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MANDATORY REFERRAL-REPORT NO. 17-28
Proposed Acquisition by Mecklenburg County of Eight Flood Prone Structures

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire the flood prone properties listed below, which are all located in the Huntingtowne Farms neighborhood of South Charlotte. These properties are subject to periodic and severe flooding from nearby Little Sugar 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.

Tax Parcel #	Property Address	Current Land Use	Zoning
173-142-01	2800 Spring Valley Rd.	S.F. Residential	R-3
173-071-03	2801 Spring Valley Rd.	S.F. Residential	R-3
173-142-23	2810 Spring Valley Rd.	S.F. Residential	R-3
173-071-04	2811 Spring Valley Rd.	S.F. Residential	R-3
173-142-02	6317 Birmingham Dr.	S.F. Residential	R-3
173-071-09	6208 Colchester Pl.	S.F. Residential	R-3
173-071-08	6214 Colchester Pl.	S.F. Residential	R-3
173-071-07	6220 Colchester Pl.	S.F. Residential	R-3

The zoning is in accordance with the Charlotte Zoning Ordinance. Properties are located within a single family residential community.

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. Selection was based on a Storm Water Services ranking tool, and the Storm Water Advisory Committee, a citizen oversight board, approved the listing for the current fiscal year.

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).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The parcels are within the Wedge Neighborhood area of *the South District Plan* (1993). They are recommended for residential use at a base density up to 3 dwellings/acre, or for Park and Open Space use based on their floodplain designation.

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:

Many of these properties are on creeks and tributaries that are on Park and Recreation's *Greenway Master Plan*, although not currently planned for greenway trail. 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.

The Cross Charlotte Trail – a collaborative effort between the City of Charlotte and Mecklenburg County – is currently under construction along nearby Little Sugar Creek, however the Trail is being constructed on the opposite (west) side of the creek, so no direct connections between the Trail and these parcels are anticipated.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring these properties by winter 2017.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force discussed this matter at their September 6, 2017 meeting. No comments were offered on this proposal.

The following agencies were represented at the September 6, 2017 Joint Use Task Force meeting: Park & Recreation, City Real Estate, Planning, Charlotte Water, City Engineering & Property Management, City Stormwater, Charlotte-Mecklenburg Library, Central Piedmont Community College, County Asset Management, County Stormwater, County Public Health, Charlotte Mecklenburg Police, Charlotte Water, Charlotte Department of Transportation, Charlotte Mecklenburg Housing Partnership, Town of Matthews.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed land acquisitions and has determined the following:

Conclusions:

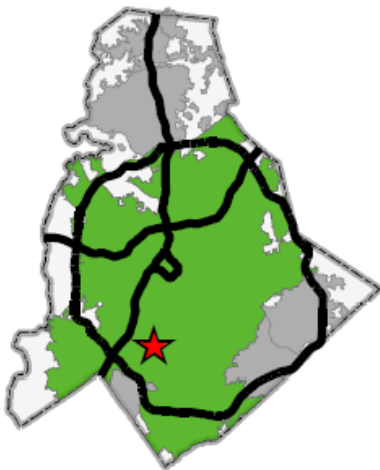
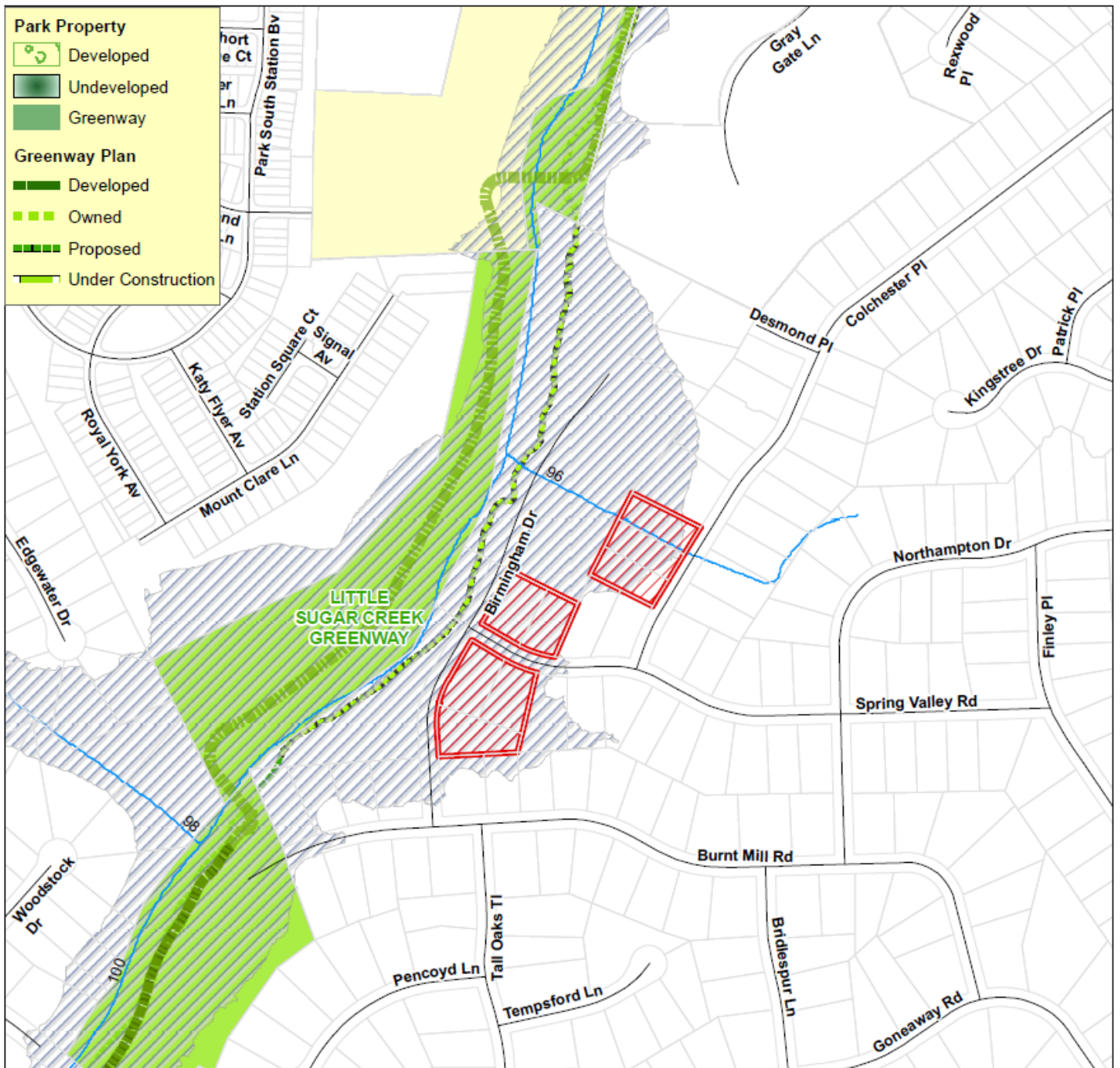
- Participation in the proposed acquisitions is voluntary on the part of the property owners; therefore no owner will be required to participate.
- The parcels fall within the FEMA-designated floodplain and are at continued risk of life and property damage and/or loss from future floods.
- The acquired parcels can be available for future public/private projects with the understanding that new structures (buildings) will not be allowed.

Adopted Goals and Policies:

- The adopted future land use for the parcel and surrounding area is for single family residential use or for park and open space based on their floodplain designation.

CMPC PLANNING COMMITTEE REVIEW:

At their September 19, 2017 meeting the Planning Committee voted 6-0 that it had no additional comments to offer to the submitting agencies.



Mandatory Referral 17-28

Initiated & Submitted by:
County Storm Water Services

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

Produced by the Charlotte-Mecklenburg Planning Department

