




Pat McCrory
Governor

Kathryn Johnston
Acting Secretary

February 29, 2016

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: Kathryn Johnston 
Acting Secretary

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

KJ/

Cc: Fiscal Research Division



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GOVERNMENTAL OPERATIONS AGENDA INDEX

February 29, 2016

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

1. Department of Natural and Cultural Resources (DHHS) Wayne County

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

2. Dale A. Blythe & Martha S. Blythe (AGRICULTURE) Transylvania County
3. James G. Faircloth & Shantell R. Faircloth (DEQ-WILDLIFE) Bladen County
4. Robert Haywood Morrison Foundation (DEQ-WILDLIFE) Wilkes County
5. The Conservation Fund (DNCR-PARKS) Onslow County
6. North Carolina Zoological Society, Inc. (DNCR-ZOO) Randolph County
7. Delta Timberlands, L.L.C. (TRANSPORTATION) Stanly County
8. Department of Transportation (WSSU) Forsyth County

DISPOSITION BY DEED: The following item is for consultation pursuant to
NCGS 146-27

9. Mt. Pleasant Properties, LLC (PUBLIC SAFETY) Cabarrus County

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

10. The Historic Preservation Foundation of North Carolina, Inc. (DNCR) Chatham County

OTHER MATTERS: The following item is for consultation pursuant to
NCGS 146-27

11. The Endowment Fund of North Carolina State University (NCSU) Wake County

ALLOCATION

ITEM 1

GRANTOR: State of NC, Department of Health and Human Services

GRANTEE: State of NC, Department of Natural and Cultural Resources

LOCATION: Cherry Hospital, Goldsboro, Wayne County

AREA: ±6.45 acres

CONSIDERATION: N/A

COMMENTS: Property proposed for reallocation will allow the Department of Natural and Cultural Resources (DNCR) to construct a prefabricated metal building to provide a maintenance workshop and equipment repair for the DNCR's craftsman crew. The craftsman crew provide repair and maintenance support statewide. This location is central to the DNCR eastern historic sites. DHHS has determined the reallocation does not negatively impact their operation.

ACQUISITION BY DEED

ITEM 2

GRANTOR: Dale A. Blythe and wife, Martha S. Blythe

GRANTEE: State of NC, Department of Agriculture and Consumer Services,
Plant Industry Division

LOCATION: Stone's Lake Road, Cedar Mountain, Transylvania County

AREA: ±11.82 acres (subject to survey)

UNIT COST: \$15,228/acre

CONSIDERATION: \$180,000 (subject to survey)

COMMENTS: Plant Industry Acquisition. Property proposed for acquisition is for the protection of a rare plant site which contains several endangered and/or threatened plant species which include the Bog Rose (endangered), Cuthbert's Turtlehead (threatened), Robin Runaway (endangered), Mountain Sweet Pitcher Plant (endangered), and Swamp Pink (threatened). Funding for this acquisition is provided by a grant from the Clean Water Management Trust Fund (\$180,000).

ITEM 3

GRANTOR: James Gordon Faircloth and wife, Shantell Rice Faircloth

GRANTEE: State of NC, Department of Environmental Quality,
Division of Wildlife Resources Commission

LOCATION: Dennis Harold Simmons Road, White Oak Township, Bladen County

AREA: ±69 acres

UNIT COST: \$910.14/acre

CONSIDERATION: \$62,800

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Suggs Mill Pond Game Land. Acquisition of this parcel will provide additional access and will also protect habitat for several wildlife species. Funding for this acquisition is provided by Pittman Roberson Land Acquisition Grant.

ACQUISITION BY DEED

ITEM 4

GRANTOR: Robert Haywood Morrison Foundation, a Non-Profit Corporation
Cynthia Haldenby Tyson, Registered Agent

GRANTEE: State of NC, Department of Environmental Quality,
Division of Wildlife Resources Commission

LOCATION: NC Highway 18, Mulberry, Township, Wilkes County

AREA: ±19 acres

UNIT COST: \$3,000/acre

CONSIDERATION: \$57,000

COMMENTS: Game Land Addition. Property proposed for acquisition is contiguous to and will be incorporated in the Thurman Chatham Game Land. Acquisition of this site will provide enhanced access and additional public opportunities for hunting and other recreation. Funding for this acquisition is provided by Pittman Roberson Land Acquisition Grant.

ITEM 5

GRANTOR: The Conservation Fund

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

LOCATION: Hammocks Beach Road, Swansboro Township, Onslow County

AREA: ±45.355 acres

UNIT COST: ±\$32,529.56/acre

CONSIDERATION: \$1,475,378

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Hammocks Beach State Park. Acquisition of this property provides protection of water quality and subaquatic vegetation in Queen's Creek and protection of scenic resources along the Intracoastal Waterway. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$1,225,378) and from Onslow County (\$250,000).

ACQUISITION BY DEED

ITEM 6

GRANTOR: The North Carolina Zoological Society, Inc.

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

LOCATION: 3733 Old Cox Road, Asheboro, Randolph County

AREA: ±325,829 sq. ft. or ±7.48 acres improved with an office containing ±8,437
sq. ft. constructed in 1979, a warehouse containing ±5,200 sq. ft.
constructed in 1979, and an open shed containing ±2,753 sq. ft.
constructed in 2007

CONSIDERATION: Gift

COMMENTS: Zoo Expansion. Property proposed for acquisition is needed for office and storage space to accommodate exhibit expansions and visitor amenities added over the last twenty years. The acquisition of this property will provide much needed service support areas for staff and storage. The property will be acquired subject to an easement to Randolph Telephone Membership Corporation. The North Carolina Zoological Society acquired the property from Randolph Telephone Membership Corporation, who operates and maintains telecommunications equipment at this site. The easement will consist of an existing soil driveway ±20' x ±108' and an equipment area ±40' x ±55' for a total easement area of ±4,340 sq. ft. or ±0.10 acre.

ACQUISITION BY DEED

ITEM 7

GRANTOR: Delta Timberlands, L.L.C.

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

LOCATION: 206 Charter Street, Albemarle, Stanly County

AREA: $\pm 41,382$ sq. ft. or ± 0.95 acre improved with an office containing $\pm 6,063$ sq. ft. constructed in 2000

UNIT COST: $\pm \$1.81$ /sq. ft. – land
 $\pm \$42.06$ /sq. ft. – improvements

CONSIDERATION: \$330,000

COMMENTS: Property proposed for acquisition is a bargain sale. This site is currently leased by the State on behalf of the Department of Transportation (DOT) for use by the Division of Highways. Funding for this acquisition is provided by State and Federal highway funds.

ITEM 8

GRANTOR: State of NC, Department of Transportation

GRANTEE: State of NC, Winston-Salem State University

LOCATION: Eastbound access ramp from Martin Luther King, Jr. Drive to Business 40 at the intersection of Cromartie Street, Forsyth County

AREA: $\pm 8,760$ sq. or (± 0.2011 acre)

UNIT COST: \$3.00/ sq. ft. - land

CONSIDERATION: \$26,275

COMMENTS: Campus Expansion. Property proposed for acquisition is needed to provide access to a new parking lot being constructed on the north side of campus.

DISPOSITION BY DEED

ITEM 9

GRANTOR: State of NC, Department of Public Safety

GRANTEE: Mt. Pleasant Properties, LLC

LOCATION: Cabarrus Correctional Center, 1455 Dutch Road, Mount Pleasant,
Cabarrus County

AREA: ±22.413 acres improved with 19 buildings/structures consisting of
a total of ±36,332 sq. ft.

CONSIDERATION: \$350,000

COMMENTS: Property proposed for disposition is a former prison which closed in 2011 and has been declared surplus by the Department of Public Safety (DPS). In 2014, a ±27-acre portion of the original complex was reallocated to the Department of Transportation for expansion of their adjoining Maintenance Yard.

DISPOSITION BY SUBLEASE

ITEM 10

SUBLESSOR: State of NC, Department of Natural and Cultural Resources

SUBLESSEE: The Historic Preservation Foundation of North Carolina, Inc.
Myrick Howard, President

LOCATION: B. Everett Jordan Reservoir, John A. Mason House, 2700 Transis Camp Road, Chapel Hill, Chatham County

TERM: Six years effective March 1, 2016 or possession with one 5-year and one 4-year 6-month renewal options

AREA: ±8.628 acres of land and residence space consisting of ±2,700 sq. ft.

RENTAL: \$1.00 for the term

COMMENTS: Renewal Sublease. The John A. Mason House was originally constructed in 1820 and is listed on the National Historic Register. The Sublessee will continue future maintenance and preservation of the house and grounds for public use. The Sublessee will also have authority to enter into a sub-sublease agreement with 90% of the proceeds from the rental to fund the cost of maintaining the property. This transaction will also be approved by the U.S. Army Corps of Engineers.

OTHER MATTERS

ITEM 11

North Carolina State University (NCSU) requests approval of an equal value land exchange between the State and the Endowment Fund of North Carolina State University (Fund). The State would receive a ± 0.309 -acre parcel in an area of Centennial Campus at the intersection of Varsity and Main Campus Drive, adjacent to an existing electrical substation. NCSU plans to construct an electrical switchgear station on this site. In exchange, the State will convey to the Fund two non-contiguous parcels located on Main Campus Drive near Partners Way and Alumni Drive consisting of ± 0.105 acre and ± 0.2047 acre respectively. The 0.2047-acre parcel is contiguous to property owned by the Fund on Alumni Drive (Alumni Center/The State Club). The Fund plans to construct the new StateView Hotel on this site. The land exchange would provide for the development of Centennial Campus consistent with the master plan.