

MANDATORY REFERRAL REPORT NO. 15-30
Proposed Acceptance of McMullen Creek Land Donation in South Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Park & Recreation and County Storm Water Services propose to accept the donation of a portion of Tax Parcel 163-094-10 (+/-2.5 acres with final acreage to be determined by survey). The portion of the property that the County will acquire is almost entirely in the floodplain of McMullen Creek. The vacant property is located in the Sherwood Forest Neighborhood of South Charlotte between three major thoroughfares – N. Sharon Amity, Rama, and Randolph Roads. The property is zoned R-3 (single family residential) according to the Charlotte Zoning Ordinance and is located in close proximity to two other flood-prone parcels that are County owned. This parcel is separated from those parcels by Addison Drive and Lincrest Place. The owner has approached the County with this acquisition.

The remnant portion of this parcel that is not to be acquired by the County is proposed to be combined with the residential property immediately to the east (owned by the donor of the subject property).

PROJECT JUSTIFICATION:

The proposed acquisition is located within a FEMA-designated floodplain and will protect these flood prone areas from development as well as create contiguous land holdings along the floodplain of McMullen Creek.

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 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.

McMullen Creek is also an Adopted Greenway Corridor as identified in the *Park & Recreation Master Plan*.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The property lies within the *South District Plan* (adopted 1993), which recommends the location of a Greenway and single-family land uses on the vacant parcel. The use of the property for flood management is consistent with the adopted plan.

PROJECT IMPACT:

Acquisition of this parcel will protect the floodplain area from future development as well as add to the water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

Acquisition of this parcel will help to create contiguous land holdings along McMullen creek for floodplain management as well as the eventual development of the greenway.

ESTIMATED PROJECT COMPLETION DATE:

The acquisition of this parcel will be complete in fiscal year 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

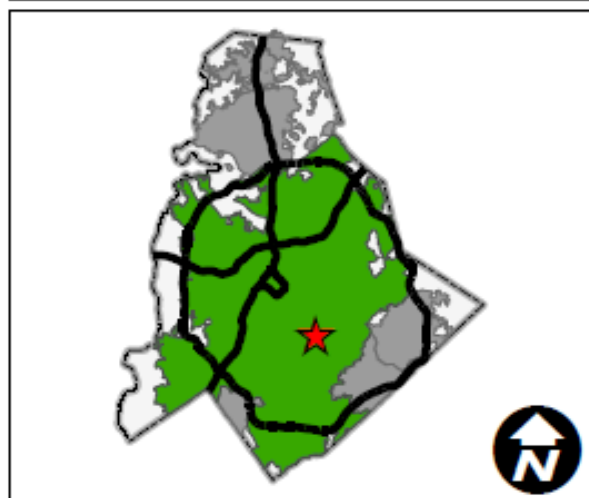
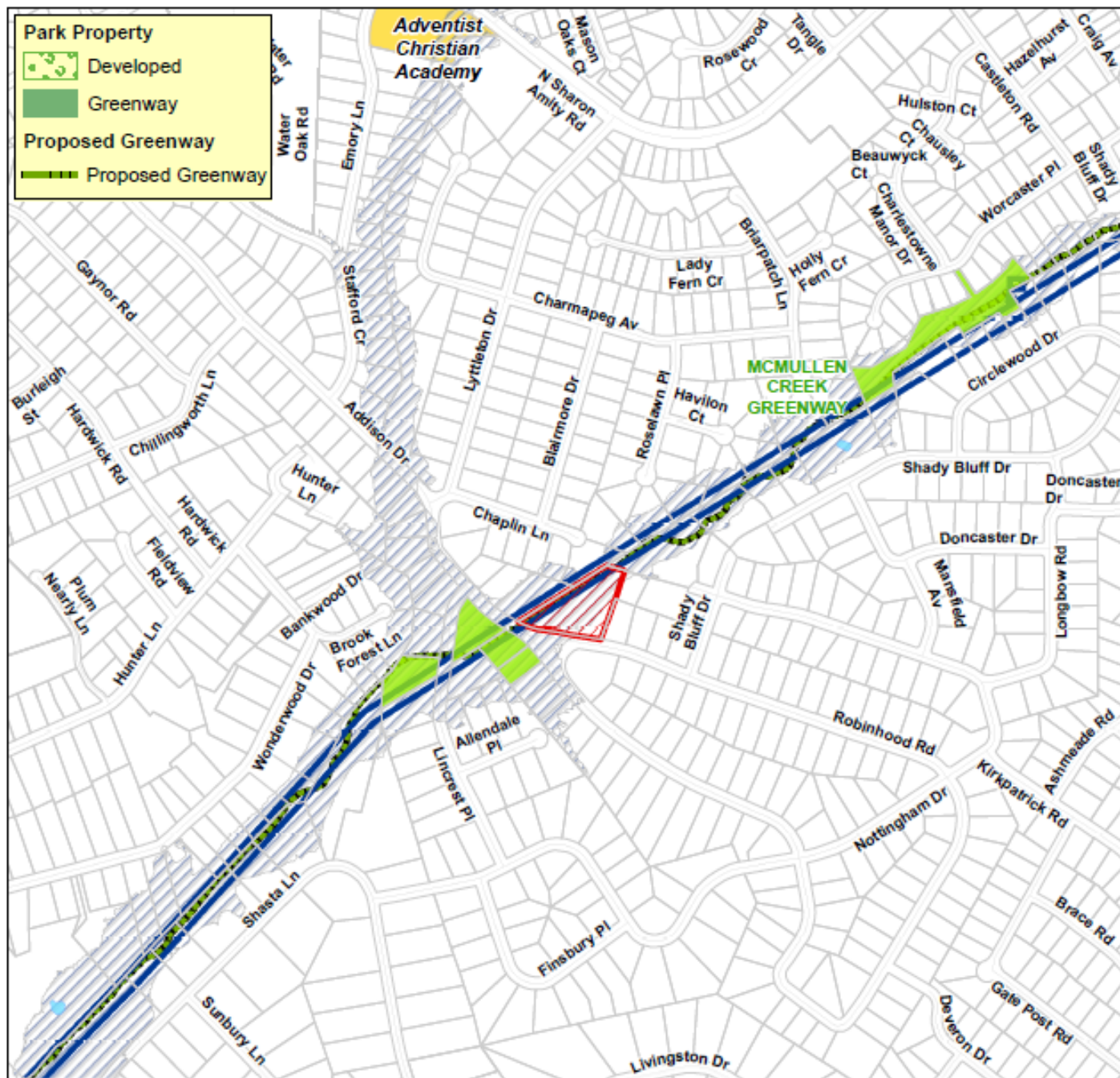
The Joint Use Task Force discussed this matter at their July 9, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

The proposed use of the property as flood mitigation is consistent with adopted land use policies. Staff recommends approval of the land acquisition to be used for flood mitigation.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their July 21, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



Mandatory Referral 15-30

Initiated by: Storm Water

Submitted by: Facility Management

- Mandatory Referral
- Schools
- County Property
- Ponds
- FEMA 100 Year Floodplain
- Overhead Electrical Transmission Lines

Produced by the Charlotte-Mecklenburg Planning Department

