

# **GOVERNMENTAL OPERATIONS AGENDA INDEX**

December 5, 2006

## **ALLOCATION: The following items are presented for consultation pursuant to NCGS 143-341(4)g**

1. Department of Crime Control & Public Safety (AGRICULTURE) Granville County
2. Department of Juvenile Justice & Delinquency Prevention (CORRECTION) Buncombe County
3. Department of Transportation (CORRECTION) Wilkes County

## **ACQUISITION BY DEED: The following items are reported pursuant to NCGS 146-22**

4. The Nature Conservancy (DENR-PARKS) Onslow & Pender Counties
5. Michael L. Forgay (DENR-PARKS) Rockingham County
6. Crescent Resources, LLC (DENR-WILDLIFE) Burke County
7. Crescent Resources, LLC (DENR-WILDLIFE) Burke County
8. Sarah McMillian (DENR-WILDLIFE) Caswell County
9. The Nature Conservancy (DENR-WILDLIFE) Onslow County
10. Dr. Judith S. Yongue (ECU) Pitt County
11. Cedar Ridge Properties, LLC (NC SCHOOL OF ARTS) Forsyth County

## **OTHER MATTERS: The following item is presented for consultation pursuant to NCGS 146-30**

12. Department of Environment and Natural Resources, Forest Resources, Pitt County

## **ALLOCATION**

### ITEM 1

GRANTOR: State of NC, Department of Agriculture and Consumer Services,  
Umstead Farm Unit

GRANTEE: State of NC, Department of Crime Control and Public Safety,  
Division of National Guard

LOCATION: East and south sides of Roberts Chapel Road (SR 1123), Butner, Granville  
County

AREA: Two tracts, 26.6 acres and 12.3 acres, a total of 38.9 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is across the road from the 4,743.09-acre National Guard tactical training site near Butner. A survey revealed the two tracts as being part of the tactical training site which, by deed restriction, is subject to a reverter in favor of the USA if not used for military purposes.

### ITEM 2

GRANTOR: State of NC, Department of Juvenile Justice and Delinquency Prevention

GRANTEE: State of NC, Department of Correction, Division of Prisons

LOCATION: North side of Old US Highway 70, Swannanoa Valley Youth Development  
Center, Black Mountain, Buncombe County

AREA: ±144 acres

CONSIDERATION: N/A

COMMENTS: The transfer of property is for a joint use by the Department of Correction for the establishment of an adult female correctional center and by the Department of Juvenile Justice and Delinquency Prevention to continue to operate a youth development center.

## **ALLOCATION**

### ITEM 3

At the request of the Department of Transportation and the Department of Correction, authorization is requested to effect a land exchange between the two agencies covering three tracts of land, all located at the Department of Transportation Maintenance Unit and the adjacent Department of Correction Wilkes Correctional Center in Wilkes County. Two tracts currently allocated to Department of Transportation, containing 2.116 acres and 0.479 acre, will be allocated to Department of Correction. In exchange, 20.531 acres currently allocated to Department of Correction will be allocated to Department of Transportation. This exchange will provide Department of Transportation expansion land for construction of a new Maintenance Unit Facility and provide both agencies with improved property management and traffic flow. There will be no cost or consideration to either Department of Transportation or Department of Correction.

## **ACQUISITION BY DEED**

ITEM 4

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environment and Natural Resources, Division of  
Parks and Recreation

LOCATION: West of Camp Lejeune, Onslow and Pender Counties

AREA: 15 tracts totaling  $\pm 2,357.08$  acres

UNIT COST: \$311.62/acre

CONSIDERATION: \$734,622.60

COMMENTS: General Assembly Session Law 2006-138, House Bill 2121, authorized the addition of Sandy Run Savannas State Natural Area to the State Parks System. The proposed acquisition will serve to protect water quality in the Cape Fear River Basin, conserve unique coastal plain habitats, and buffer Camp LeJeune from encroaching development. A portion of the acquisition,  $\pm 364$  acres, is subject to a twenty-year Timber Sale Contract, dated June 30, 1999, in favor of Timbermax Plantations, LLC, which allows for the thinning of six pine plantation stands according to restoration goals set forth by the Division of Parks and Recreation. The proceeds from the timber sale will be set aside to support the natural area. Reimbursement of overhead (\$19,306.32) and direct expenses (\$53,933.55) to The Nature Conservancy for its participation in this project is included in the purchase price. Funding provided by Natural Heritage Trust Fund.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: Michael Lee Forgay

GRANTEE: State of NC, Department of Environment and Natural Resources,  
Division of Parks and Recreation

LOCATION: 103 Marshall Street, Stoneville, Rockingham County

AREA: 1.6 acres improved with a 1,154 sq. ft. brick and frame dwelling

UNIT COST: \$30,000/lot – land  
\$126.25/sq. ft. – improvement

CONSIDERATION: \$175,700

COMMENTS: House Bill 1078 of the 2003 Session of the General Assembly authorized the addition of Mayo River State Park to the State Parks System. Property is needed for inclusion into the Mayo River State Park pursuant to the master plan. Funding provided by the Parks and Recreation Trust Fund. The option expires April 30, 2007. Mayo River State Park currently consists of 833 acres out of a planned 4,500 acres. The dwelling will provide housing for a ranger to manage the Mayo River State Park.

### ITEM 6

GRANTOR: Crescent Resources, LLC, a Georgia Limited Liability Company

GRANTEE: State of NC, Department of Environment and Natural Resources, Wildlife  
Resources Commission

LOCATION: NC Hwy 18/US 64, Quaker Meadows Township, Morganton, Burke County

AREA: ±2,247 acres (subject to survey)

UNIT COST: \$2,935/acre

CONSIDERATION: \$6,594,945 (subject to survey)

COMMENTS: The property proposed for acquisition will be incorporated into a new state-owned Game Land and will be utilized to protect important water resources, wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The subject property will be an important link in the riverine ecosystem in the upper Catawba River Basin. Funding from the Clean Water Management Trust Fund (\$3,910,000) and Duke Energy Catawba-Wateree Comprehensive Re-Licensing Agreement Land Acquisition Fund (\$2,684,945).

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Crescent Resources, LLC, a Georgia Limited Liability Company

GRANTEE: State of NC, Department of Environment and Natural Resources, Wildlife Resources Commission

LOCATION: 150 Shadowline Drive, Quaker Meadows Township, Morganton, Burke County

AREA:  $\pm 523.308$  acres (subject to survey)

UNIT COST: \$4,585/acre

CONSIDERATION: \$2,399,367 (subject to survey)

COMMENTS: The property proposed for acquisition will be incorporated into a new state-owned Game Land and will be utilized to protect important water resources, wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The subject property will be an important link in the riverine ecosystem in the upper Catawba River Basin. Funding from the Clean Water Management Trust Fund (\$1,325,000) and Duke Energy Catawba-Wateree Comprehensive Re-Licensing Agreement Land Acquisition Fund (\$1,074,367).

### ITEM 8

GRANTOR: Sarah McMillian and Harold McMillan

GRANTEE: State of NC, Department of Environment and Natural Resources, Wildlife Resources Commission

LOCATION: 2497 Hwy 158 East, Yanceyville, Caswell County

AREA:  $\pm 52.11$  acres (subject to survey)

UNIT COST: \$2,303/acre (subject to survey)

CONSIDERATION: \$120,000

COMMENTS: The property proposed for acquisition will be incorporated into the  $\pm 17,102$ -acre Caswell Game Land and will be utilized to protect water quality and important wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. Funding from the Wildlife Fund.

## **ACQUISITION BY DEED**

### ITEM 9

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environment and Natural Resources, Wildlife Resources Commission

LOCATION: NCSR #'s 1532 (Folkstone Road) and 1535 (Everett Road), Stump Sound Township, Onslow County

AREA: ±376.524 acres

UNIT COST: \$2,450.04/acre

CONSIDERATION: \$922,500

COMMENTS: The property proposed for acquisition will be incorporated into the ±2,923-acre Stones Creek Game Land and will be utilized to protect important water resources, wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen. The subject property is encumbered with an easement, in favor of the Department of the Navy, which restricts development of the property for residential or commercial purposes. Funding from the Clean Water Management Trust Fund.

### ITEM 10

GRANTOR: Dr. Judith S. Yongue

GRANTEE: State of NC, East Carolina University

LOCATION: 601 E. Fifth Street, Greenville, Pitt County

AREA: 11,016 sq. ft. or 0.253 acres improved with a two-story frame dwelling and detached garage totaling 3,111 sq. ft.

UNIT COST: \$3.17/sq. ft.- land  
\$70.74/sq. ft. - improvements

CONSIDERATION: \$255,000

COMMENTS: Property proposed for acquisition adjoins the Chancellor's residence and is needed pursuant to the University's master plan. The property will be used for campus expansion and renovation for interim office space. Funds provided from ECU carry forward funds.

## **ACQUISITION BY DEED**

### ITEM 11

GRANTOR: Cedar Ridge Properties, LLC  
Douglas R. Eitel – Manager

GRANTEE: State of NC, North Carolina School of Arts

LOCATION: 1805 Sunnyside Avenue, Winston Salem, Forsyth County

AREA: 8,250 sq. ft. or 0.19-acre lot improved with a two-story vinyl veneer frame dwelling containing approximately 2,294 sq. ft.

UNIT COST: \$3.64/sq. ft. – land or \$30,000 for lot  
\$72.36/sq. ft. - improvement

CONSIDERATION: \$196,000

COMMENTS: Property proposed for acquisition is needed pursuant to the campus master plan. The property will provide for future campus expansion and renovation for future use as office space. Funds provided by 2000 Higher Education Bond fund.



## **OTHER MATTERS**

### ITEM 12

Approval of an exchange of property is requested between the Department of Environment and Natural Resources, Division of Forest Resources, and Lewis Construction Company, Inc. near Greenville, Pitt County. Because of heavy development in the area, the current Forestry Headquarters two-acre site at 720 East Fire Tower Road is no longer desirable being it is almost impossible to respond to fire activity in a timely manner due to traffic congestion on Fire Tower Road. Mr. Lewis, the adjoining property owner, expressed an interest to acquire this property through a land exchange. The State proposes to convey to Lewis Construction Company, Inc. its two-acre site valued at \$514,000. In exchange, Lewis Construction Company, Inc. will construct a new County Forestry Headquarters facility per Division of Forest Resources specifications on five acres located off County Home Road, Winterville, Pitt County, and convey same to the State. The five acres with proposed improvements as a new forestry headquarters is valued at \$796,000. The property exchange will take place upon completion of construction of the Forestry Headquarters facilities. Plans and final acceptance for the project will be subject to review and approval by the State Construction Office and Department of Insurance.

The Department of Administration and Department of Environment and Natural Resources, Division of Forest Resources, recommend the transaction as being in the State's best interest.