

MANDATORY REFERRAL REPORT NO. 16-22

Proposed Acquisition by Mecklenburg County of Flood Prone Structures on Emory Lane in Charlotte

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire a flood prone property located at 4751 Emory Lane, Charlotte (Tax Parcel 163-083-10). The property is along a tributary to McMullen Creek, and is improved with a single family dwelling. This flood prone property is subject to periodic and severe flooding. Use of County Storm Water Services capital funds is proposed for acquisition of this property, with a portion being reimbursed by City Storm Water Services. The owner has expressed a willingness to participate in the program. Participation is voluntary.

The property is located within a single family residential development and is zoned R-3 single family residential under the Charlotte Zoning Ordinance.

PROJECT JUSTIFICATION:

The proposed acquisition is located within a FEMA-designated floodplain and is at continued risk of life and property damage and/or loss from future floods. The proposed acquisition is 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 this specific parcel for acquisition is supported by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The South District Plan (adopted 1993) recommends a future greenway for PID 163-083-10. However, Mecklenburg County Park and Recreation does not include the parcel within their Greenway Master Plan. The proposed use for open space is considered consistent with the adopted Plan; however it will be used for floodplain management rather than a future greenway connection.

PROJECT IMPACT:

Acquisition of this parcel 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 this acquisition 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. Removal of the structure will result in significant cost savings for the City Storm Water Services Water Oak Storm Drain Improvement Project.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring this property by Summer 2016.

JOINT USE TASK FORCE REVIEW COMMENTS:

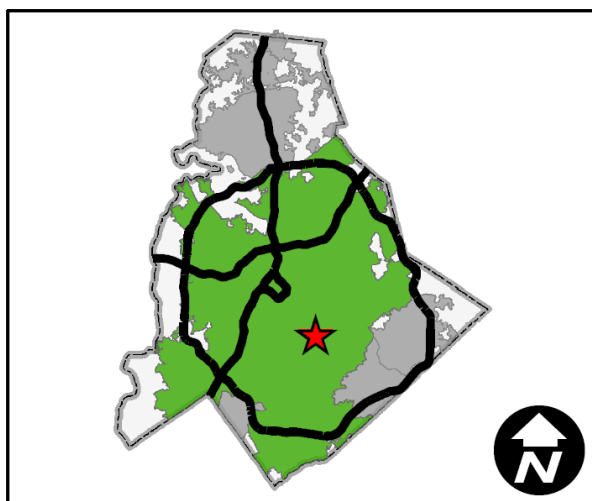
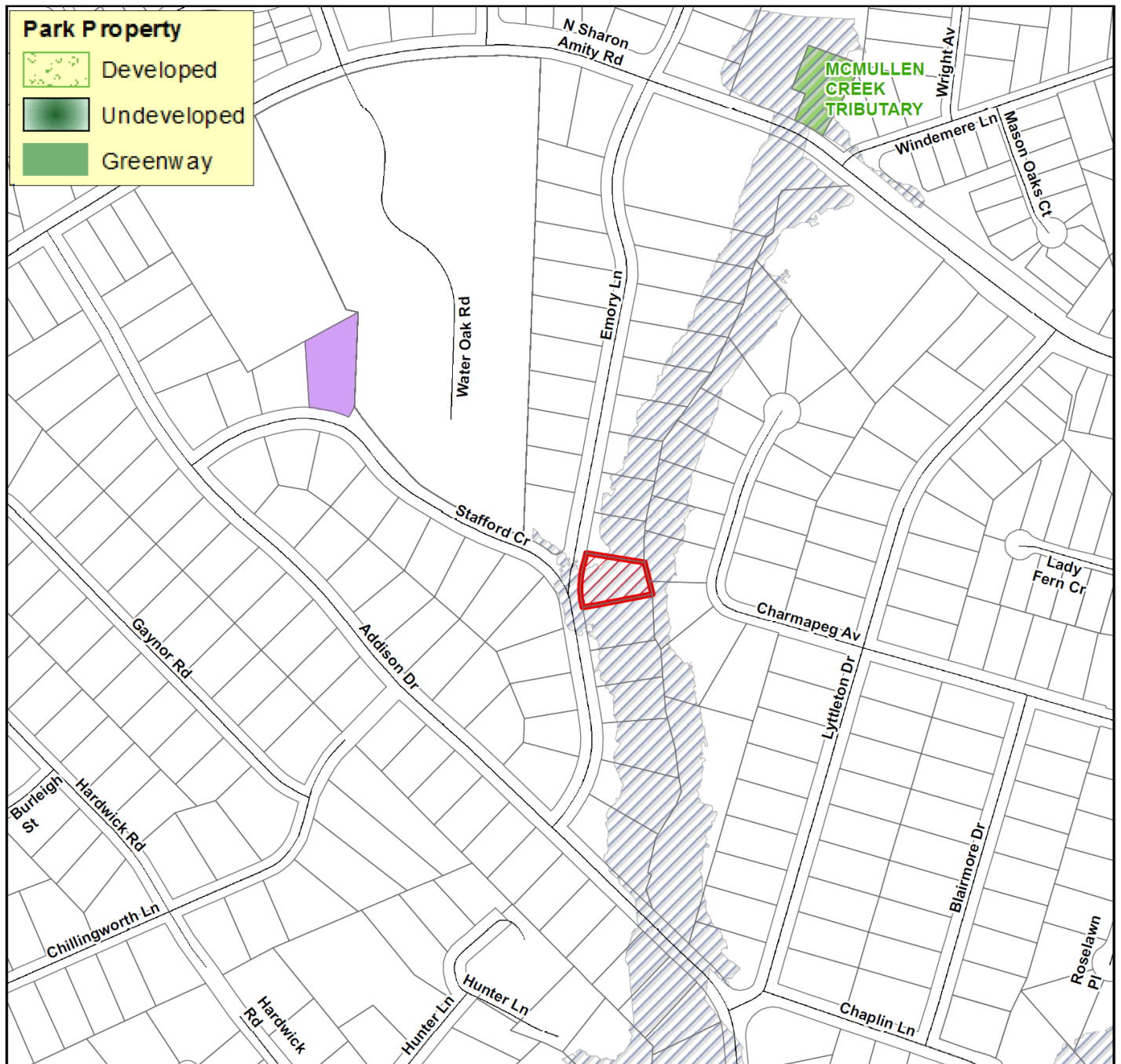
The Joint Use Task Force discussed this matter at their June 1, 2016 meeting and provided no comments.

PLANNING STAFF RECOMMENDATION:

Staff recommends approval of the acquisition of the property for storm water management.

CMPC PLANNING COMMITTEE RECOMMENDATION:

At their June 21, 2016 meeting the Planning Committee concurred with staff recommendation to approve by a 7-0 vote.



Mandatory Referral 16-22

Initiated by: County Storm Water Services

Submitted by: Asset & Facility Management

- Mandatory Referral
- County Property
- Local Historic Landmark
- FEMA 100 Year Floodplain

