




Pat McCrory
Governor

Kathryn Johnston
Secretary

September 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, Secretary 

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting and consultation.

KJ/

Cc: Fiscal Research Division



State of North Carolina | Administration
1301 Mail Service Center | 116 W. Jones Street | Raleigh, NC 27699-1301
Kathryn.Johnston@doa.nc.gov | 919 807 2425 T | 919 733 9571

F

**GOVERNMENTAL OPERATIONS AGENDA
INDEX**

September 29, 2016

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

1. The Conservation Fund (AGRICULTURE) Transylvania County
2. The Nature Conservancy (DEQ-COASTAL) Tyrrell County
3. PPW, LLC (DEQ-WILDLIFE) Haywood County
4. The Conservation Fund (DEQ-WILDLIFE) Haywood County
5. Piedmont Land Conservancy (DEQ-WILDLIFE) Stokes County
6. James W. Coan & Susan M. Blanchard (DNRC-PARKS) Ashe County
7. Steven S. Coan & Vicki L. Coan (DNCR-PARKS) Ashe County
8. Mary Honey Coan Tindall & Thomas Tindall (DNCR-PARKS) Ashe County
9. Kirtan C. Coan & James A. Greene (DNCR-PARKS) Ashe County
10. The Conservation Fund (DNCR-PARKS) Onslow County
11. Piedmont Land Conservancy (DNCR-PARKS) Rockingham County
12. Civil War Preservation Trust (DNCR-STATE HISTORIC SITES) Johnston County
13. Department of Transportation (PUBLIC SAFETY) Wake County
14. Luther Norton (WCU) Jackson County

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

15. Pell House, LLC (ADMINISTRATION) Wake County

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

16. United States of America (AGRICULTURE) Bladen County

ACQUISITION BY DEED

ITEM 1

GRANTOR: The Conservation Fund

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

LOCATION: South of Rosman and Brevard, Transylvania County

AREA: ±592 acres (subject to survey)

UNIT COST: \$4,000/acre

CONSIDERATION: ±\$2,368,000 (subject to survey)

COMMENTS: Forest Service Acquisition. Property proposed for acquisition is a portion of an 8,000-acre tract of land known as Headwaters, located in the Blue Ridge Mountains between Gorges State Park and Dupont State Forest. Acquisition of this site will insure the protection of high quality mountain habitat. It will be managed by the NC Forest Service as a working stewardship forest and will be enrolled in the game land program. The State's acquisition will be completed in phases as funds become available. Funding for this acquisition is provided by the Clean Water Management Trust Fund.

ITEM 2

GRANTOR: The Nature Conservancy

GRANTEE: State of NC, Department of Environmental Quality,
Division of Coastal Management

LOCATION: Hwy 94, South of Columbia, Tyrrell County

AREA: ±2,040 acres

UNIT COST: \$150/acre

CONSIDERATION: \$306,000

COMMENTS: Coastal Management Addition. Property proposed for acquisition is adjacent to the Buckridge Coastal Reserve. Acquisition of this site will provide opportunities to protect additional ecological resources. Currently, the Reserve consists of ±27,111 acres and functions as a significant bridge between the Alligator River National Wildlife Refuge and the Pocosin Lakes National Wildlife Refuge. The proposed transaction is a bargain sale. Funding for this acquisition is provided by a US Fish and Wildlife grant.

ACQUISITION BY DEED

ITEM 3

GRANTOR: PPW, LLC
John Witherspoon, Registered Agent

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

LOCATION: Sorrells Creek Road, Cecil Township, Haywood County

AREA: ±82 acres

UNIT PRICE: \$8,200/acre

CONSIDERATION: ±\$672,400

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in the Cold Mountain Game Land. Acquisition of this property will eliminate an inholding and provide additional wildlife recreational opportunities. Funding for this acquisition is be provided by Pittman Robertson Land Acquisition Fund.

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: ±943.85 acres

UNIT COST: \$275/acre

CONSIDERATION: \$260,000

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, the property will also preserve headwater streams and wildlife habitat. Funding for this acquisition is provided by Pittman Robertson Land Acquisition Grant.

ACQUISITION BY DEED

ITEM 5

GRANTOR: Piedmont Land Conservancy
Kevin M. Redding, Registered Agent

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

LOCATION: 1613 Collinstown Road, Dan River, Westfield, Stokes County

AREA: ±156.3 acres

UNIT COST: ±\$320/acre

CONSIDERATION: \$50,000

COMMENTS: Game Land Addition and Fishing Access Area. Property proposed for acquisition will provide hunting and fishing opportunities along the Dan River. The proposed transaction is a bargain sale. Funding for this acquisition is provided by a federal State Wildlife T-13 Grant.

ITEM 6

GRANTOR: James W. Coan, Jr. and wife, Susan Marie Blanchard

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

LOCATION: off Cherry Tree Lane, North Fork Township, Ashe County

AREA: 99.513 acres

UNIT COST: ±\$3,000/acre

CONSIDERATION: \$299,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Elk Knob State Park. Acquisition of this property provides protection of water quality along the North Fork of the New River. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$135,450), the Federal Land and Water Conservation Fund (\$83,095), and funds authorized in Session Law 2015-280, Connect NC Bond Act (\$80,455).

ACQUISITION BY DEED

ITEM 7

GRANTOR: Steven S. Coan and wife, Vicki Lynn Coan

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

LOCATION: off Cherry Tree Lane, North Fork Township, Ashe County

AREA: 22.731 acres plus improvements including a 0.6-acre pond and two
structures totaling 6,447 sq. ft.

CONSIDERATION: \$241,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Elk Knob State Park. Acquisition of this property provides protection of water quality along the North Fork of the New River. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$60,720), and funds authorized in Session Law 2015-280, Connect NC Bond Act (\$180,280).

ITEM 8

GRANTOR: Mary Honey Coan Tindall and husband, Thomas Tindall

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

LOCATION: off Papa Noel Lane, North Fork Township, Ashe County

AREA: 50.844 acres

UNIT COST: ±\$3,500/acre

CONSIDERATION: \$178,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Elk Knob State Park. Acquisition of this property provides protection of water quality along the North Fork of the New River. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$80,650), the Federal Land and Water Conservation Fund (\$49,468), and funds authorized in Session Law 2015-280, Connect NC Bond Act (\$47,882).

ACQUISITION BY DEED

ITEM 9

GRANTOR: Kirtan C. Coan and husband, James A. Greene

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

LOCATION: off Papa Noel Lane, North Fork Township, Ashe County

AREA: 49.638 acres

UNIT COST: ±\$3,500/acre

CONSIDERATION: \$174,000

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Elk Knob State Park. Acquisition of this property provides protection of water quality along the North Fork of the New River. Funding for this acquisition is provided by the Clean Water Management Trust Fund (\$78,850), the Federal Land and Water Conservation Fund (\$48,355), and funds authorized in Session Law 2015-280, Connect NC Bond Act (\$46,795).

ITEM 10

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: ±\$29,213.98/acre

CONSIDERATION: \$1,325,000

COMMENTS: State Park Addition. Property 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 Intercoastal Waterway. Funding for this acquisition is provided by the Parks and Recreation Trust Fund (\$1,075,000) and from Onslow County (\$250,000).

ACQUISITION BY DEED

ITEM 11

GRANTOR: Piedmont Land Conservancy

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

LOCATION: off US Highway 770, Mayo Township, Rockingham County

AREA: ±322.271 acres

CONSIDERATION: Gift

COMMENTS: State Park Addition. Property proposed for acquisition is for inclusion in Mayo River State Park. Acquisition of this property provides protection of water quality along a two-mile stretch of the Mayo River. This property will be subject to a reversionary interest to Piedmont Land Conservancy, should the property cease to be used by the State for conservation and outdoor recreation purposes.

ITEM 12

GRANTOR: Civil War Preservation Trust

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

LOCATION: Bentonville Battlefield Historic Site, Bentonville, 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.

ACQUISITION BY DEED

ITEM 13

GRANTOR: State of NC, Department of Transportation, Rail Division

GRANTEE: State of NC, Department of Public Safety,
State Highway Patrol

LOCATION: Highway Patrol Training Center, West Garner Road, Garner,
Wake County

AREA: ±3.336 acres

CONSIDERATION: Gift

COMMENTS: State Highway Patrol Training Facility addition. Property proposed for acquisition is contiguous to the Highway Patrol training track facility and will be utilized for future expansion. The Department of Public Safety, State Highway Patrol plans to reimburse the North Carolina Department of Transportation for survey and appraisal costs (\$5,707).

ITEM 14

GRANTOR: Luther Norton

GRANTEE: State of NC, Western Carolina University

LOCATION: Highway 107, Cullowhee, Jackson County

AREA: ±17.12 acres

UNIT COST: \$2,920.56/acre

CONSIDERATION: \$50,000

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

DISPOSITION BY DEED

ITEM 15

GRANTOR: State of NC, Department of Administration

GRANTEE: Pell House, LLC
R. Donovan Munford, Jr., Manager

LOCATION: The Howell House, 111 E. North Street, Raleigh, Wake County

AREA: ±0.25 acre (subject to survey) improved with a ±3,365 sq. ft., 2½ story brick house, built circa 1925

CONSIDERATION: \$630,000

COMMENTS: Property proposed for disposition was offered for sale in accordance with Session Law 2003-404. The property will be conveyed “as, is, where is, with all faults” and subject to preservation covenants.

DISPOSITION BY LEASE

ITEM 16

LESSOR: State of NC, Department of Agriculture and Consumer Services,
NC Forest Service

LESSEE: United States of America, Department of Navy, US Marine Corps

LOCATION: Bladen Lakes State Forest, Bladen County

TERM: One year effective January 1, 2017 or possession with four 1-year renewal options

AREA: ±114 acres of forest land

ANNUAL RENTAL: \$34,676
\$28,521 each renewal option

COMMENTS: New Lease. New lease to United State Marine Corps for the purpose of creating a training Landing Zone for Osprey Aircraft. Non-recurring expenses by Lessor in year one include road establishment and site preparation. Recurring expenses during years 1-5 include monthly vegetation control, mowing and burning, and site monitoring for debris and road maintenance.