Outlook

RE: [External]Property in the Floodzone

From Iddrisu, Salih <salih.iddrisu@mecklenburgcountync.gov>
Date Fri 8/21/2026 9:09 AM
To Dria Etienne <driaetienne@virtueventuresholding.com>
Cc John Nowak <jgnowak@cagecivil.com>; Arevalo, Juan <Juan.Arevalo@mecklenburgcountync.gov>; Kyler Hugg <khugg@cagecivil.com>

1 attachment (317 KB)
FLOOD PROTECTION REQUIREMENTS PINEVILLE.pdf;

Dria,

I have updated the flood protection requirements document indicating an exempt status. See attached and let me know if it works. Thanks.

From: Dria Etienne <driaetienne@virtueventuresholding.com>
Sent: Thursday, August 20, 2026 4:16 PM
To: Iddrisu, Salih <salih.iddrisu@mecklenburgcountync.gov>
Cc: John Nowak <jgnowak@cagecivil.com>; Arevalo, Juan <Juan.Arevalo@mecklenburgcountync.gov>; Kyler Hugg <khugg@cagecivil.com>
Subject: Re: [External]Property in the Floodzone

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Salil-

Thank you so much this is great news. Just for clarity, because pineville had specific concerns about the dry access, can you confirm that you don't have any remaining dryland access comments and that the exemption would apply.

They just need clarity on this.

Thank you!

Dria Etienne
Virtue Ventures Real Estate Group
Principal
Direct Line: (678)551-3646
Driaetienne@virtueventuresholding.com
Vvrealestategroup.com

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On Thu, Aug 20, 2026, 2:22 PM Iddrisu, Salih <salih.iddrisu@mecklenburgcountync.gov> wrote:

> John,

I have re-reviewed both projects and approved CSP-500131. I deleted most of the comments under FLD-500561 as they were duplicates and addressed with CSP-500131. I have attached the flood protection requirements to this email which spells out the requirements based on the Pineville ordinance. I have two new comments which are also attached. let me know if you have questions.

Thanks.

From: John Nowak <jgnowak@cagecivil.com>
Sent: Thursday, August 20, 2026 12:05 PM
To: Iddrisu, Salih <salih.iddrisu@mecklenburgcountync.gov>
Subject: Fw: [External]Property in the Floodzone

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From: Dria Etienne <driaetienne@virtueventuresholding.com>
Sent: Thursday, January 23, 2025 11:31 AM
To: Brock, Melonee <Melonee.Brock@mecklenburgcountync.gov>
Cc: Rozzelle, Rusty <Rusty.Rozzelle@mecklenburgcountync.gov>
Subject: Re: [External]Property in the Floodzone

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Hi Melonee,

Thankyou. This is very helpful. ALso What's the encroachment area you are referring to as it pertains to the exemption?

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On Thu, Jan 23, 2025 at 11:00 AM Brock, Melonee <Melonee.Brock@mecklenburgcountync.gov> wrote:

> Good morning,
>
> I'll be glad to answer your questions and provide flood protection requirements.

This property is in FEMA's Special Flood Hazard Area. A small portion of it is also in the Community Floodway (AKA Community Encroachment Area). The project would require a floodplain development permit. The review fee would be $2,000.00 (floodplain impact) or $4,000.00 (Community Floodplain impact). Disturbance in the encroachment area would require a floodway engineering analysis performed by licensed engineer proving no rise (0.00 ft) to surface water elevations or any existing buildings up or downstream.

Minimum ground elevation where structure and EV stations are located = 558.0 ft

Minimum lowest floor = 559.0 ft recommended = 560.0 ft

Minimum ground elevation for parking = 555.2 ft

There is an exemption available from the dryland access requirement if you keep the building and access route outside of the encroachment area. See ordinance reference below.

§ 152.061 SPECIFIC STANDARDS.

F) Dryland access. Access to habitable buildings during a flood event is extremely hazardous. Dryland access must be provided to new or substantially improved habitable buildings according to the following criteria.

(1) Dryland access is required if any portion of either the habitable building or vehicular access route, connecting the habitable building to a public street, is within the floodplain. If dryland access cannot be obtained, a variance to the requirement for dryland access may be granted by the Board of Adjustment. Plans and details for the dryland access must be submitted by a registered professional engineer or surveyor and approved by the Floodplain Administrator.

(2) The following are exempt from the dryland access requirement.

(a) Substantial improvement to an existing habitable building where the property does not have any access to a dry public street.

(b) Construction of a new habitable building where both the habitable building and the access route connecting it to a public street are located entirely outside the community encroachment area and where the property does not have any access to a dry public street. Under this exemption, access from the habitable building to the public street must:

1. Connect to the highest point of the public street adjacent to the property;

2. Be constructed of gravel, pavement or concrete and be at least 12 feet wide; and

3. Be constructed entirely at or above the elevation of highest point of the public street adjacent to the property.

There are however other challenges to consider.

Schools are defined as critical facilities. The ground where the building is located must be above the 500-year flood elevation which is 558.0 ft.. I've provided some random ground shots to give you an idea of how much fill would be required to meet that requirement. If EV parking is proposed, it would also be required to meet the critical facility conditions.

§ 152.060 GENERAL REQUIREMENTS.

(J) Any new critical facility must be located outside of the 500-year (0.2%) flood fringe area and elevated at least one foot above the 500-year (0.2%) base flood elevation or the community base flood elevation, whichever is greater. The determination of this flood fringe area and elevation will be provided by the Floodplain Administrator

CRITICAL FACILITY. Building uses including, hospitals, schools, day care facilities, nursing homes/assisted living centers, police/fire/medic facilities and other uses determined by the Administrator.

The placement of fill will require an endangered species assessment to be submitted with the floodplain development permit application.

These are general requirements for development in the floodplain. We can be more specific once plans are submitted for review. Let us know if you need further assistance.

Melonee R. Brock, CFM
Project Manager 1

LUESA | Charlotte-Mecklenburg Storm Water Services
Mecklenburg County Government
980-314-3206 | MeckNC.Gov

StormWater.CharMeck.org

From: Rozzelle, Rusty <Rusty.Rozzelle@mecklenburgcountync.gov>
Sent: Thursday, January 23, 2025 8:56 AM
To: Dria Etienne <driaetienne@virtueventuresholding.com>
Cc: Brock, Melonee <Melonee.Brock@mecklenburgcountync.gov>
Subject: RE: [External]Property in the Floodzone

You will need to talk to Melonee Brook at 980-314-3206. I have also copied her on this email.

From: Dria Etienne <driaetienne@virtueventuresholding.com>
Sent: Wednesday, January 22, 2025 5:46 PM
To: Rozzelle, Rusty <Rusty.Rozzelle@mecklenburgcountync.gov>
Subject: [External]Property in the Floodzone

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Hi Rusty,

Happy New Year!

Travis Morgan from Pineville City, refered you to gain some help and insight on a property we are acquiring that is in the 100 year floodzone.

We are trying to ensure feasibility to build a new private school.

The property is located at 505 Town Center and parcel Id: 22113130.

Currently our civil engineer is working to see if this is feasible, however we had some ambiguity of the dry land access. As you can see in the wonderful drawing we have attached, there is some dryland with the adjacent property and the adjacent property has access to the main road through its parking lot. Would we meet the requirement of dryland access if we were to gain an " emergency dry land access easement" for access to their parking lot and just build up a path from our site to their nearest dry spot on their parking lot since it leads out to the road?

Once we have this answer we would be able to proceed with the necessary process and plans. We also would like to understand feasibility to gain CLOMR and no rise certification.

Thanks

Any insight would be very helpful. I am available for a quick call of its easier.

All the best,