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MANDATORY REFERRAL | REPORT NO. 2018-17

Mecklenburg County Storm Water Services (SWS) Proposed Acquisition of Flood Prone Structure

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County Storm Water Services proposes to acquire Tax Parcel 071-131-19 located at 812 Norwood Drive, Charlotte. The property is located along Stewart Creek Tributary 2, in the Lakewood area of west Charlotte. It is zoned R-5 Single Family Residential. The property contains a single-family residential structure and is surrounded by a mix of improved and unimproved properties. Since the property was recently foreclosed on, the proposed acquisition will be through assignment of the foreclosure bid from the lender to Mecklenburg County.

PROJECT JUSTIFICATION:

The proposed acquisition is located within a FEMA-designated floodplain, the building and any inhabitants are at risk of life and property loss or damage from future floods. Removing the improvements will eliminate the potential for future losses. The parcel will be available for use by Park and Recreation for the future Stewart Creek Greenway and for proposed stream bank 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). Stewart Creek is identified as a future greenway corridor in the [Mecklenburg County Park & Recreation Master Plan](#) (adopted by County Commission in 2008) and [Updated \(April 2015\)](#) as well as the County's adopted [2019-2023 Capital Improvement Plan](#).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The [Central District Plan \(1993\)](#) recommends single family land use up to 5 DUA for a portion of the site, and Park/Open Space for the remainder of the site, which lies within the FEMA-designated floodplain.

PROJECT IMPACT:

Acquisition of this parcel will reduce the risk of property damage and potential loss of life from flooding, allow for greenway expansion, and contribute to water quality/open space needs of the community.

RELATIONSHIP TO OTHER PUBLIC OR PRIVATE PROJECTS:

This property is along the Stewart Creek Tributary 2 corridor, which is an identified FY2019 greenway and stream enhancement project.

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County Storm Water Services expects to acquire this property before the end of calendar year 2018.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal at their September 5, 2018 meeting and no comments were offered.

Agencies Represented:

Centralina Council of Governments (CCOG); Charlotte Department of Transportation (CDOT); Charlotte Economic Development (ED); Charlotte Engineering & Property Management (E&PM) - Engineering, Real Estate & StormWater Services; Charlotte Housing Authority (CHA); Charlotte Water (CLTW); Charlotte Mecklenburg Libraries (CML); Charlotte Planning, Design & Development (PDD); County Finance; County Health Department; County Asset & Facility Management; County Park & Recreation (P&R); County Storm Water Services; Central Piedmont Community College (CPCC); North Carolina ABC Board, Matthews Planning Department; Pineville Planning Department.

PLANNING STAFF REVIEW:

Planning staff has reviewed the proposed transaction and below are their key findings:

Conclusions:

- The proposed use is consistent with the park/open space land use recommendation for a portion of the site, as per the [Central District Plan \(1993\)](#). The remainder of the site is shown as residential in the District Plan, however, the property lies within a FEMA-designated floodplain, and the adjacent properties to the east are already owned by Mecklenburg County Storm Water.

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Adopted Goals and Policies:

- [Mecklenburg County Greenway Master Plan \(2008-2018\)](#) identifies several parcels as part of future Greenway corridors in Mecklenburg County.
- The [General Development Policies – Environmental \(updated 2007\)](#), includes as a guiding principal: Make the protection of our natural environment a priority in land use and development decisions.

CMPC PLANNING COMMITTEE REVIEW:

At their September 18, 2018 meeting, the Planning Committee recommended...

