

Initiated by: David Love, Mecklenburg County Storm Water Services
Submitted by: Katie Daughtry, Asset and Facility Management
Reviewed by: Dave Hill, Town of Huntersville

MANDATORY REFERRAL | REPORT NO. 19-12
Proposed Acquisition of Flood Prone Parcel

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 Huntersville 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
01509115	8018 GILEAD ROAD, HUNTERSVILLE	SF RESIDENTIAL - ACREAGE	TR

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 the specific parcel 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 Town of Huntersville 2030 Community Plan contains a policy to "Support and enhance environmental regulations pertaining to tree preservation, buffer yards, open space, water quality, wetlands and stream protection." The proposed acquisition takes steps to restore McDowell Creek floodplain functions, and also serves to remove a structure from potential flood damage.

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 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:

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

HUNTERSVILLE PLANNING STAFF REVIEW:

Huntersville planning staff has reviewed the proposed and has the following comments:

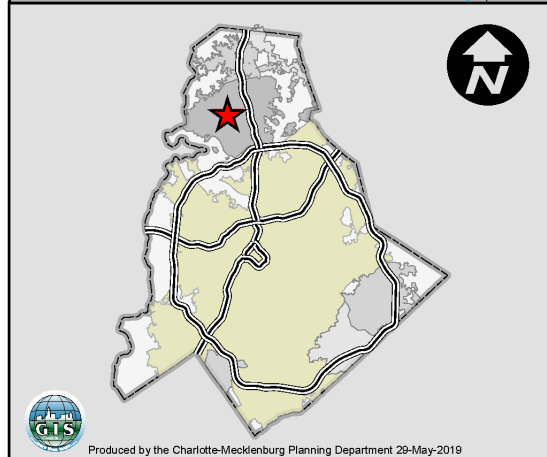
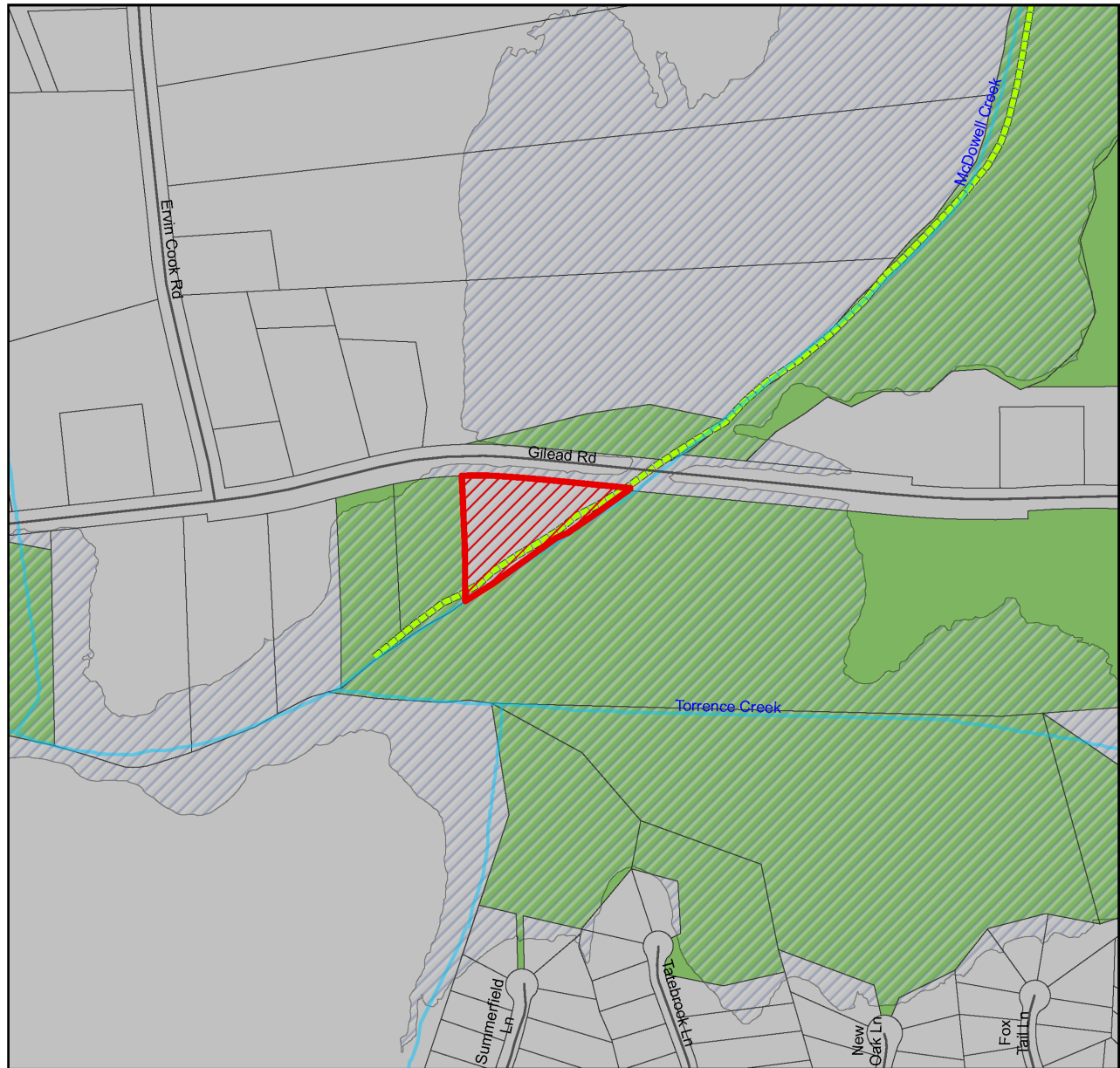
Conclusions:

- Acquisition of the flood prone property is viewed as a beneficial action – in the future, acquisition of ROW, permanent easements, or temporary easements may be needed to make improvements to Gilead Road in the subject area.

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 19-12

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

-  Mandatory Referral
-  FEMA 100 Year Floodplain
-  County Property
-  Greenway - Proposed