



North Carolina Department of Administration

Pat McCrory, Governor
Bill Daughtride, Jr., Secretary

State Property Office

February 27, 2015

MEMORANDUM

TO: Senator Philip Berger, President Pro Tempore
Representative Tim Moore, 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: Bill Daughtride, Jr., Secretary
Fiscal Research Division

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GOVERNMENTAL OPERATIONS AGENDA INDEX

February 27, 2015

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

1. Cheryl Caraway (AGRICULTURE) McDowell County
2. Civil War Preservation Trust (CULTURAL RESOURCES) Johnston County
3. Civil War Preservation Trust (CULTURAL RESOURCES) Johnston County
4. Civil War Preservation Trust (CULTURAL RESOURCES) Wayne County
5. William J. Watson (DENR-WILDLIFE) Alleghany County
6. Blue Ridge Conservancy (DENR-WILDLIFE) Ashe County
7. County of Craven (DENR-WILDLIFE) Craven County
8. County of Craven (DENR-WILDLIFE) Craven County
9. Southeastern Land & Timber Company, L.L.C. (DENR-WILDLIFE) Scotland County
10. Kermit Allen, Donald Allen, Martha Allen, Vickie Hawkins & Gwin Allen, Jr. (DENR-WILDLIFE) Swain County
11. Michael Blackburn & Deanne Blackburn (DENR-WILDLIFE) Wilkes County
12. Pitt County ABC Board (ECU) Pitt County
13. Trustees of the Diocese of Western NC of the Protestant Episcopal Church (WCU) Jackson County

DISPOSITION BY LICENSE: The following item is reported pursuant to NCGS 146-29.1

14. Triangle Greenways Council (PUBLIC SAFETY) Wake County

DISPOSITION BY OTHER MATTERS: The following item is reported pursuant to NCGS 146-29.1

15. The Endowment Fund of NC State University (NCSU) Wake County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Cheryl Dianne Caraway

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
Plant Conservation Program

LOCATION: Old Tom's Creek Road, Marion, McDowell County

AREA: ± 36.96 acres improved with $\pm 1,182$ sq. ft. single family home

UNIT COST: $\pm \$3,609$ /acre – land
 $\pm \$70.22$ /sq. ft. – improvements

CONSIDERATION: \$216,391 (subject to survey)

COMMENTS: Plant Conservation Program Addition. Property proposed for acquisition is for the protection of a rare plant site which contains a large population of endangered and threatened plant species known as the Northern Oconee Bells plant. Funding for this acquisition is provided by a grant from the Clean Water Management Trust Fund.

ITEM 2

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: ± 14.91 acres (subject to survey)

UNIT COST: \$2,548/acre

CONSIDERATION: \$38,000 (subject to survey)

COMMENTS: Bentonville Battlefield Addition. 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 Clean Water Management Trust Fund (\$8,000) and private funding (\$30,000).

ACQUISITION BY DEED

ITEM 3

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: ±52.56 acres (subject to survey)

UNIT COST: \$2,297.37/ acre

CONSIDERATION: \$120,750 (subject to survey)

COMMENTS: Bentonville Battlefield Addition. 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 Clean Water Management Trust Fund (\$90,750) and private funding (\$30,000).

ITEM 4

GRANTOR: Civil War Preservation Trust

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

LOCATION: Bentonville Battlefield, Wayne County

AREA: ±5.4 acres (subject to survey)

UNIT COST: \$2,870.37/ acre

CONSIDERATION: \$15,500 (subject to survey)

COMMENTS: Bentonville Battlefield Addition. 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 Clean Water Management Trust Fund.

ACQUISITION BY DEED

ITEM 5

GRANTOR: William J. Watson

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

LOCATION: Bullhead Road, Sparta, Alleghany County

AREA: ±14 acres

UNIT COST: \$6,500/acre

CONSIDERATION: \$91,000

COMMENTS: Habitat Addition. Property proposed for acquisition contains a Southern Appalachian Bog with a diverse plant community and bog turtle population, a federally-listed threatened species. This site is one of only twelve known sites within the Little River watershed. Acquisition of this site will provide protection for this highly threatened priority habitat and bog turtle population. Funding for this acquisition is provided by U.S. Fish and Wildlife Service SWG T-13 funds (\$77,000) and the North Carolina Herpetological Society (\$14,000).

ITEM 6

GRANTOR: Blue Ridge Conservancy

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

LOCATION: Off of Fairview Church Road, Pond Mountain Township, Pond Mountain Game
Land, Lansing, Ashe County

AREA: 71.5 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to the eastern boundary of Pond Mountain Game Land. In addition to protecting natural resources, acquisition of this site will also protect wildlife habitat and provide wildlife recreational opportunities.

ACQUISITION BY DEED

ITEM 7

GRANTOR: County of Craven

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

LOCATION: Cow Pen Landing Road, South of Vanceboro, Craven County

AREA: ±1.78 acres

CONSIDERATION: Gift

COMMENTS: Public Boating Access. Property proposed for acquisition is currently managed by the Wildlife Resources Commission as a public boating and fishing access area known as Cow Pen Landing.

ITEM 8

GRANTOR: County of Craven

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

LOCATION: NW Craven Middle School Road, New Bern, Craven County

AREA: ±1.58 acres

CONSIDERATION: Gift

COMMENTS: Public Boating Access. Property proposed for acquisition is currently managed by the Wildlife Resources Commission as a public boating and fishing access area known as the Spring Garden Boat Landing.

ACQUISITION BY DEED

ITEM 9

GRANTOR: Southeastern Land and Timber Company, L.L.C.
Claudia Ann Goodwin, Manager

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

LOCATION: Pulpwood Lane, Laurel Hill Township, Sandhills Game Land, Scotland County

AREA: ±60 acres

UNIT COST: \$1,200/acre

CONSIDERATION: \$72,000

COMMENTS: Game Land Addition. Property proposed for acquisition is needed for protection of priority species and habitat, and will also provide public opportunities for hunting and other recreation. Funding for this acquisition is provided by the Sandhills Mitigation Fund.

ITEM 10

GRANTOR: Kermit Allen, Donald Edwin Allen, Martha Allen, Vickie Hawkins, and Gwin
Berlyn Allen Jr.

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

LOCATION: Needmore Game Land, Little Tennessee River and Popular Cove Road,
Nantahala Township, Swain County

AREA: ±128.46 acres

UNIT COST: \$3,500/acre

CONSIDERATION: \$450,000

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to existing game lands adjacent to the Little Tennessee River. Acquisition of this site will provide connectivity for this region of the game land which will enhance management and public recreational opportunities as well as provide significant habitat protection. Funding for this acquisition is provided by Pittman-Robertson Land Acquisition Grant (\$337,500) and Clean Water Management Trust Fund (\$112,500).

ACQUISITION BY DEED

ITEM 11

GRANTOR: Michael Blackburn and Deanne C. Blackburn

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

LOCATION: 2287 Longbottom Road, Mulberry Township, Thurmond Chatham Game Land,
Wilkes County

AREA: ±40.6 acres, improved with a single wide mobile home built in 1998, consisting
of 924 sq. ft.

UNIT COST: \$5,726.60/acre – land

CONSIDERATION: \$232,500

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to the Thurmond Chatham Game Land. Acquisition of this property will provide improved access to this portion of the game land as well as protection of water quality and priority wildlife habitat. This site will also provide additional hunting and other outdoor recreational opportunities. Funding is to be provided by Pittman-Robertson Land Acquisition Grant (\$158,250) and WRC funds (\$74,250).

ACQUISITION BY DEED

ITEM 12

GRANTOR: Pitt County ABC Board

GRANTEE: State of NC, East Carolina University

LOCATION: Cotanche Street, Greenville, Pitt County

AREA: ±0.48 acre improved with a ±4,626 sq. ft. office building

CONSIDERATION: \$550,000

COMMENTS: Campus Expansion. Property proposed for acquisition is contiguous to State-owned property which will be used for campus expansion in accordance with the master plan. The improvements and site will be utilized as office space for the university. Funding for this acquisition is provided by auxiliary overhead receipt funds.

ITEM 13

GRANTOR: Trustees of the Diocese of Western North Carolina of the Protestant Episcopal Church

GRANTEE: State of NC, Western Carolina University

LOCATION: 385 Forest Hills Drive, Cullowhee, Jackson County

AREA: ±40,380 sq. ft. or ±0.927 acres improved with a house containing ±2,264 sq. ft. constructed in 1960

UNIT COST: ±\$1.39 sq. ft. – land
±\$81.27 sq. ft. – improvements

CONSIDERATION: \$240,000

COMMENTS: Campus Expansion. Property proposed for acquisition is needed for future expansion in accordance with the campus master plan. Funding for this acquisition is provided by Housing and Parking Revenue.

DISPOSITION BY LICENSE

ITEM 14

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

LESSEE: Triangle Greenways Council

LOCATION: Northside of I-40 between Rock Quarry Road and State Street, Raleigh, Wake County

TERM: Three years three months effective May 12, 2015 with one 10-year renewal option

AREA: ±25 acres

RENTAL: \$1.00 for the initial term
\$1.00 for the renewal term

COMMENTS: New License. New revocable license to allow the study of wetland ecology providing environmental and stewardship education. The study will allow participants to observe the natural environment of the flora and fauna as well as management activities including the removal of exotic or invasive growths and reintroduction of native species into the wetland area.

OTHER MATTERS

ITEM 15

Lease Amendment. On October 2, 2007, the Governor and Council of State approved a ninety-nine (99) year disposition lease with NC State University Partnership Corporation for ±20 acres for NC State University (NCSU) for \$1.00 for the term. Since lease execution, NCSU has determined that the lease should be amended to reduce the leased premises by 2.64 acres in order to accommodate a land exchange between NCSU and The Endowment Fund of North Carolina State University. With approval of the Council of State, the lease will be amended to reflect this change.