



# North Carolina Department of Administration


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

State Property Office

November 10, 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.

SJF/tm

Cc: Britt Cobb, Secretary  
Fiscal Research Division

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**Location:**  
116 West Jones Street  
Raleigh, North Carolina

## **GOVERNMENTAL OPERATIONS AGENDA INDEX**

November 18, 2009

### **ALLOCATION: The following items are reported pursuant to NCGS 146-341(4)g**

1. Department of Administration (AGRICULTURE) Lenoir County
2. Department of Administration (CORRECTION) Buncombe County
3. Department of Transportation (CORRECTION) Iredell County
4. Department of Administration (JJ&DP) Buncombe County
5. Department of Administration (NCSU) Buncombe County

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

6. Civil War Preservation Trust, Inc. (CULTURAL RESOURCES) Johnston County
7. Civil War Preservation Trust, Inc. (CULTURAL RESOURCES) Johnston County
8. Robert Hoxit (DENR-PARKS) Transylvania County
9. High Country Conservancy (DENR-PARKS) Watauga County
10. County of Carteret (DENR-WILDLIFE) Carteret County
11. Piedmont Land Conservancy (DENR-ZOO) Randolph County

### **DISPOSITION BY LEASE: The following item is reported pursuant to NCGS 146-29.1(c)**

12. NC Museum of History Foundation (CULTURAL RESOURCES) Wake County

## **ALLOCATION**

### ITEM 1

GRANTOR: State of NC, Department of Agriculture and Consumer Services

GRANTEE: State of NC, Department of Administration, Division of Veteran Affairs

LOCATION: Hull Road, Caswell Research Farm, Lenoir County

AREA:  $\pm 0.54$  acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is needed for construction of the new VA Nursing Home that is currently planned for Lenoir County.

### ITEM 2

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

GRANTEE: State of NC, Department of Administration, Division of Veteran Affairs

LOCATION: Woodland Drive, Swannanoa, Buncombe County

AREA:  $\pm 10.03$  acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is needed for construction of the new state Veterans Nursing Home that is currently planned for Buncombe County.

## **ALLOCATION**

### ITEM 3

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

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

LOCATION: Iredell Correctional Center, 184 Turnersburg Road, Statesville, Iredell County

AREA: 10.42 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation has been declared surplus by the Department of Correction. The property is adjacent to and will allow expansion of the Department of Transportation Statesville maintenance yard.

### ITEM 4

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

GRANTEE: State of NC, Department of Administration, Division of Veteran Affairs

LOCATION: Woodland Drive, Swannanoa, Buncombe County

AREA: ±4.48 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is needed for construction of the new state Veterans Nursing Home that is currently planned for Buncombe County.

## **ALLOCATION**

ITEM 5

GRANTOR: State of NC, North Carolina State University

GRANTEE: State of NC, Department of Administration, Division of Veteran Affairs

LOCATION: Woodland Drive, Swannanoa, Buncombe County

AREA: ±6 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation is needed for construction of the new state Veterans Nursing Home that is currently planned for Buncombe County.

## **ACQUISITION BY DEED**

### ITEM 6

GRANTOR: Civil War Preservation Trust, Inc.

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

LOCATION: SR 1198, Bentonville Battlefield, Johnston County

AREA:  $\pm 183.5$  acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be incorporated into the Bentonville Battlefield State Historic Site providing perpetual preservation and protection of the property.

### ITEM 7

GRANTOR: Civil War Preservation Trust, Inc.

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

LOCATION: Battlefield Road, Bentonville Battlefield, Johnston County

AREA:  $\pm 1.62$  acres improved with a  $\pm 1,857$  single family home and barn.

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition will be incorporated into the Bentonville Battlefield State Historic Site providing perpetual preservation and protection of the property. The property is being acquired subject to a lease which expires in 2013 in the amount of \$250 per month.

**ACQUISITION BY DEED**

**File No. 88-P**

**ITEM 8**

**GRANTOR:** Robert T. Hoxit and Irma H. Hoxit

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

**LOCATION:** Off Flat Creek Valley Road, Sapphire-Whitewater Township, Transylvania  
County

**AREA:** ±50 acres (subject to survey)

**UNIT COST:** \$12,000/acre

**CONSIDERATION:** ±\$600,000 (subject to survey)

**COMMENTS:** Property proposed for acquisition is needed for inclusion into Gorges State Park. Gorges State Park currently has approximately 7,443 acres out of planned 9,641 acres. This is first phase of a two phase project totaling approximately 75 acres. Funding for this acquisition is provided by using special indebtedness (COP's) authorized in Session Law 2007-323, Land for Tomorrow land acquisition to be repaid by Parks and Recreation Trust Fund (\$300,000), and the Natural Heritage Trust Fund (\$300,000).

**ITEM 9**

**GRANTOR:** High Country Conservancy

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

**LOCATION:** Snake Mt, Elk Knob State Park, Watauga County

**AREA:** Five non contiguous parcels consisting of ±132 acres

**CONSIDERATION:** Gift

**COMMENTS:** Property proposed for acquisition will be incorporated into the Elk Knob State Park. The property will be acquired subject to a conservation easement in favor of The Conservation Trust for North Carolina, a North Carolina non profit organization. The terms and conditions of the conservation easement are compatible with park's use. Elk Knob State Park currently has 2,881 acres out of a planned 9,000 acres.

## **ACQUISITION BY DEED**

### ITEM 10

GRANTOR: County of Carteret

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

LOCATION: 150 Cedar Point Boulevard, Cedar Point, Carteret County

AREA: ±0.71 acres

CONSIDERATION: Gift

COMMENTS: Property proposed for acquisition is adjacent to and will provide additional parking at the Wildlife Resources Commission Cedar Point Boating Access Area.

### ITEM 11

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

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

LOCATION: NC Hwy 13 and Fairview Farm Road, Richland Township, Randolph County

AREA: 324.582 acres

UNIT COST: \$5,082.45/acre

CONSIDERATION: \$1,649,671.78

COMMENTS: Property proposed for acquisition is needed for developing the recreational trail system linking the NC Zoo with the new Deep River State Park to the east, the Seagrove Greenway to the southwest, and the Asheboro Recreational Trail System to the north. Preservation of this property will also provide a buffer from increasing development and provide valuable habitat for native animals and plants. Funding for this acquisition is provided by a grant from the Natural Heritage Trust Fund.



## **DISPOSITION BY LEASE**

ITEM 12

LESSOR: State of NC, Department of Cultural Resources, Museum of History

LESSEE: North Carolina Museum of History Foundation  
Lyl MacLean Clinard, Chairman

LOCATION: Ground Floor of the NC Museum of History Building, 5 East Edenton  
Street, Raleigh, Wake County

TERM: Ten years effective December 1, 2009

AREA:  $\pm$ 1,500 sq. ft. for a soda shop

RENTAL: \$1.00 for the term

COMMENTS: New lease for a soda shop at the Museum of History. The State will give the Foundation the authority to sublease to a vendor, approved by the State, to operate the soda shop. The Foundation would receive a portion of the gross revenues in lieu of rent and utilities. This money would in turn be used to support the efforts of the Museum in funding exhibits and programs. Up-fit would be provided by private funds raised by the Foundation.