

Submitted by: Jennifer Morell, Asset and Facility Management

Initiated by: David Love, County Storm Water Services

MANDATORY REFERRAL REPORT NO. 15-43
Proposed Acquisition by Mecklenburg County of Flood Prone Structures in Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire flood prone properties along McMullen Creek and Edwards Branch in Charlotte during fiscal year 2016. The properties (see attached list) are improved with single homes and are subject to severe, periodic flooding. Use of the Storm Water Services capital fund and some FEMA funds 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.

Property Address	Parcel Number	Zoning	Adopted Plan	Adopted Land Use
3425 JOHNNY CAKE LN	209-112-06	R-3	<i>South District Plan (1993)</i>	Greenway
3505 JOHNNY CAKE LN	209-112-08	R-3	<i>South District Plan (1993)</i>	Greenway
4815 STAFFORD CR	163-083-11	R-3	<i>South District Plan (1993)</i>	Greenway
4833 STAFFORD CR	163-083-12	R-3	<i>South District Plan (1993)</i>	Greenway
4841 STAFFORD CR	163-083-13	R-3	<i>South District Plan (1993)</i>	Greenway
4849 STAFFORD CR	163-083-14	R-3	<i>South District Plan (1993)</i>	Greenway
4934 ADDISON DR	185-071-08	R-3	<i>South District Plan (1993)</i>	Greenway
4942 ADDISON DR	185-071-07	R-3	<i>South District Plan (1993)</i>	Greenway
3914 SHEFFIELD DRIVE	131-102-33	R-4	<i>Independence Blvd. Area Plan (2011)</i>	Single family up to 4 DUA

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.

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. 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 2) by the *Flood Mitigation Structure Identification Planning & Implementation Process for FY2016* (endorsed by the Storm Water Advisory Committee May 21, 2015).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted policy documents and adopted land uses are indicated in the table above for each parcel. All subject parcels in the *South District Plan* are recommended for greenway which is consistent with the plan. The site on Sheffield Dr. has an adopted future land use of single family up to 4 DUA in the *Independence Area Plan* (adopted 2011). Open space uses are not always identified for a specific location in an area plan and are considered compatible with single family land uses and, in this case, consistent with adopted policy.

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. In previous acquisitions, 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 for 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 2016, subject to owners' agreement to participate.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed the matter at their September 2, 2015 meeting and no joint use comments were offered.

PLANNING STAFF RECOMMENDATION:

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

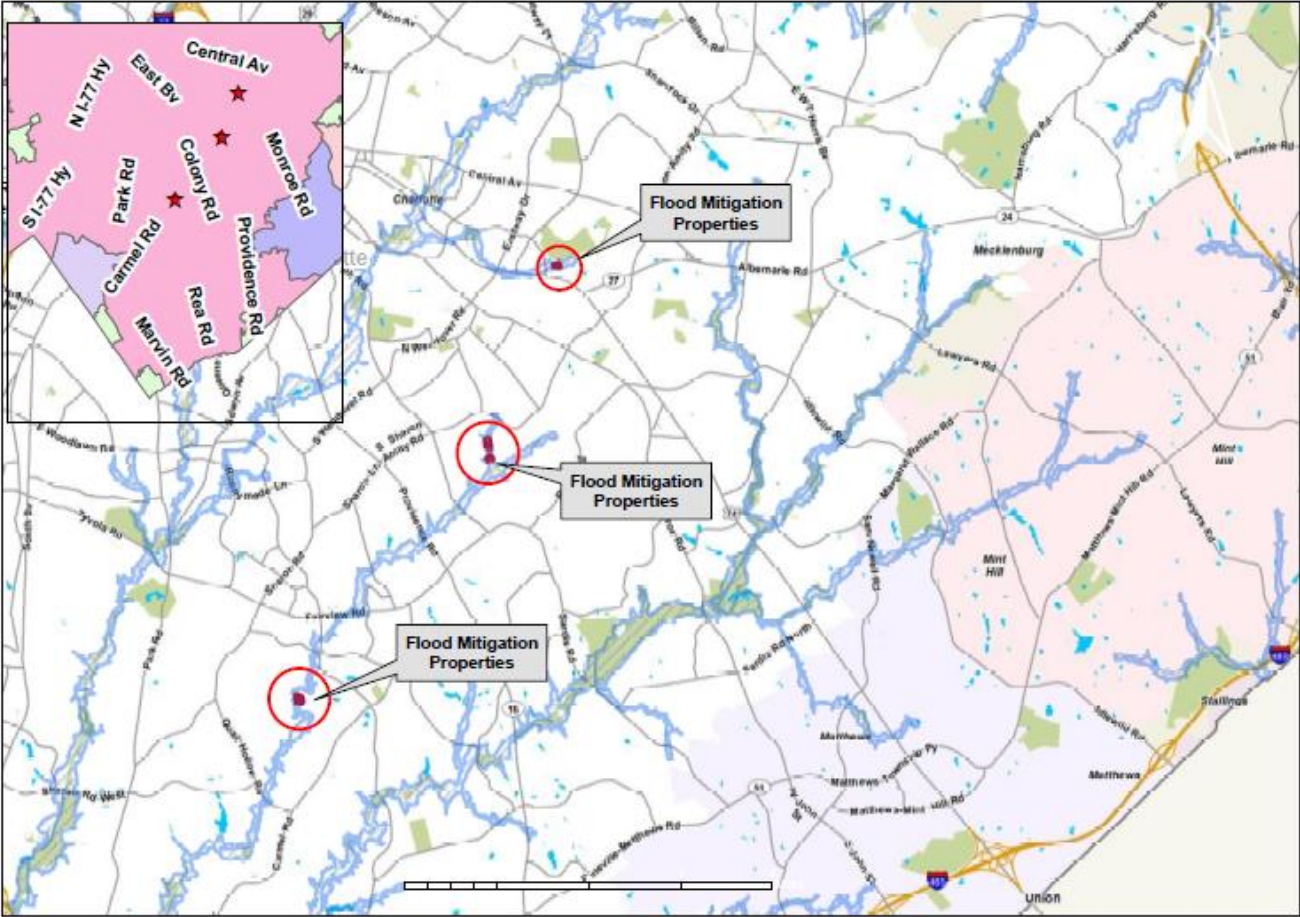
CMPC PLANNING COMMITTEE RECOMMENDATION:

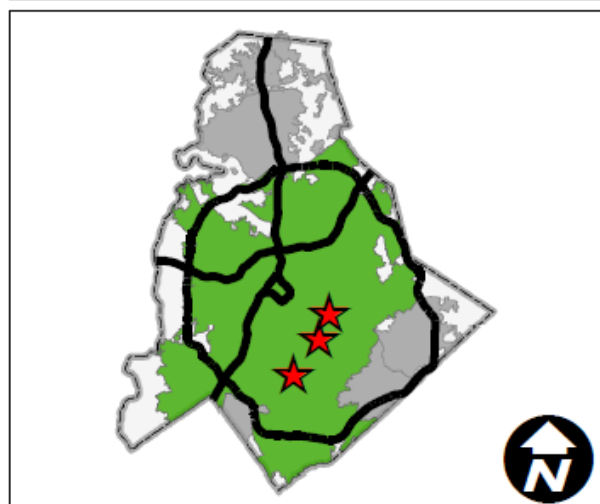
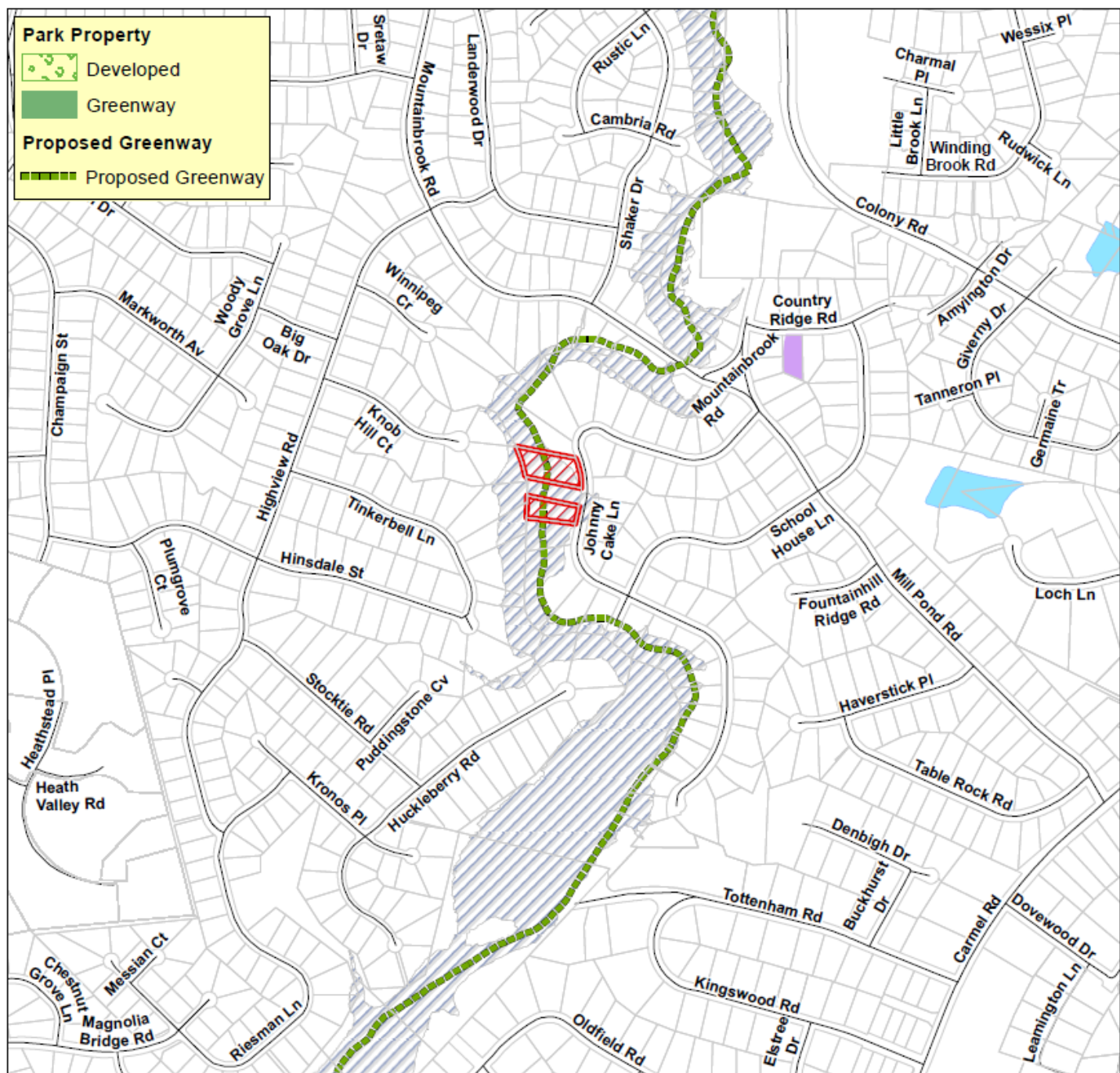
At their September 15, 2015 meeting the Planning Committee recommended approval by a 5-0 vote.



FY16 Mecklenburg County Storm Water Flood Mitigation Acquisitions - McMullen Creek and Edwards Branch

AFM 8/20/2015





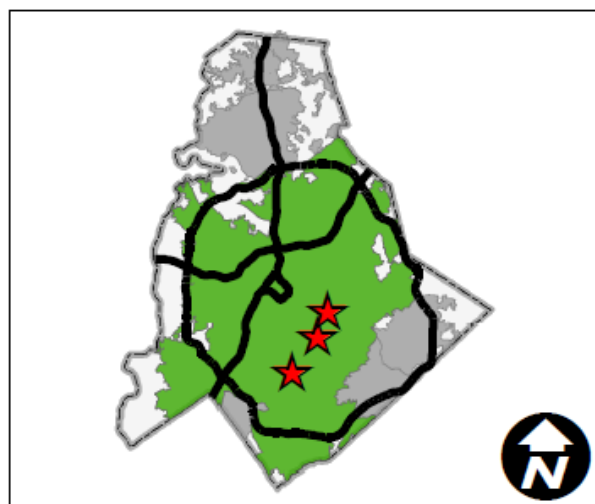
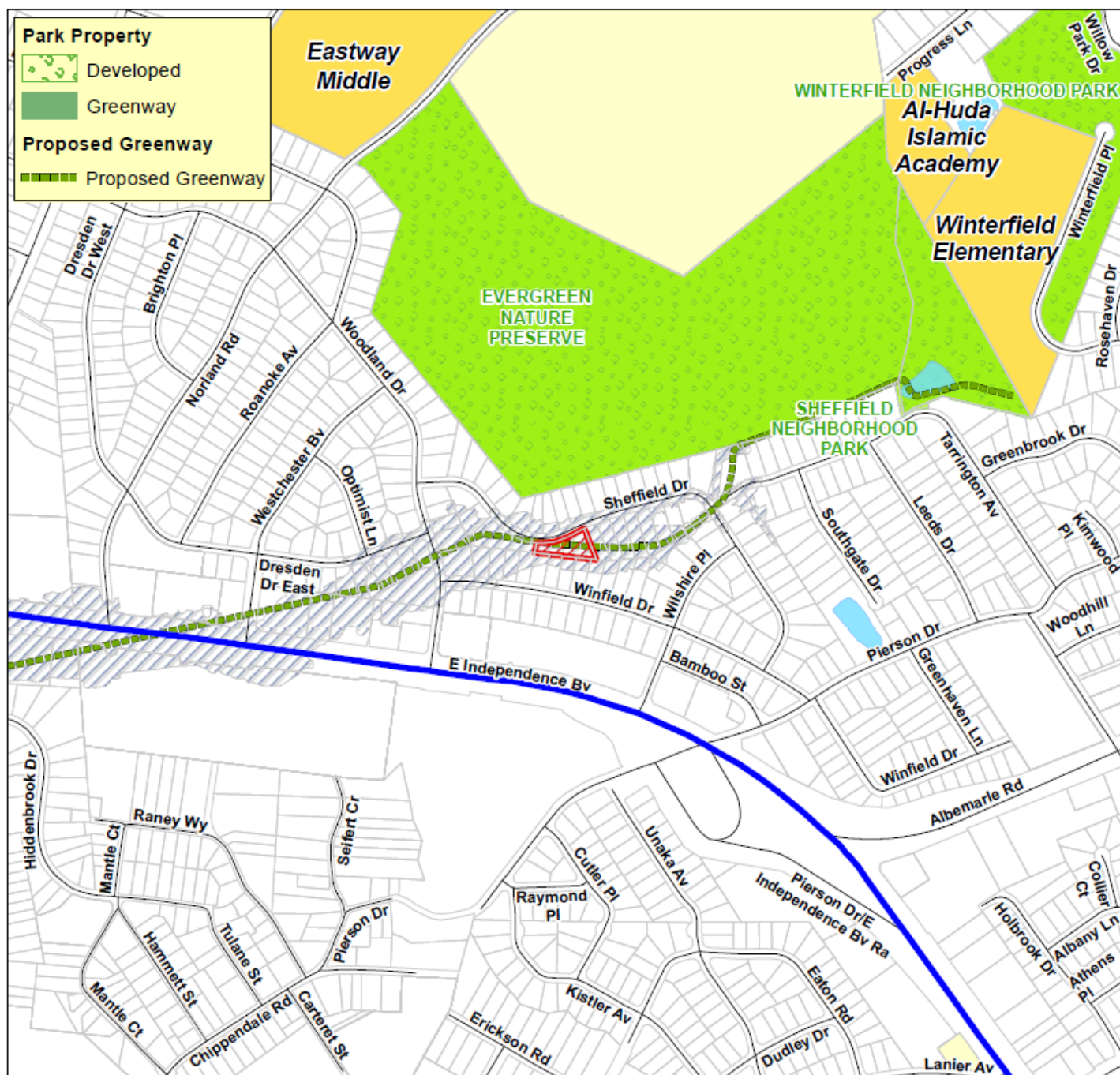
Mandatory Referral 15-43

Initiated by: County Storm Water

Submitted by: Asset & Facility Management

- Mandatory Referral
- Ponds
- Local Historic Landmark
- FEMA 100 Year Floodplain











Mandatory Referral 15-43

Initiated by: County Storm Water

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-  Mandatory Referral
-  City Property
-  County Property
-  Schools
-  FEMA 100 Year Floodplain
-  Proposed CATS Silver Line



Produced by the Charlotte-Mecklenburg Planning Department