




Pat McCrory
Governor

Kathryn Johnston
Secretary

August 31, 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 
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

August 31, 2016

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

1. Charles Lee Hartley (AGRICULTURE) Caldwell County
2. E. I. du Pont de Nemours and Company (AGRICULTURE) Transylvania County
3. Land Trust for Central North Carolina (DEQ-WILDLIFE) Davie and Iredell Counties
4. The Conservation Fund (DEQ-WILDLIFE) Haywood County
5. Piedmont Land Conservancy (DNCR-HISTORIC) Forsyth County
6. North Carolina Coastal Land Trust (DNCR-PARKS) Columbus County
7. William Anders & Joyce Anders, Norman Anders & Cora Anders & Vera Anders (DNCR-PARKS) Rutherford County
8. Civil War Preservation Trust (DNCR-STATE HISTORIC) Johnston County

DISPOSITION BY LEASE: The following item is for consultation pursuant to NCGS 146-29.1

9. GAMMA UPSILON ZETA House Corporation of Lambda Chi Alpha Fraternity (NCSU) Wake County

ACQUISITION BY DEED

ITEM 1

GRANTOR: Charles Lee Hartley

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

LOCATION: NC Hwy 18, Lenoir Township, Caldwell County

AREA: ±33.74 acres

CONSIDERATION: Gift

COMMENTS: State Forest Addition. Property proposed for acquisition will be incorporated into the Tuttle Educational State Forest. Acquisition of this property will provide additional land to support educational activities. The proposed acquisition includes a 30' access easement from NC Hwy 18.

ITEM 2

GRANTOR: E. I. du Pont de Nemours and Company

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

LOCATION: South of Rosman and Brevard, Transylvania County

AREA: ±475 acres

CONSIDERATION: Gift

COMMENTS: Forest Service Acquisition. Property proposed for acquisition is for inclusion in the DuPont Recreational State Forest. Acquisition of this property will eliminate an inholding and will provide additional recreational opportunities for the public. A portion of the property, approximately 100 acres, was the site of a former DuPont manufacturing facility. This area is subject to investigation and remediation activities to be performed by DuPont per a Remedial Action Plan approved by the NC Department of Environmental Quality. Public access to this area will be limited since the remediation process could take several years. Approximately 375 acres of the total acreage were not part of the manufacturing facility and have been approved for activities consistent with on-going activities at the DuPont Recreational State Forest.

ACQUISITION BY DEED

ITEM 3

GRANTOR: Land Trust for Central North Carolina

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

LOCATION: County Line Road, Turnersburg and Calahaln Townships,
Davie and Iredell Counties

AREA: ±108.5 acres

CONSIDERATION: Gift

COMMENTS: Waterfowl Refuge Addition. Property proposed for acquisition is for inclusion in the Hunting Creek Swamp Waterfowl Refuge. Acquisition of this property will provide significant nesting habitat for wood ducks and other waterfowl during fall and spring migrations. The property will be acquired subject to a conservation easement held by the grantor as a condition of the gift.

ITEM 4

GRANTOR: The Conservation Fund

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

LOCATION: Black Camp Gap Road, Ivy Hill Township, Haywood County

AREA: ±172 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is needed for the establishment of a new game land. In addition to the wildlife recreational opportunities, acquisition of this property will provide protection for headwater streams and wildlife habitat.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Piedmont Land Conservancy

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

LOCATION: Bethania Road, Bethania, Forsyth County

AREA: Three non-contiguous parcels totaling ± 6.68 acres

CONSIDERATION: Gift

COMMENTS: State Historic Site Addition. Property proposed for acquisition is adjacent to State-owned land acquired for preservation of the Historical Bethania area. The Bethania National Historic Landmark Area is the only remaining example of a European style "open field" agricultural village in North Carolina. The Moravian Church founded this area in 1759. Acquisition of these parcels will provide an opportunity to preserve additional areas within historic Bethania.

ITEM 6

GRANTOR: North Carolina Coastal Land Trust

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

LOCATION: off Bella Coola Road, Bogue Township, Columbus County

AREA: ± 198 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Lake Waccamaw State Park. Acquisition of this property provides protection of natural resources and water quality along the Waccamaw River. This property will be conveyed subject to the terms of a North American Wetlands Conservation Act grant agreement between the U.S. Fish and Wildlife Service (USFWS) and the Grantor. Terms of the Grant Agreement require the owner to ensure the long term conservation of the property and to obtain the consent of USFWS prior to any conveyance or encumbrance.

ACQUISITION BY DEED

ITEM 7

GRANTOR: William Anders and wife, Joyce Anders, Norman Anders and wife, Cora Anders, and Vera Anders

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

LOCATION: off Little Creek Road, Edneyville Township, Henderson County and
Chimney Rock Township, Rutherford County

AREA: ± 50.42 acres

UNIT COST: $\pm \$4,978.18/\text{acre}$

CONSIDERATION: \$251,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Chimney Rock State Park. Acquisition of this property provides protection of natural and scenic resources along Stony Mountain. Funding for this acquisition is provided by the Parks and Recreation Trust Fund.

ITEM 8

GRANTOR: Civil War Preservation Trust

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

LOCATION: Bentonville Battlefield, Johnston County

AREA: ± 10.54 acres improved with a one story frame dwelling consisting of
1,552 sq. ft., constructed in 1963

CONSIDERATION: \$78,000

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.

DISPOSITION BY LEASE

ITEM 9

LESSOR: State of NC, North Carolina State University

LESSEE: GAMMA UPSILON ZETA House Corporation of Lambda Chi Alpha
Fraternity, Jerry L. Lassiter, President

LOCATION: Lot 20, Phase 2, Greek Village, South Campus, NCSU, Raleigh,
Wake County

TERM: Forty years effective July 1, 2016 or possession with one 40-year renewal
option

AREA: $\pm 13,520.54$ sq. ft. – land

RENTAL: \$1.00

COMMENTS: New lease. New lease for the construction of a Greek House. Lessee will construct the house and parking lot, maintain the building, pay all utilities and their portion of the infrastructure fees.