

MANDATORY REFERRAL | REPORT NO. 19-10
Proposed Acquisition of Flood Prone Property

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire the flood prone property listed below. The property is located in the Town of Pineville and is subject to periodic and severe flooding. Use of County Storm Water Services capital funds is proposed for acquisition of the property. Parcel owner participation is voluntary, no condemnation is proposed.

TAX PARCEL ID	STREET ADDRESS	LAND USE	ZONING
22102106	701 MAIN STREET, PINEVILLE	SF RESIDENTIAL	RMX

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 these specific parcels 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 Downtown Overlay District, A Component of the Pineville Comprehensive Plan (2008) recommends residential and mixed-use land uses for the subject site.

PROJECT IMPACT:

Acquisition of the 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:

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

ESTIMATED PROJECT COMPLETION DATE:

Mecklenburg County anticipates acquiring the property in early FY20, provided the owners are willing.

JOINT USE TASK FORCE REVIEW COMMENTS:

The Joint Use Task Force reviewed this proposal electronically and offered no comments.

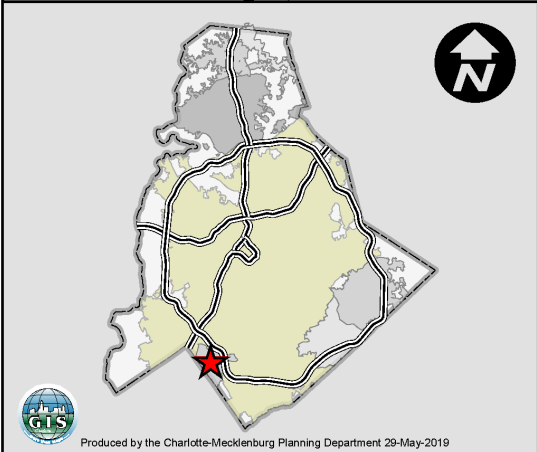
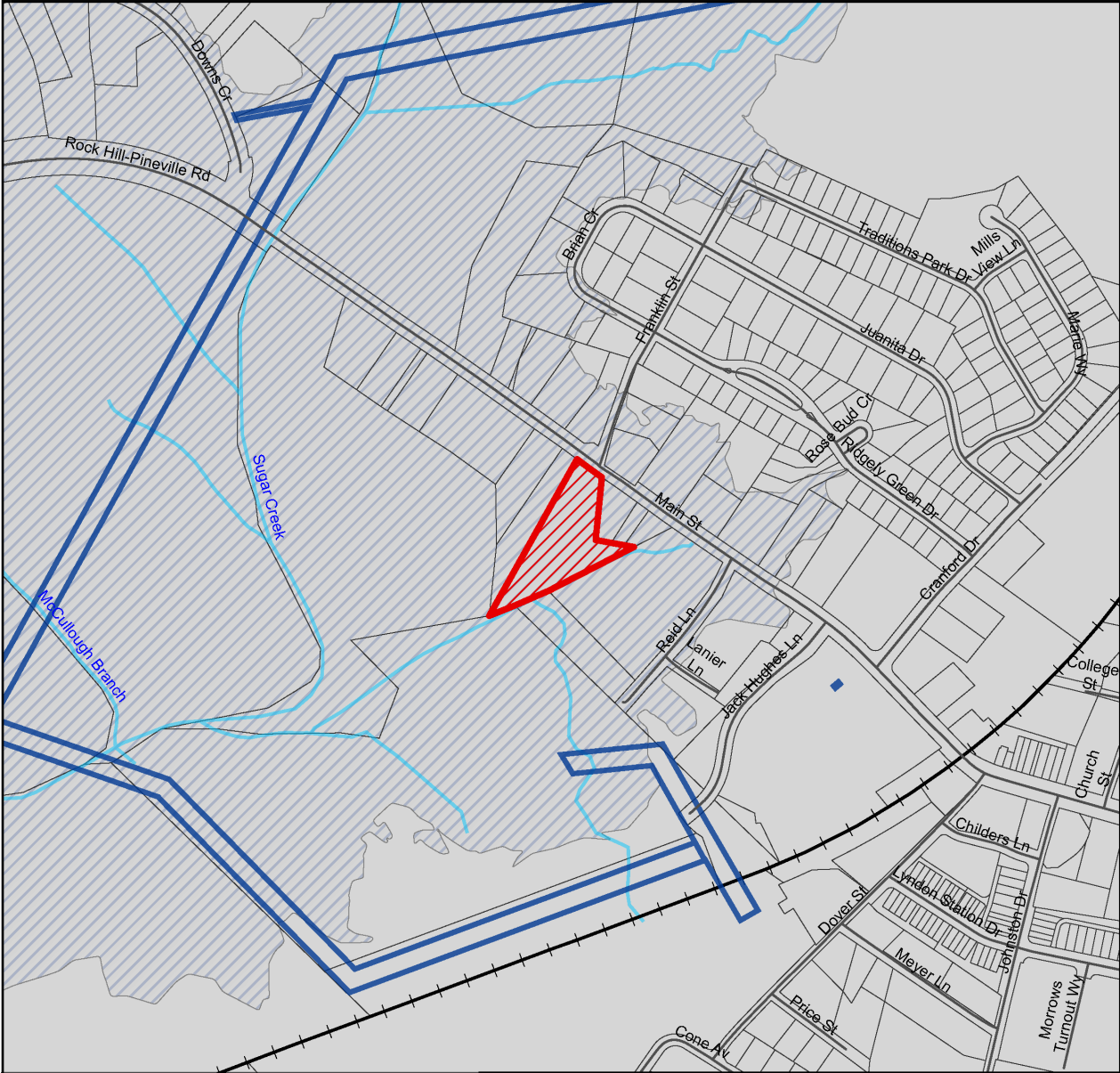
PINEVILLE PLANNING STAFF REVIEW:

The mandatory referral was provided to Pineville planning staff and no comments were offered.

CMPC PLANNING COMMITTEE REVIEW:

At their June 18, 2019 meeting, the Planning Committee reviewed the proposed acquisition and there were no comments.

LOCATION MAP



Mandatory Referral 19-10

Initiated By: Storm Water Services
Submitted By: Asset & Facility Management

- Mandatory Referral
- FEMA 100 Year Floodplain
- Overhead Electrical Transmission Lines

