



# North Carolina Department of Administration


Beverly Eaves Perdue, Governor  
Moses Carey, Jr., Secretary

State Property Office

February 20, 2012

## **MEMORANDUM**

TO: Senator Philip Berger, President Pro Tempore  
Representative Thom Tillis, Speaker of House of Representatives  
Co-Chairmen of the Joint Legislative  
Commission on Governmental Operations

FROM: Speros J. Fleggas   
Deputy Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

SJF/tm

Cc: Moses Carey, Secretary  
Fiscal Research Division

**Mailing Address:**  
1321 Mail Service Center  
Raleigh, N.C. 27699-1321

**Telephone (919) 807-4650**  
Fax (919) 733-1431  
State Courier #52-71-78

**Location:**  
116 West Jones Street  
Raleigh, North Carolina  
27603-8003

# **GOVERNMENTAL OPERATIONS AGENDA INDEX**

February 20, 2012

## **ALLOCATION: The following item is for consultation pursuant to NCGS 143-341(4)g**

1. North Carolina State University (AGRICULTURE) Wake County
2. Department of Public Safety (TRANSPORTATION) Stokes County

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

3. Newell Volunteer Fire Department, Inc.
4. The Conservation Fund (AGRICULTURE-FOREST SERVICES) Transylvania County
5. Civil War Preservation Trust (CULTURAL RESOURCES) Johnston County
6. Ruth Muth Trust (DENR-PARKS) Polk County
7. Charles Woodard (DENR-PARKS) Watauga County
8. Piedmont Land Conservancy (DENR-WILDLIFE) Alleghany County
9. Surry County (DENR-WILDLIFE) Surry County
10. East Carolina University Real Estate Foundation (ECU) Pitt County
11. Tanya Jacobs (UNC-P) Robeson County

## **DISPOSITION BY LEASE: The following items are reported pursuant to NCGS 146-29.1**

12. County of Cumberland (DENR-PARKS) Cumberland County
13. County of Yadkin (TRANSPORTATION) Yadkin County

## **ALLOCATION**

### ITEM 1

GRANTOR: State of NC, North Carolina State University

GRANTEE: State of NC, Department of Agriculture and Consumer Services,  
Property and Construction Division

LOCATION: Trinity Road, Raleigh, Wake County

AREA: ±9.57 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation comprises a strip of land abutting Carter Finley Stadium and fronting Trinity Road. The land will be utilized by NCSU to improve parking during football games and other special events.

### ITEM 2

GRANTOR: State of NC, Department of Public Safety, Division of Adult Correction

GRANTEE: State of NC, Department of Transportation, Division of Highways

LOCATION: Stokes Correctional Center, SR 1695, Dodgetown Road, Meadows,  
Stokes County

AREA: 10.81 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation has been declared surplus by the Department of Correction. The reallocation of this tract will allow the Department of Transportation to expand its adjoining Stokes County Maintenance Yard.

## **ACQUISITION BY DEED**

### ITEM 3

GRANTOR: Newell Volunteer Fire Department, Inc.

GRANTEE: State of NC, Department of Agriculture and Consumer Services,  
NC Forest Service

LOCATION: 9007 Newell Baptist Church Road, Charlotte, Mecklenburg County

AREA:  $\pm 1.86$  acres improved with a one story metal building consisting of  $\pm 6,325$   
sq. ft. built in 1972

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be utilized as a NC Forest Service office and maintenance facility. If acquired, the State will lease back  $\pm 240$  sq. ft. of storage space to the Newell Volunteer Fire Department at no cost.

### ITEM 4

GRANTOR: The Conservation Fund

GRANTEE: State of NC, Department of Agriculture and Consumer Services,  
NC Forest Services

LOCATION: South of Rosman and Brevard, Transylvania County

AREA:  $\pm 286$  acres (subject to survey)

UNIT COST: \$3,620/acre

CONSIDERATION: \$1,035,320 (subject to survey)

COMMENTS: Property proposed for acquisition will insure the protection of high quality mountain habitat and will be managed as part of the State Forest system. The property, known as Headwaters, is located in the Blue Ridge Mountains situated between Gorges State Park and Dupont State Park. This acquisition is the first phase of a multi-phased acquisition that will eventually protect 8,000 acres of a working forestland. The property will be managed by the North Carolina Forest Service as a working stewardship forest and will be enrolled in the game land program. The State's acquisition will be completed in phases as funds become available. Funding for this phase will be provided by the Natural Heritage Trust Fund. Funding for the remainder will be sought from the Natural Heritage Trust Fund, the Clean Water Management Trust Fund, and other sources.

## **ACQUISITION BY DEED**

### ITEM 5

GRANTOR: Civil War Preservation Trust

GRANTEE: State of NC, Department of Cultural Resources,  
Division of State Historic Sites and Properties

LOCATION: Bentonville Battlefield, Johnston County

AREA: ±80.32 acres (subject to survey)

UNIT COST: \$4,233/acre

CONSIDERATION: \$340,000 (subject to survey)

COMMENTS: Property proposed for acquisition will be incorporated into the Bentonville Battlefield State Historic Site providing perpetual preservation and protection of the property. Funding for this acquisition is provided by a grant from the Natural Heritage Trust Fund.

### ITEM 6

GRANTOR: Ruth E. Muth Trust

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

LOCATION: 1040 Worlds Edge Road, Hendersonville, Polk County

AREA: ±28.84 acres, improved with a one story brick single family dwelling built in 1989 consisting of ±3,800 sq. ft. and Guest House built in 1940 consisting of ±568 sq. ft.

UNIT COST: \$16,820/acre – land  
\$105.26/sq. ft. – main house  
\$52.66/sq. ft. – guest house

CONSIDERATION: \$915,000

COMMENTS: Proposed property for acquisition is for inclusion in the Chimney Rock State Park. Due to its location and views, this property is one of the key parcels in the Park's Master Plan. If acquired, it will be utilized as a picnic area, trail head and contact station. This property is the only planned public access on the south side of the Park. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$457,500) and the Land and Water Conservation Fund (\$457,500).

## **ACQUISITION BY DEED**

### ITEM 7

GRANTOR: Charles Anthony Woodard

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

LOCATION: Meat Camp Road, near Pottertown, North Fork Township,  
Watauga County

AREA: 4.491 acres

UNIT COST: \$8,000/acre

CONSIDERATION: \$35,928

COMMENTS: Property for acquisition is for inclusion in the Elk Knob State Park. Acquisition of this property will provide better access and protection of additional natural resources. Funding for this acquisition is provided by Parks and Recreation Trust Fund.

### ITEM 8

GRANTOR: Piedmont Land Conservancy  
Kevin Redding, Executive Director

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

LOCATION: Mitchell River Game Land, off Saddle Mountain Drive, Ennice,  
Alleghany County

AREA: ±45.712 acres

UNIT COST: \$437.52/acre

CONSIDERATION: \$20,000

COMMENTS: Property proposed for acquisition will be incorporated into the Wildlife Management Program to protect water quality, important wildlife habitat and provide wildlife recreational opportunities. This property was acquired by the grantor with funds provided by the U.S. Fish and Wildlife Service and is encumbered with a conservation easement.

## **ACQUISITION BY DEED**

### ITEM 9

GRANTOR: Piedmont Land Conservancy  
Kevin Redding, Executive Director

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

LOCATION: Mitchell River Game Land, Thurman, Surry County

AREA:  $\pm 75.085$  acres

UNIT COST: N/A

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be incorporated into the Wildlife Management Program to protect water quality, important wildlife habitat and provide wildlife recreational opportunities. This property was acquired by the grantor with funds provided by the Clean Water Management Trust Fund and is encumbered with a conservation easement.

### ITEM 10

GRANTOR: East Carolina University Real Estate Foundation

GRANTEE: State of NC, East Carolina University

LOCATION: 1200 East Rock Spring Road, Greenville, Pitt County

AREA:  $\pm 12,100$  sq. ft. or  $\pm 0.36$  acres improved with  $\pm 2,144$  sq. ft single story house built in 1940

UNIT COST: \$3.90 sq. ft. – land  
\$54.95 sq. ft. – improvements

CONSIDERATION: \$165,000

COMMENTS: Property proposed for acquisition is contiguous to campus and will be utilized for future expansion in accordance with the campus master plan. The improvements will be severed by the Department of Administration, State Surplus Property. The Foundation will be reimbursed for direct expenses associated with this acquisition. Funding for this acquisition is provided by Auxiliary Overhead receipt funds.

## **ACQUISITION BY DEED**

### ITEM 11

GRANTOR: Tanya D. Jacobs and husband, Joey L. Jacobs

GRANTEE: State of NC, University of North Carolina at Pembroke

LOCATION: Prospect Road and Vogue Road, Pembroke, Robeson County

AREA:  $\pm 16$  acres (subject to survey)

UNIT COST: \$25,000/acre

CONSIDERATION: \$400,000 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for the future expansion of university athletic facilities at UNC-Pembroke. Funding for this acquisition is provided by carry forward funds.



## **DISPOSITION BY LEASE**

### ITEM 12

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

LESSEE: County of Cumberland

LOCATION: Corner of Little River Road (SR 1684) and East Manchester Road  
(SR 1451), Manchester Township, Cumberland County

TERM: Twenty years effective February 1, 2012 or possession

AREA:  $\pm$ 2.05 acres

RENTAL: \$1.00 for the term

COMMENTS: Site to be used for a public solid waste disposal container center. If the site ceases to be used by the County as a waste container center, the land reverts back to the State. As consideration for this lease, the County will allow the State to deposit waste at the container site at no cost for the term of the lease. Cumberland County will maintain the site.

### ITEM 13

LESSOR: State of NC, Department of Transportation

LESSEE: County of Yadkin

LOCATION: Donnaha Park, East Bend Township, Yadkin County

TERM: Ten years effective March 1, 2012 with two 5-year renewal options

AREA:  $\pm$ 7.69 acres

RENTAL: \$1.00 for the term

COMMENTS: Lease will allow the County to continue use of the property for park and recreational purposes. This property is used as a public park and provides public access to the Yadkin River.