

Initiated by: David Love, County Storm Water Services
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MANDATORY REFERRAL-REPORT NO. 17-17
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 two flood prone properties as listed below. These properties are subject to periodic and severe flooding as they are located within the 100-year floodplain of Stewart 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.

Both 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 | Plan Land Use Recommendation |
|--------------|------------------|---------------------------|--------|-----------------------|------------------------------|
| 071-131-27 | 2922 October Ct. | Single Family Residential | R-5 | Central District Plan | Greenway |
| 069-052-11 | 831 Seldon Drive | Single Family Residential | R-5 | Central District Plan | Greenway |

Both of these single family properties are occupied by tenants.

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 a future greenway alignment that crosses the October Court property, so that public ownership will facilitate future greenway development at these locations.

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The properties are located within the *Central District Area Plan* (1993) boundaries as indicated in the table above. Both properties are designated as a future greenway alignment.

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 both residential parcels above could result in displacement of two 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 County Stormwater staff noted that tenants of dwellings located within the project limits are typically given 90 days in which to relocate.

Agencies represented at the May 3, 2017 Joint Use Task Force 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 proposed sites and below are the key findings:

Conclusions:

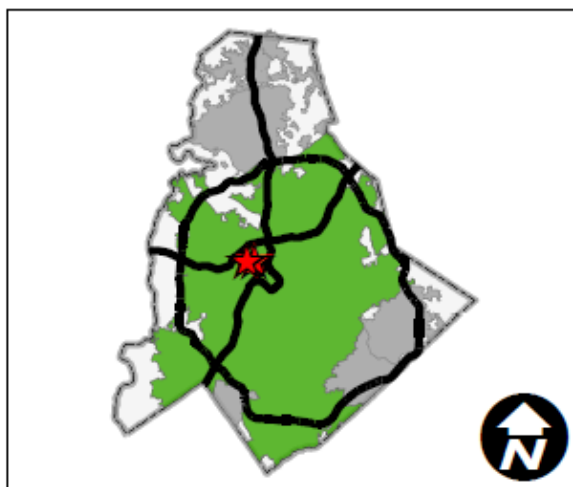
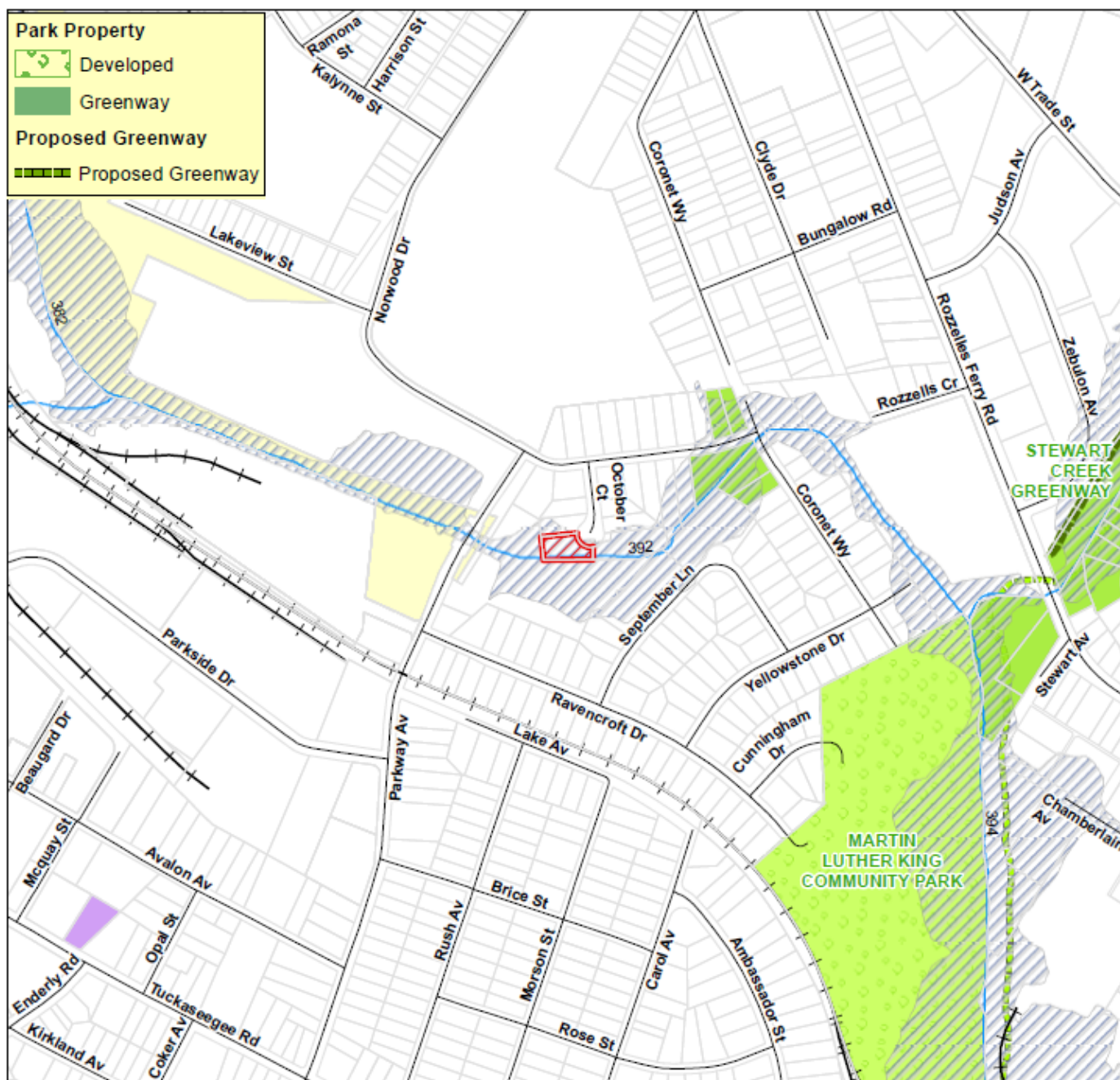
- **Participation in the proposed acquisitions is voluntary on the part of the property owners; therefore no owner will be required to participate.**
- The parcels fall within the FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods.
- These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

Adopted Goals and Policies:

- The adopted land use plans for these parcels indicates both should be designated for future greenway acquisition and alignment.

CMPC PLANNING COMMITTEE REVIEW:

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



Mandatory Referral 17-17A

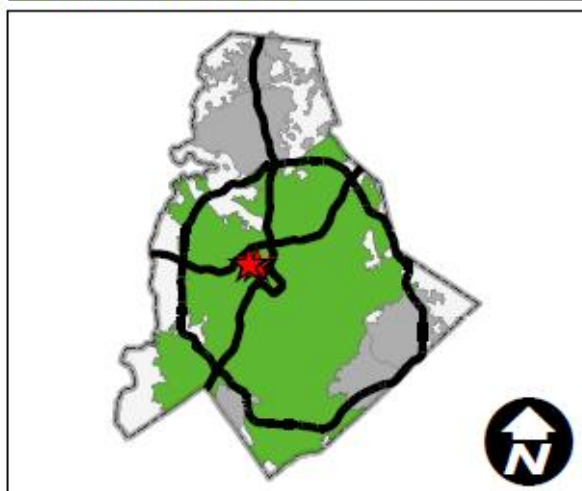
Initiated by: County Storm Water Services

Submitted by: Asset & Facility Management

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

Produced by the Charlotte-Mecklenburg Planning Department





Mandatory Referral 17-17B

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Submitted by: Asset & Facility Management

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

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