

MANDATORY REFERRAL | REPORT NO. 19-11
Proposal to acquire Flood Prone Parcels

PROJECT PROPOSAL AND LOCATION:

Mecklenburg County's Storm Water Services Program proposes to acquire the flood prone properties listed below. These properties are subject to periodic and severe flooding. 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 ID	STREET ADDRESS	LAND USE	ZONING
17108214	1001 MOCKINGBIRD, CHARLOTTE	SF RESIDENTIAL	R-4
17108215	1009 MOCKINGBIRD, CHARLOTTE	SF RESIDENTIAL	R-4
17109105	5721 WEDGEWOOD, CHARLOTTE	SF RESIDENTIAL	R-4

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).

CONSISTENCY WITH ADOPTED LAND USE PLANS:

The adopted future land use for these parcels per the *Park Woodlawn Area Plan* (2013) is for single family up to 4 DUA, and it identifies the subject parcels as located in a FEMA floodplain for Little Hope Creek. Area plans do not typically identify privately owned property for future green/open space, however, park and open space are generally considered compatible land uses in single family neighborhoods.

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.

ESTIMATED PROJECT COMPLETION DATE:

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

JOINT USE TASK FORCE REVIEW COMMENTS:

At their June 5, 2019 meeting, the Joint Use Task Force reviewed this proposal and had no additional comments.

PLANNING STAFF REVIEW:

Conclusions:

- The parcels in question are located in a FEMA floodplain.
- Park and open space are generally considered compatible land uses in single family neighborhoods.

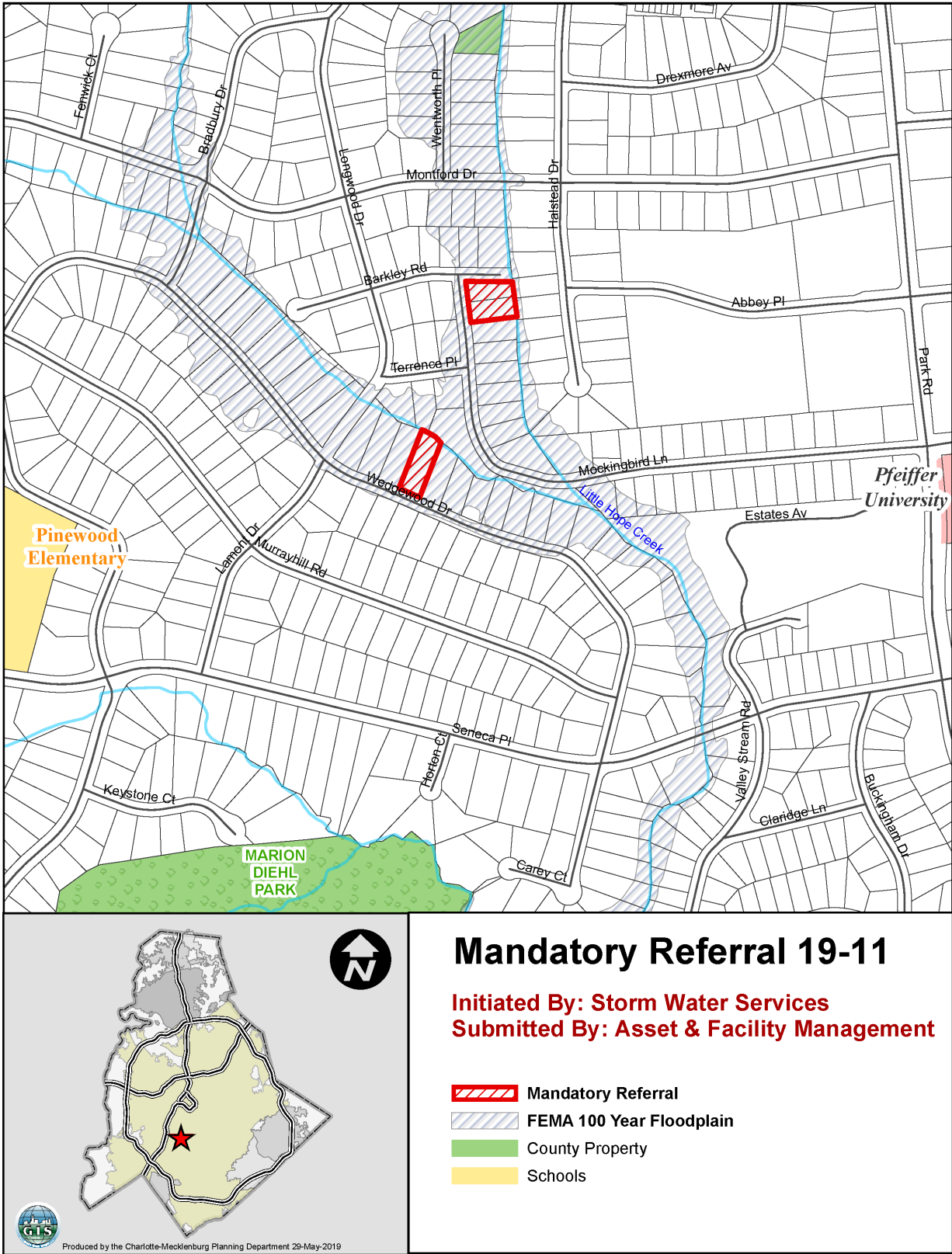
Adopted Goals and Policies:

- The adopted future land use for this parcel as per *Park Woodlawn Area Plan* (2013) is for single family up to 4 DUA or for park and open space based on their floodplain designation.

CMPC PLANNING COMMITTEE REVIEW:

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

LOCATION MAP



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