPRUCE ST	119-041-22	R-5 HD-O	Greenway	Central District Plan (1993)

\* Zoning in accordance with Charlotte Zoning Ordinance (see "Consistency with Adopted Public Policies" section below for detail)

**PROJECT JUSTIFICATION:**

The proposed acquisitions are located within FEMA-designated floodplains 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 that are susceptible to flooding.

**CONSISTENCY WITH ADOPTED PUBLIC POLICIES:**

General acquisition of floodplain parcels is consistent with the *Mecklenburg County Floodplain Management Guidance Document* (adopted by County Commission on December 3, 1997) which aims 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 selection of these specific parcels for acquisition is supported both by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012) and by the *Flood Mitigation Structure Identification Planning & Implementation Process for FY2015* (endorsed by the Storm Water Advisory Committee June 19, 2014).

Zoning:

The R-3, R-4, R-5, and R-8 zoning designations in the chart above indicate single family residential zoning classifications; the "HD-O" signifies that the indicated parcels also fall under the Historic District Overlay classification.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

All the parcels proposed to be acquired have a Greenway adopted future land use designation, with two having a small portion recommended for Single Family land use as well (see table above). Some of the properties along Merriman Avenue and Spruce Street are within the Wilmore Historic District zoning overlay, and would be subject to the Historic District Commission rules and procedures (notably requiring pre-approval for demolition). The proposed acquisitions are consistent with the subject properties' adopted future land use classifications.

**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:**

None of the other parcels were identified as being a part of any other infrastructure improvements or other public or private development projects.

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. County Storm Water Services also works with Habitat of Humanity of Charlotte to recover any usable materials in the structures 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 this matter at their October 1, 2014 meeting and had no comments.

**PLANNING STAFF RECOMMENDATION:**

Planning Department staff recommends approval of the proposed land acquisitions.

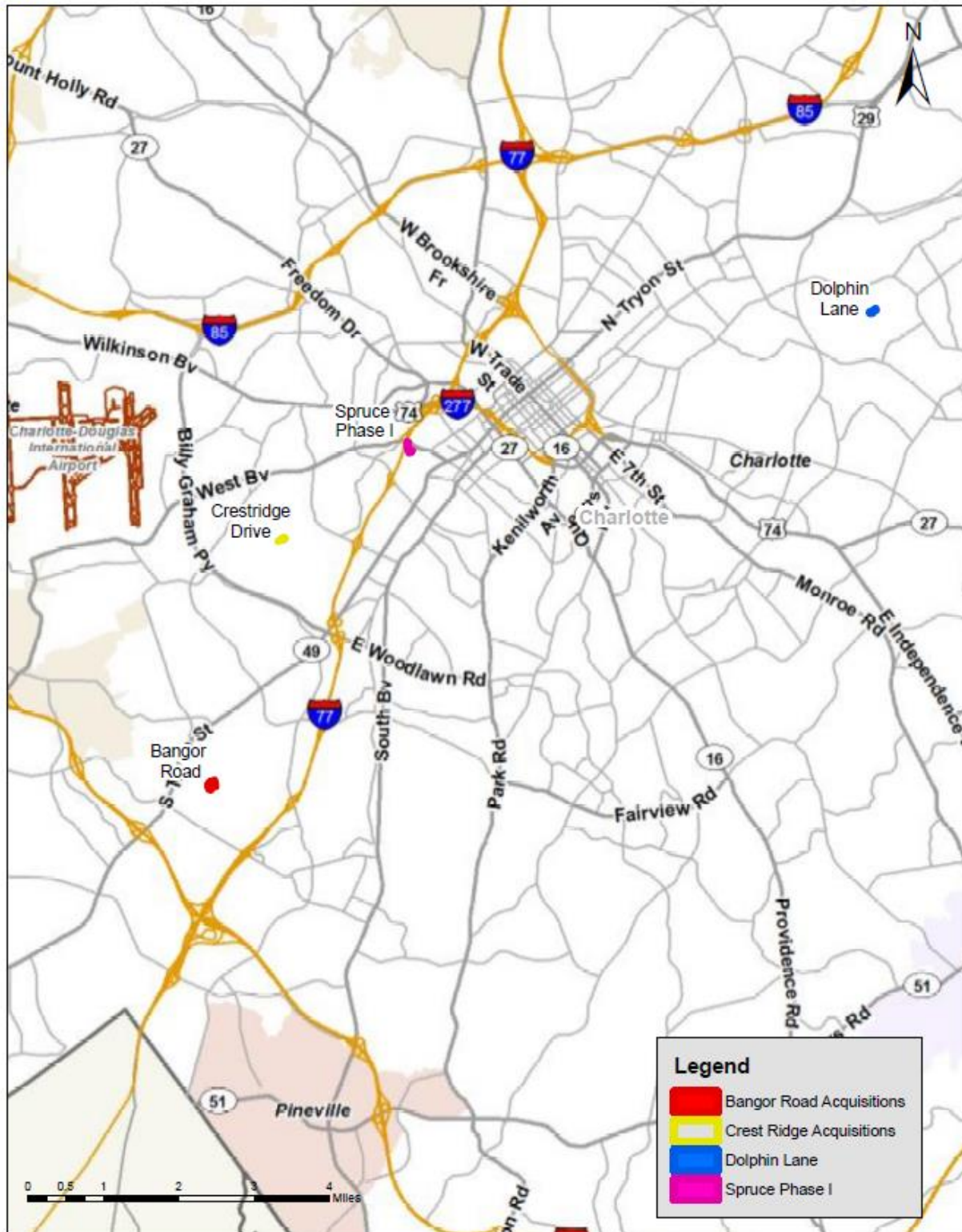
**CMPC PLANNING COMMITTEE RECOMMENDATION:**

At their October 21, 2014 meeting the Planning Committee recommended approval by a 5-0 vote.

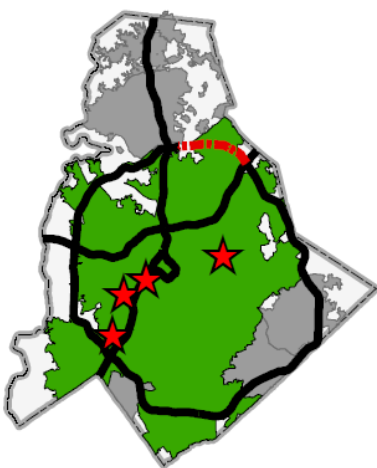
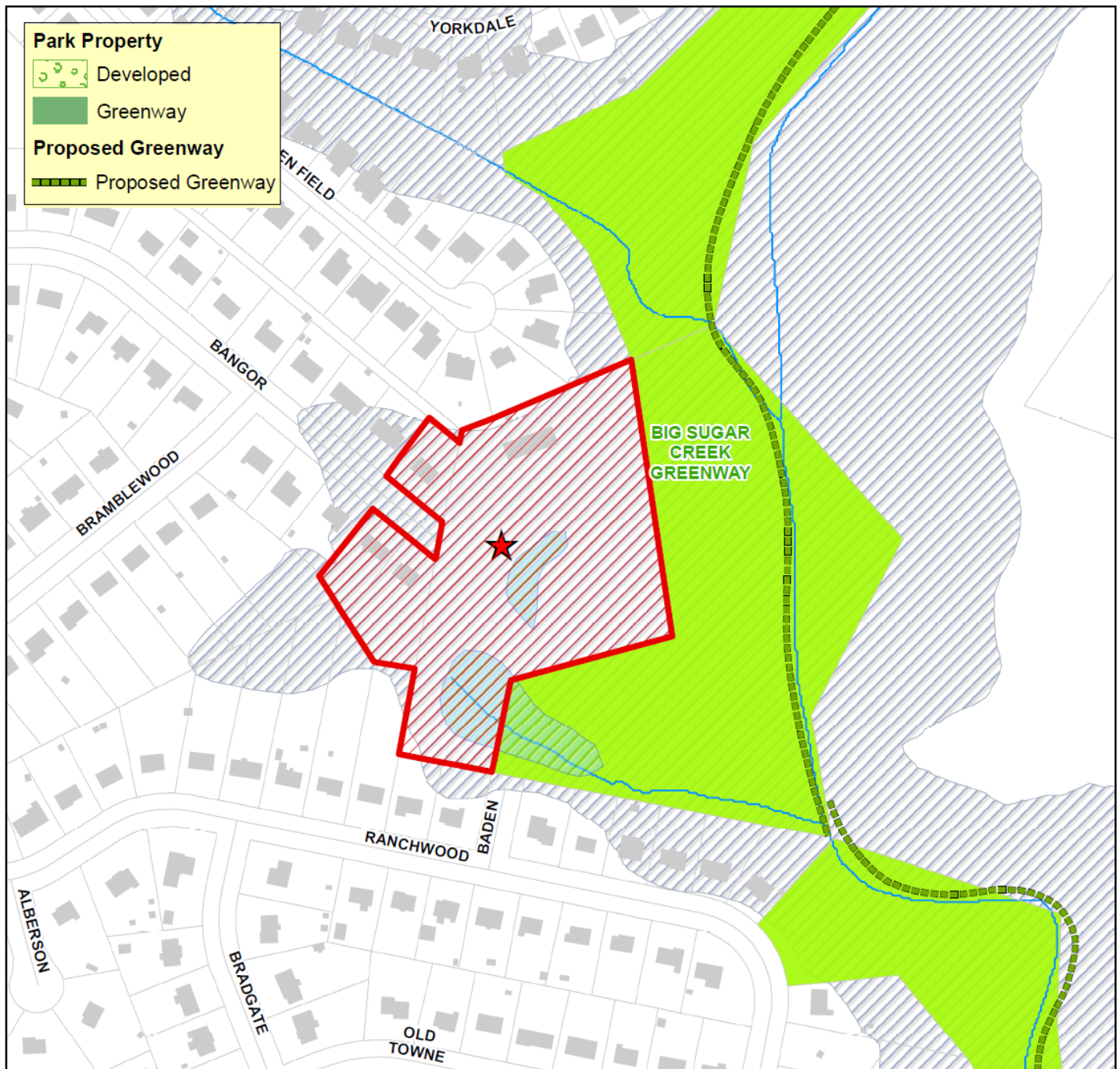


# FY15 Stormwater Acquisitions -

AFM 10/1/2014







## Mandatory Referral 14-46

Initiated by: Storm Water

Submitted by: Asset & Facility Management



Mandatory Referral



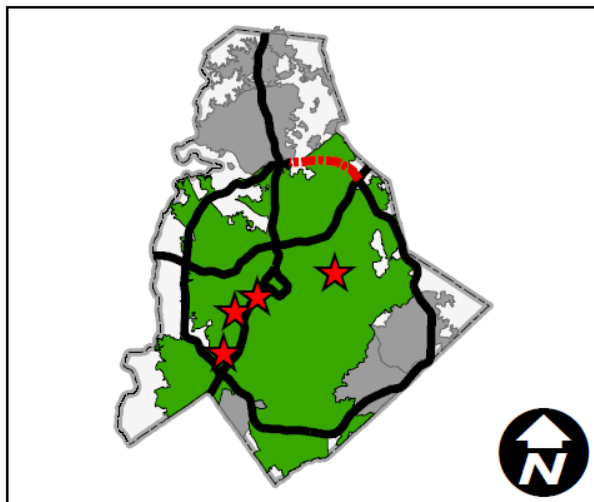
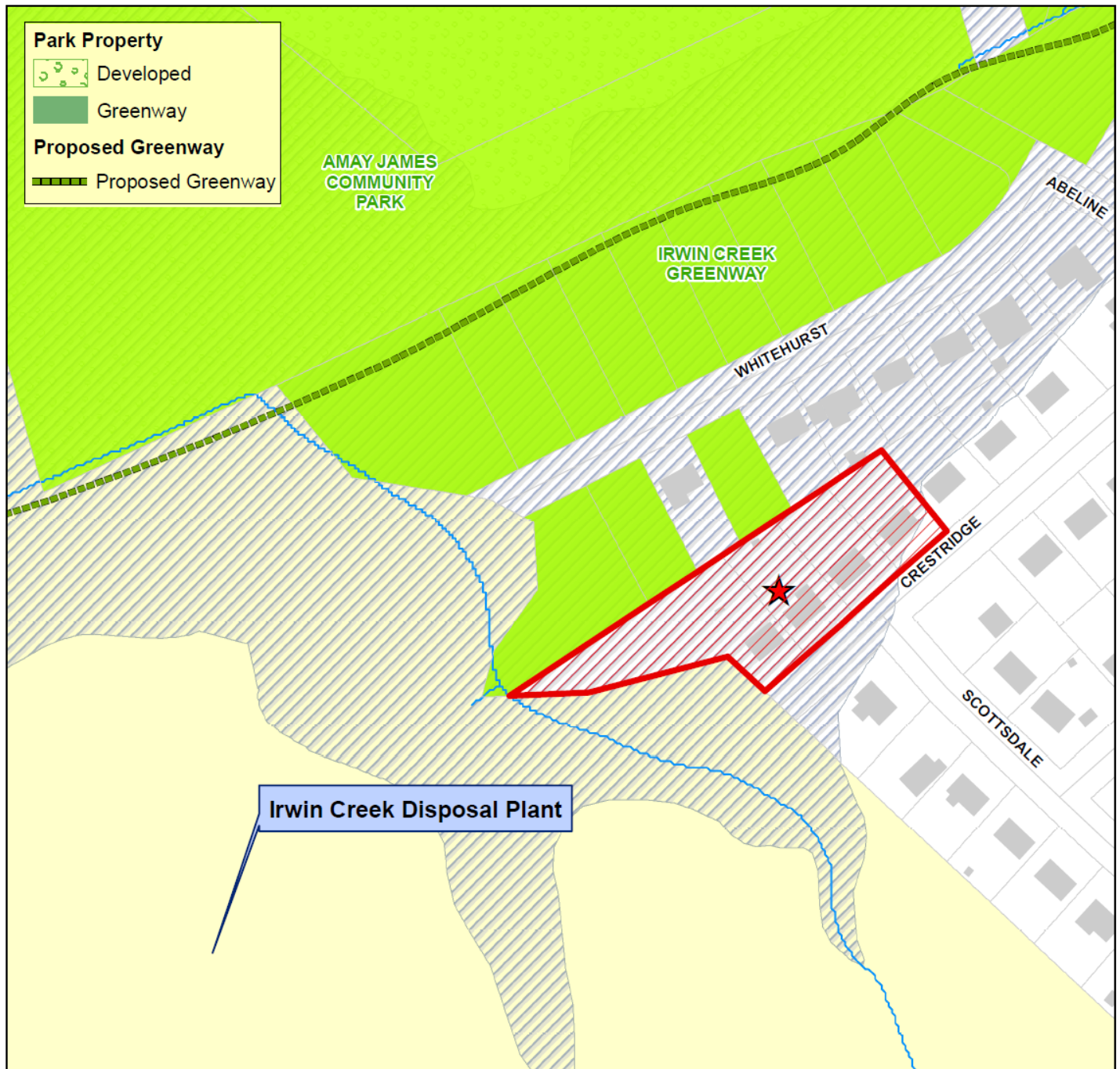
County Property



FEMA 100 Year Floodplain



Produced by the Charlotte-Mecklenburg Planning Department



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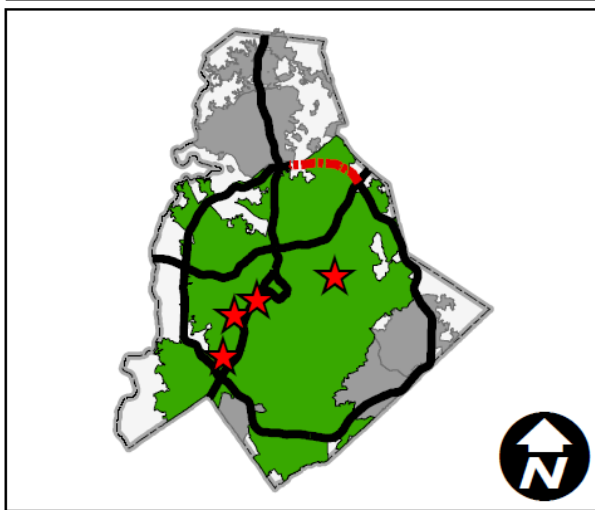
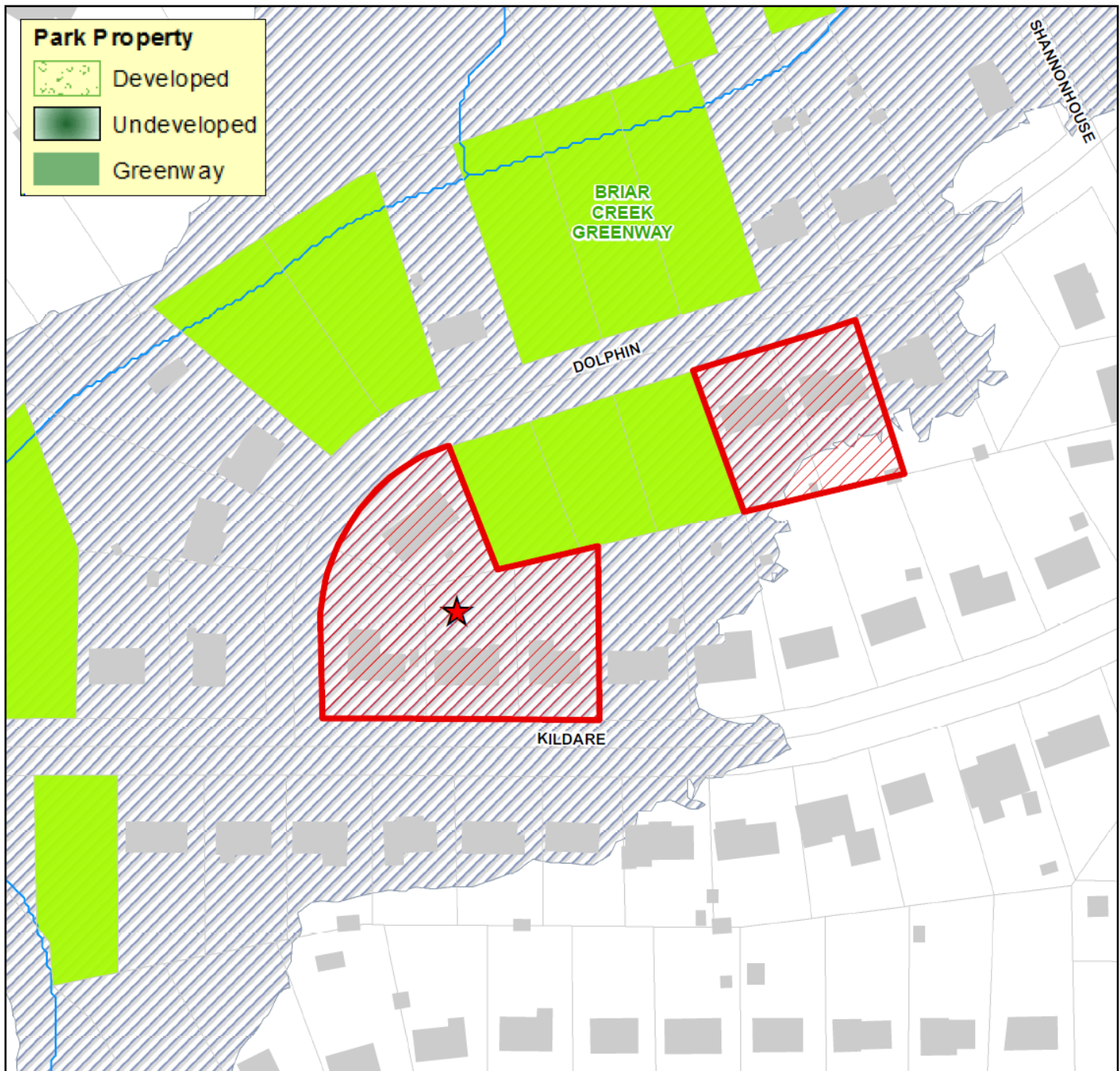
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- Mandatory Referral
- County Property
- City Property
- FEMA 100 Year Floodplain










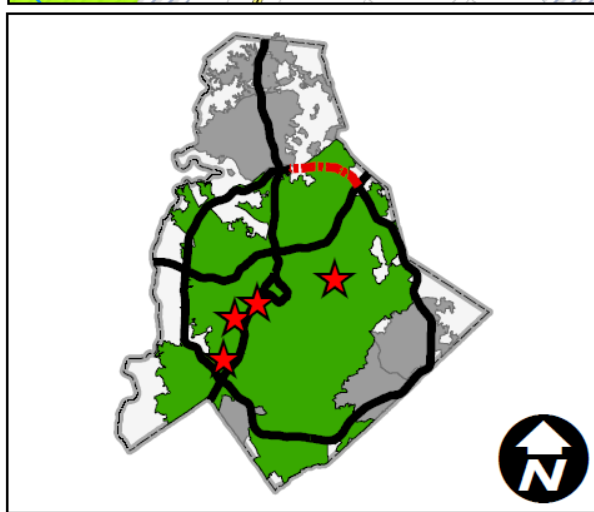
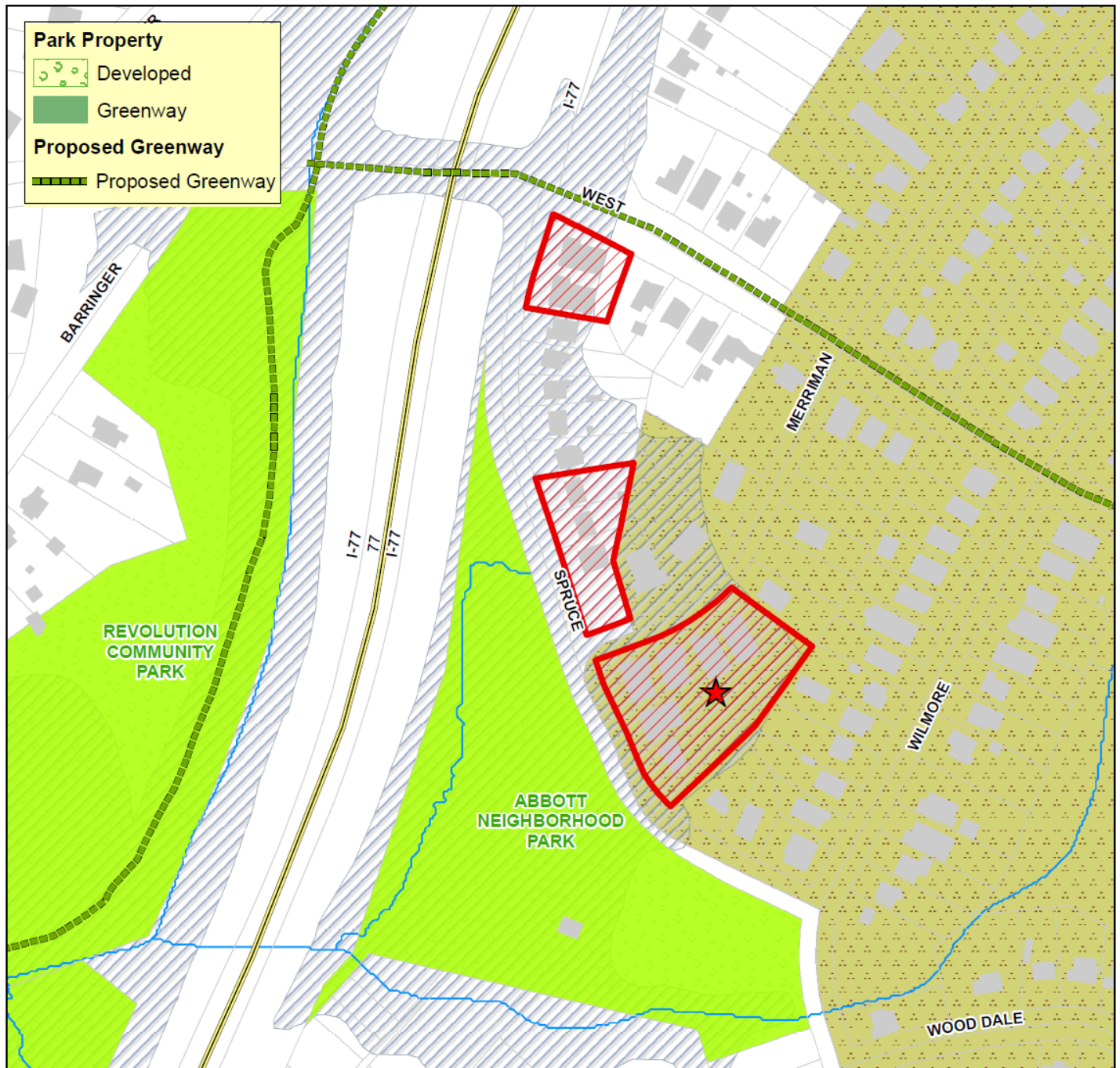
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Submitted by: Asset & Facility Management

-  Mandatory Referral
-  County Property
-  FEMA 100 Year Floodplain





## Mandatory Referral 14-46

Initiated by: Storm Water

Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- Historic Districts
- FEMA 100 Year Floodplain