

**Initiated by:** David Love, County Storm Water Services  
**Submitted by:** Katie Daughtry, Asset and Facility Management  
**Planning staff resource:** Catherine Mahoney

**MANDATORY REFERRAL-REPORT NO. 17-16**  
**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 the four flood prone properties listed below. These properties are subject to periodic and severe flooding given their location within the 100-year floodplain of Irwin Creek and Briar Creek. Use of County Storm Water Services capital funds is proposed for acquisition of these properties. Parcel owner participation is voluntary, no condemnation is proposed.

All properties are located within the City of Charlotte. The indicated zoning is according to the Charlotte Zoning Ordinance.

Tax Parcel #	Property Address	Current Land Use	Zoning	Area Plan	Land Use Recommendation
119-042-03	1924 Merriman Ave.	Multi-Family Residential	R-8	Central District Plan (1993)	Low-density residential
119-042-02	1932 Merriman Ave.	Multi-Family Residential	R-8	Central District Plan (1993)	Low-density residential
181-011-07	100 Placid Place	Single Family Residential	R-3	Central District Plan (1993)	Low-density residential
181-011-06	110 Placid Place	Single Family Residential	R-3	Central District Plan (1993)	Low-density residential

Both of the Merriman Avenue properties are duplexes and tenant-occupied. The Placid Place properties are single-family homes and occupied either by owners or owner's relatives.

**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 by the *Flood Risk Assessment and Risk Reduction Plan* (approved by County Commission May 2012) and by the FY17 Flood Risk Assessment and Risk Reduction Plan Implementation Guide (approved by Storm Water Advisory Committee September 2016).

Additionally, the *Mecklenburg County Park & Recreation Master Plan* identifies future greenway alignments that cross the Placid Place properties, so that public ownership will facilitate future greenway development at this location.

**CONSISTENCY WITH ADOPTED LAND USE PLANS:**

The properties are located within the Central District Plan boundaries as indicated in the table above. The *Central District Plan* (1993) identifies low-density residential uses as appropriate land uses for the properties in question. The plan also encourages the expansion of the county's greenway network where possible. 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.

**Participation in the proposed acquisitions is voluntary on the part of the property owners; therefore no owner will be required to participate.**

Acquisition of the parcels above could result in displacement of up to five residential tenants, presuming the dwelling units are still occupied at the time of acquisition. To partially compensate for the cost and inconvenience of such displacement, reasonable moving expenses will be paid to impacted tenants. Acquisition of these flood-prone units under the Flood Mitigation Program is not considered significant in terms of negatively impacting the supply of suitable and available

housing units in the community. From experience County staff has become aware that the proposed acquisition sites are subject to flooding and are undertaking this action with the goal of making the community a safer place for all residents.

**RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:**

Many of these properties are on creeks and tributaries that are on Park and Recreation's Greenway Master Plan. While other projects are not currently identified, acquired parcels can be available for future public/private projects with the understanding that new structures (buildings) will not be allowed.

**ESTIMATED PROJECT COMPLETION DATE:**

Mecklenburg County anticipates acquiring these properties by late summer 2017.

**JOINT USE TASK FORCE REVIEW COMMENTS:**

The Joint Use Task Force discussed this matter at their May 3, 2017 meeting and Housing & Neighborhood Services staff stated the properties are not suitable for the maintenance or construction of affordable housing due to being located in a floodplain.

Agencies represented at the May 3, 2017 meeting: Charlotte-Mecklenburg Library, County Park & Recreation, City Real Estate, Charlotte Water, County Asset Management, Charlotte-Mecklenburg Planning, Charlotte DOT, Charlotte-Mecklenburg Schools, Charlotte Engineering & Property Management, City Stormwater, County Manager's office, Town of Matthews, Engineering/City Forestry, Housing & Neighborhood Services, Charlotte-Mecklenburg Police, Charlotte Area Transit System, Envision Charlotte.

**PLANNING STAFF REVIEW:**

Planning staff has reviewed the proposal to acquire these sites and below are the key findings:

**Conclusions:**

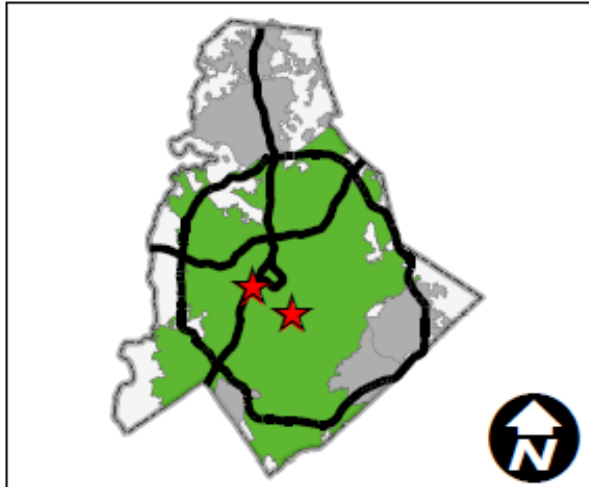
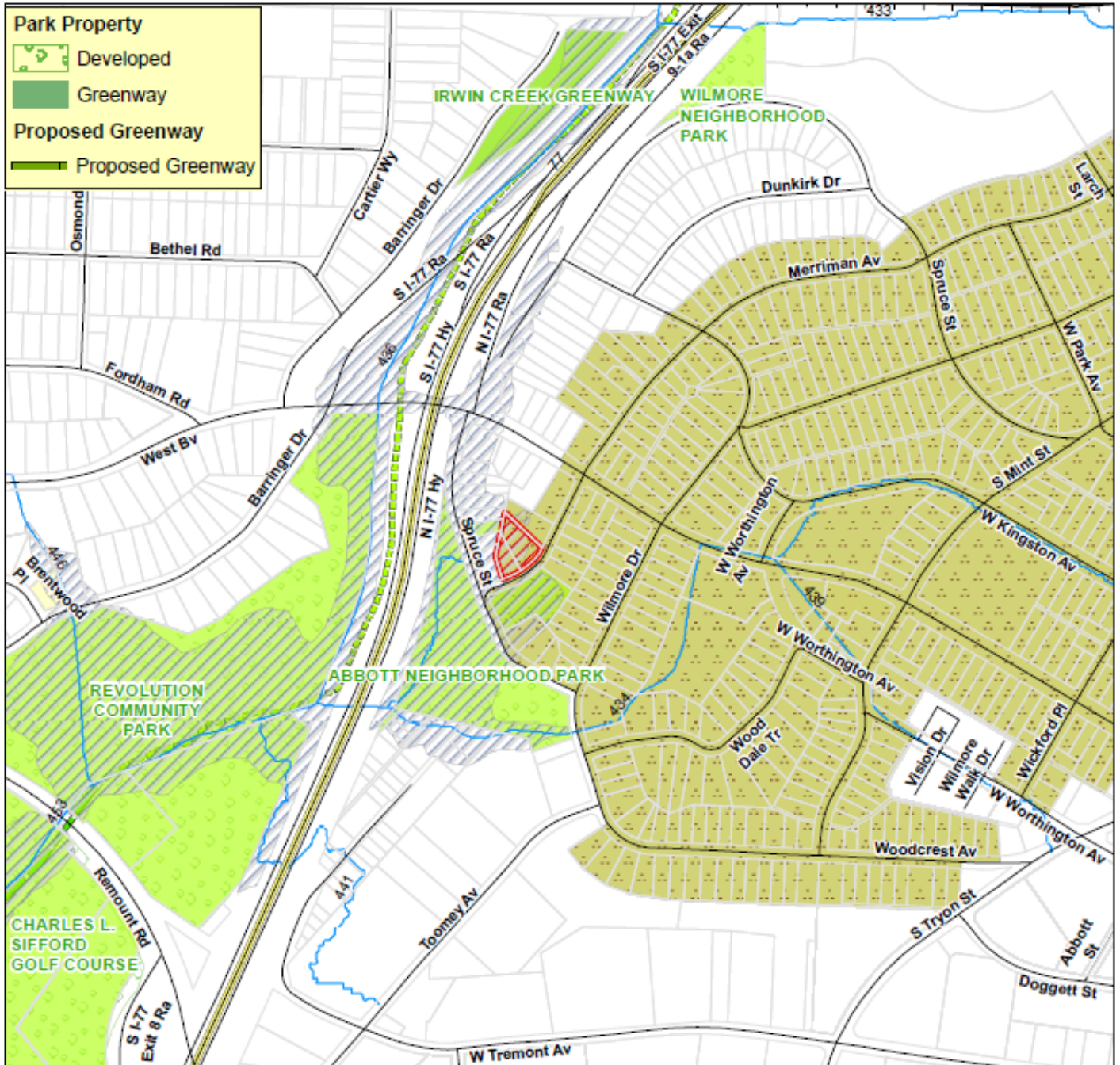
- **Participation in the proposed acquisitions is voluntary on the part of the property owners; therefore no owner will be required to participate.**
- The parcels fall within the FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods.
- Charlotte Housing & Neighborhood Services has reviewed these parcels for potential affordable housing sites and determined they were not suitable due to being located in a floodplain.

**Adopted Goals and Policies:**

- The *Central District Plan* (1993) recommends low-density residential uses for the properties in question.
- The Briar Creek Greenway and Irwin Creek Greenway are adopted greenway corridors on the *Mecklenburg County Greenway Master Plan* (2008)

**CMPC PLANNING COMMITTEE REVIEW:**

At their May 16, 2017 meeting the Planning Committee voted 7-0 that it had no additional comments.

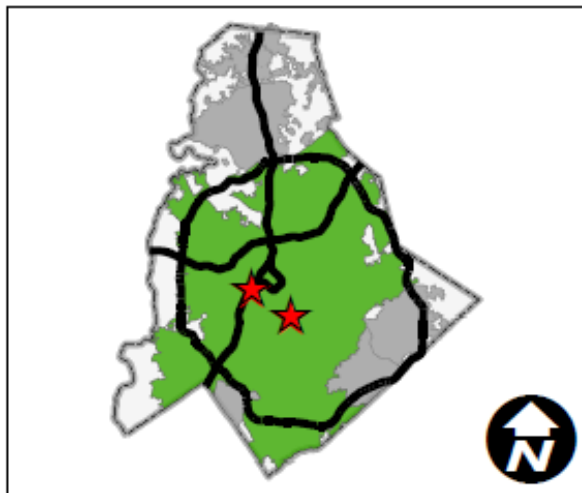
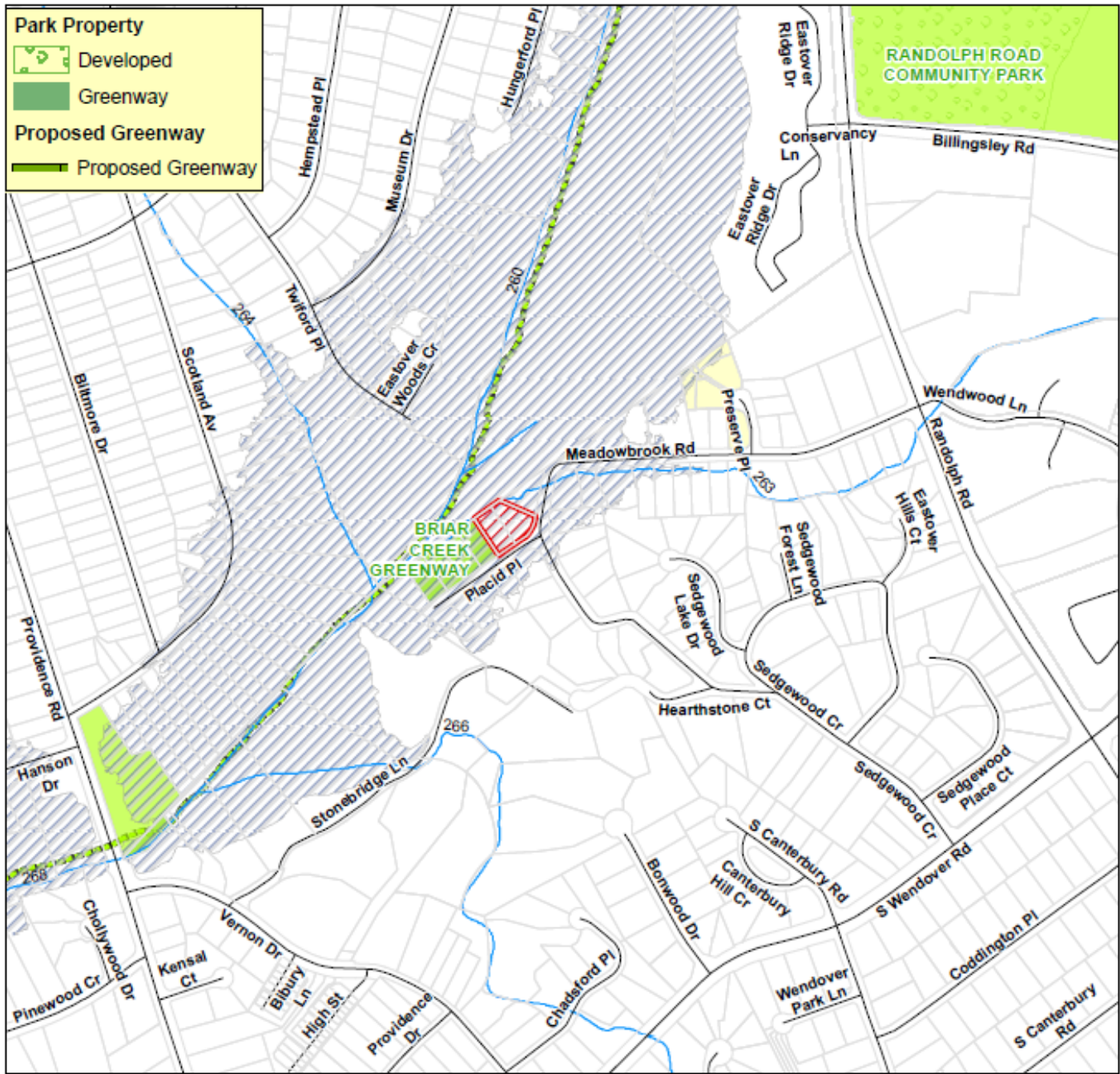


# Mandatory Referral 17-16A

Initiated by: County Storm Water Services  
 Submitted by: Asset & Facility Management

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





# Mandatory Referral 17-16B

Initiated by: County Storm Water Services  
 Submitted by: Asset & Facility Management

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

