



North Carolina Department of Administration


Beverly Eaves Perdue, Governor
W. Britt Cobb, Jr., Secretary

State Property Office

August 21, 2009

MEMORANDUM

TO: Senator Marc Basnight, President Pro Tempore
Representative Joe Hackney, 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 or consultation.

SJF/tm

Cc: Britt Cobb, Secretary
Fiscal Research Division

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**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

August 21, 2009

**ALLOCATION: The following item is reported pursuant to
NCGS 146-341(4)g**

1. Department of Transportation (CORRECTION) Rowan County

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

2. Carolina Mountain Land Conservancy (AGRICULTURE) Henderson County
3. Mark L. Albert (CULTURAL RESOURCES) Durham County
4. Mike Marion Construction Co., Inc. (CULTURAL RESOURCES) Surry County
5. The Nature Conservancy (DENR-NATURAL RESOURCES) Brunswick County
6. Southern Appalachian Highlands Conservancy (DENR-PARKS) Avery County
7. The Nature Conservancy (DENR-PARKS) Columbus County
8. The Nature Conservancy (DENR-PARKS) Henderson County
9. Ducks Unlimited, Inc. (DENR-WILDLIFE) Bladen County
10. NC Coastal Federation, Inc. (DENR-WILDLIFE) Onslow County
11. Piedmont Land Conservancy (DENR-ZOO) Randolph County
12. City of Raleigh (NCSU) Wake County
13. Gilder Frontier, LLC (UNC SCHOOL OF THE ARTS) Forsyth County

**DISPOSITION BY DEED: The following items are consultation pursuant
to NCGS 146-27**

14. County of Warren (ADMINISTRATION) Warren County
15. Commonwealth of Virginia (DENR-PARKS) Henry County, Virginia

**DISPOSITION BY LEASE: The following items are report pursuant to
NCGS 146-29.1(c)**

16. County of Avery (DENR-FOREST) Avery County
17. Ronald McDonald House of Chapel Hill, Inc. (UNC-CH) Orange County

**OTHER MATTERS: The following items are consultation pursuant to
NCGS 146-30**

18. Department of Correction (TRANSPORTATION) Randolph County
19. Western Carolina University, Jackson County

REALLOCATION

ITEM 1

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

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

LOCATION: Rowan Correctional Center, 4750 S. Main St., Salisbury, Rowan County

AREA: ±50' x 70' or ±3,500 sq. ft. (0.08 acre)

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation will be utilized by the Department of Transportation (DOT) to construct an equipment/vehicle wash facility. The Department of Correction will use have joint use of the facility at no cost.

ACQUISITION BY DEED

ITEM 2

GRANTOR: Carolina Mountain Land Conservancy
Robert J. Wald, President

GRANTEE: State of NC, Department of Agricultural and Consumer Services,
Division of Plant Industries, Plant Conservation Program

LOCATION: Village of Flat Rock, Henderson County

AREA: ±30.78 acres (subject to survey)

UNIT COST: \$10,211/acre (subject to survey)

CONSIDERATION: \$314,300

COMMENTS: Property proposed for acquisition is for the preservation of rare and endangered plant species in the Henderson County Mountain Bog Plant Conservation Preserve. Carolina Mountain Land Conservancy will be reimbursed overhead and direct expenses associated with this transaction. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ITEM 3

GRANTOR: Mark L. Albert

GRANTEE: State of NC, Department of Cultural Resources

LOCATION: 2120 Strebor Street, Durham, Durham County

AREA: 1.00 acre

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition is contiguous to and will be incorporated into the Duke Homestead State Historic Site.

ACQUISITION BY DEED

ITEM 4

GRANTOR: Mike Marion Construction Co., Inc.
Mike Marion, President

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

LOCATION: Hauser Road, Shoals Township, Surry County

AREA: 8.03 acres

UNIT COST: \$20,000/acre

CONSIDERATION: \$160,600

COMMENTS: Property proposed for acquisition is needed for inclusion into the Horne Creek Living Historical Farm State Historic Site. Acquisition of the property will provide a permanent scenic buffer to the main visitor entrance. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ITEM 5

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environment and Natural Resources,
Division of Natural Resources Planning and Conservation

LOCATION: Boiling Spring Lakes, Brunswick County

AREA: ±3.00 acres (4 lots)

UNIT COST: \$48,300/acre

CONSIDERATION: \$144,900

COMMENTS: Property proposed for acquisition is needed for the conservation and preservation of rare plant and animal species in the Boiling Spring Lakes Preserve. This site consists of highly significant habitat for the federally endangered Red Cockaded Woodpecker and will be incorporated into the Preserve. To date, the State has acquired ±6,346 acres out of a planned 12,000 acres. The Nature Conservancy will be reimbursed for direct expenses and overhead associated with this transaction. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 6

GRANTOR: Southern Appalachian Highlands Conservancy
Carl Silverstein, Executive Director

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

LOCATION: Off Powder Mill Creek Road, Roaring Creek Township, Avery County

AREA: 432.59 acres

UNIT COST: \$392.98/acre

CONSIDERATION: \$170,000

COMMENTS: Property proposed for acquisition is needed for inclusion into Yellow Mountain State Natural Area. Acquisition of this property provides protection of natural and scenic resources and water quality. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 7

GRANTOR: The Nature Conservancy

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

LOCATION: Lake Waccamaw, Columbus County

AREA: ±441 acres (subject to survey)

UNIT COST: \$1,474/acre

CONSIDERATION: \$650,000 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion into the Lake Waccamaw State Park. This site has been designated as a Significant Natural Heritage Area. Acquisition of this property will protect the lake's water quality and will serve as a large undisturbed area for wildlife species such as the American alligator, Waccamaw spike, Cape Fear three tooth and Waccamaw silversides. The Nature Conservancy will be reimbursed overhead associated with this transaction. Funding for this acquisition is provided by a grant from Clean Water Management Trust Fund (\$350,000) and Parks and Recreation Trust Fund (\$300,000).

ACQUISITION BY DEED

ITEM 8

GRANTOR: The Nature Conservancy

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

LOCATION: Off Edney Inn Road, Hendersonville, Henderson County

AREA: 35.37 acres

UNIT COST: \$16,412/acre

CONSIDERATION: \$580,502

COMMENTS: Property proposed for acquisition is needed for inclusion into the Chimney Rock State Park. Acquisition of this property will provide protection of natural and scenic resources at the Park. The Nature Conservancy will be reimbursed overhead and interest associated with this transaction. Funding for this acquisition is provided using special indebtedness (COP's) authorized under Session Law 2008-107, Land for Tomorrow, to be repaid by appropriations from general fund.

ITEM 9

GRANTOR: Ducks Unlimited, Inc.

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

LOCATION: Hwy 53, Colly Township, Bladen County

AREA: ±100 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be incorporated into the Game Land Program and will be utilized to protect water quality, wildlife habitat and provide hunting and other wildlife related recreational opportunities.

ACQUISITION BY DEED

ITEM 10

GRANTOR: The North Carolina Coastal Federation, Inc.
Todd Miller-Registered Agent

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

LOCATION: East of NCSR 1434, west of the White Oak River, Onslow County

AREA: ±204.7 acres

CONSIDERATION: Donation

COMMENTS: Property proposed for acquisition will be incorporated into the Game Land Program and will be utilized to protect and enhance important water quality, wildlife habitat and provide hunting and other wildlife recreational opportunities for sportsmen.

ITEM 11

GRANTOR: Piedmont Land Conservancy
Charles S. Brummitt, Executive Director

GRANTEE: State of NC, Department of Environment and Natural Resources,
North Carolina Zoological Park

LOCATION: Ridges Mountain Nature Preserve, Randolph County

AREA: ±88.4 acres (subject to survey)

UNIT COST: \$4,775.79/acre

CONSIDERATION: ±\$422,180 (subject to survey)

COMMENTS: Property proposed for acquisition is needed for inclusion into the Ridges Mountain Nature Preserve and is contiguous to the North Carolina Zoo property. Funding for this acquisition is provided by the Natural Heritage Trust Fund.

ACQUISITION BY DEED

ITEM 12

GRANTOR: City of Raleigh

GRANTEE: State of NC, North Carolina State University

LOCATION: Windy Woods Drive, Raleigh, Wake County

AREA: ±3.19 acres

UNIT COST: \$17,683.34/acre

CONSIDERATION: \$57,000

COMMENTS: Property proposed for acquisition was acquired by the grantor in 1994 as right of way for the proposed Duraleigh Connector project. The City purchased the property at the appraised value of \$114,000 and recorded a deed to the State anticipating reimbursement from the Department of Transportation (DOT) for one half of the land cost for the proposed project. Subsequently, the project was removed from the Transportation Improvement Plan (TIP) resulting in neither the City nor the DOT having a need for the property. However, North Carolina State University wishes to utilize the site as a buffer, preserving the natural integrity of Schenck Forest.

ACQUISITION BY DEED

ITEM 13

GRANTOR: Gillder Frontier, LLC
Lovinder Gill, Manager

GRANTEE: State of NC, University of North Carolina School of the Arts

LOCATION: 2008 Sunnyside Avenue, Winston-Salem, Forsyth County

AREA: ±8,276 sq ft. or ±0.18 acres improved with a ±2,060 sq. ft. frame house

UNIT COST: \$4.83/sq. ft. – land
\$92.23/sq. ft. – improvements

CONSIDERATION: \$230,000

COMMENTS: Property proposed for acquisition is contiguous to campus and needed for expansion in accordance with the master plan. The site will be utilized for construction of a Central Storage and Police Operations Facility. Funding for this acquisition is provided by 2000 Higher Education Bond Funds.

DISPOSITION BY DEED

ITEM 14

GRANTOR: State of NC, Department of Administration

GRANTEE: County of Warren

LOCATION: East of NCSR 1604, Shocco Township, Warren County

AREA: ±19.317 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for disposition is the remainder of a ±142.232 acre tract of land acquired by the State in 1979 to be utilized as a landfill for PCB contaminated soils. In 1982, the State agreed to use only ±19.317 acres for the landfill and conveyed the remaining ±123.006 acres to Warren County, with the restriction that the property only be used as a buffer zone surrounding the landfill. The State has completed remediation of the 19.317 acre site and it is no longer subject to regulation. Warren County agrees to accept the property as-is, acknowledging that the State will not be liable for any future activities on this site. Therefore, authorization is requested to convey ±19.317 acres to Warren County and remove the restriction from the ±123.006 acres previously conveyed.

ITEM 15

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

GRANTEE: Commonwealth of Virginia, Department of Conservation and Recreation

LOCATION: Deshazo Road and Platt Road, Horsepasture Township,
Henry County, Virginia

AREA: ±68 acres (two tracts) (subject to survey)

UNIT COST: ±\$2,058/acre

CONSIDERATION: ±\$140,000 (subject to survey)

COMMENTS: Property proposed for disposition is a portion of two larger tracts purchased in 2005 for inclusion in Mayo River State Park. These remnant parcels lie entirely within the borders of Henry County, Virginia. The Commonwealth of Virginia will incorporate these lands into its State Scenic Rivers System. Funds from this disposition will be applied to the purchase of property to be added to Mayo River State Park.

DISPOSITION BY LEASE

ITEM 16

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

LESSEE: County of Avery

LOCATION: Gill State Forest, 6065 Linville Falls Highway, Crossnore, Avery County

TERM: Ten years effective October 1, 2009

AREA: 0.7 acres

RENTAL: \$1.00 for the term

COMMENTS: Renewal of an existing ten year lease. Lessee will provide a dumpster in order to operate a solid waste disposal site for the public. Facility will also be utilized by Division of Forest Resources to service the B. H. Corpening Training Facility which is located near this site.

ITEM 17

LESSOR: State of NC, University of North Carolina at Chapel Hill

LESSEE: Ronald McDonald House of Chapel Hill, Inc.

LOCATION: Old Mason Farm Road, Chapel Hill, Orange County

TERM : Twenty-six years beginning October 1, 2009 or possession

AREA: Approximately 2.73 acres

RENTAL: \$1.00 for the term

COMMENTS: New lease for the Ronald McDonald House of Chapel Hill, Inc. to construct a new long-term stay facility. The new facility will consist of 20,000 sq. ft. containing 24 private guest suites and designed specifically for long-term use by families. This new site is adjacent to the existing Ronald McDonald House. Plans will be reviewed and approved by State Construction and Department of Insurance.

OTHER MATTERS

ITEM 18

Approval is requested to reallocate ± 1.145 acres from the Department of Correction (DOC) to the Department of Transportation (DOT) to accommodate a two phase revitalization project at the Randolph County DOT facility. Phase I of the project includes the construction of a $\pm 9,500$ sq. ft District Office. Subsequently, the DOT will construct a new Bridge Yard and Department of Motor Vehicles (DMV)/State Highway Patrol (SHP) facility. Upon completion of the revitalization project, the DOT will reallocate the existing DMV/SHP facility consisting of ± 3.513 acres improved with a $\pm 5,272$ sq. ft. office building and ± 160 sq. ft. utility building and fuel facility to the DOC.

ITEM 19

At the request of the University of North Carolina at Western Carolina University (WCU), authorization is requested to effect a land exchange involving the State and Jackson County, covering two parcels of land containing ± 3.323 acres and ± 2.903 acres. Jackson County needs additional property to expand and construct a new fire station for the Cullowhee Volunteer Fire Department, which provides fire protection to WCU. The State proposes to convey to Jackson County a ± 2.903 acre site located on SR 1367 (Little Savannah Road). In exchange, Jackson County will convey to the State a ± 3.323 acre site located off SR 1367, adjacent to WCU.