



North Carolina  
Department of Administration  
State Property Office

Machelle Sanders  
Secretary

Tim Walton  
Director

Roy Cooper, Governor

September 29, 2017

**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: Tim Walton   
Director

SUBJECT: Notification of Land Transactions

Attached are real property matters requiring reporting.

TW/tm

Cc: Machelle Sanders, Secretary  
Mark Edwards, Deputy Secretary  
Fiscal Research Division

# GOVERNMENTAL OPERATIONS AGENDA INDEX

September 29, 2017

**ALLOCATION: The following items are for consultation pursuant to  
NCGS 143-341(4)g**

1. Department of Transportation (DEQ-WILDLIFE) Yancey County
2. Department of Public Instruction (UNC-GA) Burke County

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

3. The Conservation Fund (DEQ-WILDLIFE) Burke County
4. Betty Godwin, et al (DEQ-WILDLIFE) Pender County
5. Strickland Enterprises, Inc. (DEQ-WILDLIFE) Pender County
6. Piedmont Land Conservancy (DEQ-WILDLIFE) Rockingham County
7. Sarah Y. Charles (NCCU) Durham County
8. BKM Investment, LLC (NCCU) Durham County
9. BKM Investment, LLC (NCCU) Durham County

**DISPOSITION BY DEED: The following items are reported pursuant to  
NCGS 146-27**

10. County of Edgecombe and Town of Tarboro (PUBLIC SAFETY) Edgecombe County
11. County of Haywood (PUBLIC SAFETY) Haywood County
12. County of Nash (PUBLIC SAFETY) Nash County
13. Town of Woodland (PUBLIC SAFETY) Northampton County
14. Town of Mount Olive (PUBLIC SAFETY) Wayne County

## ALLOCATION

### ITEM 1

GRANTOR: State of NC, Department of Transportation

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

LOCATION: Burnsville Depot, Bakers Creek Road and Highway 19-E,  
Prices Creek Township, Yancey County

AREA: ±1.86 acres

CONSIDERATION: N/A

COMMENTS: Reallocation. Property proposed for reallocation is adjacent to an existing Wildlife Resources Commission (WRC) complex consisting of facilities constructed in the 1970's. The proposed reallocation will accommodate the construction of a new Depot and enhance the WRC's operations at this location.

### ITEM 2

GRANTOR: State of NC, Department of Public Instruction, School for the Deaf

GRANTEE: State of NC, University of North Carolina General Administration,  
North Carolina School of Science and Mathematics

LOCATION: North Carolina School for the Deaf, West Fleming Drive, Morganton,  
Burke County

STRUCTURES: 1 – Infirmary/Clinic containing ±7,230 sq. ft.  
2 – Joiner Hall containing ±20,873 sq. ft.  
3 – Goodwin Hall containing ±10,268 sq. ft.  
4 – Rankin Hall containing ±38,535 sq. ft.  
5 – Jeter Hall containing ±21,150 sq. ft.  
6 – Joiner Hall Gym containing ±4,469 sq. ft.  
7 – Henderson Hall containing ±31,395 sq. ft.  
8 – Residence #9 containing ±2,083 sq. ft.  
9 – Residence #10 containing ±2,386 sq. ft.  
10 – Cattle Barn containing ±10,296 sq. ft.

AREA: ±58.8 acres

CONSIDERATION: N/A

COMMENTS: Reallocation. Property proposed for reallocation will be utilized for the development of a western campus of the North Carolina School of Science and Mathematics. Pertinent outbuildings associated with the above referenced structures will be included in the reallocation.

## ACQUISITION BY DEED

### ITEM 3

GRANTOR: The Conservation Fund

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

LOCATION: Off Burkemont Road, Lower Creek Township, South Mountains Game Land,  
Burke County

AREA: ±210 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is for inclusion in South Mountains Game Land. Acquisition will protect important habitat and provide additional wildlife recreational opportunities.

### ITEM 4

GRANTOR: Betty Godwin et al.

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

LOCATION: Off Old Maple Hill Road and Shaw Highway, Holly Shelter Game Land, Holly  
Township, Pender County

AREA: ±800 acres

UNIT COST: \$87.50/acre

CONSIDERATION: \$70,000

COMMENTS: Game Land Addition. Property proposed for acquisition is needed for inclusion in Holly Shelter Game Land. The proposed acquisition represents a 1/6 undivided interest. The State acquired a 5/6 interest from the Endowment Fund of the University of North Carolina at Chapel Hill on October 15, 1984.

**ACQUISITION BY DEED**

ITEM 5

GRANTOR: Strickland Enterprises, Inc.  
Herman A. Strickland, Registered Agent

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

LOCATION: Off Beatty's Bridge Road, Caswell Township, Pender County

AREA: ±812.3 acres improved with a 1,783-sq. ft. single family dwelling  
constructed in 2006

UNIT PRICE: ±\$1,630.58/acre – land  
\$98.15/sq. ft. - improvements

CONSIDERATION: \$1,499,517

COMMENTS: Wildlife Conservation. Property proposed for acquisition is rich in rare wildlife species such as the Red-Cockaded Woodpecker as well as numerous rare reptile and amphibian species, including the Southern Hognose Snake, Mabee's Salamander and the Pine Barrens Tree Frog. In addition to the wildlife conservation opportunities, the tract will provide public hunting. Funding is provided by a grant from the Pittman Robertson Fund (\$1,124,638) and the Wildlife Fund (\$374,879).

ITEM 6

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

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

LOCATION: 1600 Riverside Circle, Eden, Wentworth Township, Rockingham County

AREA: ±1,102 acres

CONSIDERATION: Gift

COMMENTS: Game Land Addition. Property proposed for acquisition is for the establishment of the new Dan River Game Land. Acquisition of this property will provide fishing access to the Dan River and other recreational opportunities for the public. It will also protect the federally-listed Roanoke Logperch and several state listed species. Piedmont Land Conservancy received funds from the Clean Water Management Trust Fund (CWMTF) for this project.

**ACQUISITION BY DEED**

ITEM 7

GRANTOR: Sarah Y. Charles

GRANTEE: State of NC, North Carolina Central University

LOCATION: 521 Cecil Street, Durham, Durham County

AREA: ±6,534 sq. ft. or 0.15 acre improved with a single-family dwelling containing 993 sq. ft. constructed in 1959

UNIT COST: \$2.75/sq. ft.– land  
\$70.49 /sq. ft. – improvements

CONSIDERATION: \$88,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to campus and will be utilized for the construction of a new Student Union building. The dwelling will be severed from the land and demolished through the Department of Administration, State Surplus Property. Funding for this acquisition is provided by auxiliary overhead receipts.

ITEM 8

GRANTOR: BKM Investment, LLC  
Brian McCarthy, Manager

GRANTEE: State of NC, North Carolina Central University

LOCATION: 922 Dupree Street, Durham, Durham County

AREA: ±3,049 sq. ft. or 0.06 acre improved with a single-family dwelling containing 1,038 sq. ft. constructed in 1930

UNIT COST: \$4.91/sq. ft. – land  
\$55.87/sq. ft. – improvements

CONSIDERATION: \$73,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to campus and will be utilized for the construction of a new School of Business. The dwelling will be severed from the land and demolished through the Department of Administration, State Surplus Property. Funding for this acquisition is provided by funds authorized in Session Law 2015-280, Connect NC Bond Act.

**ACQUISITION BY DEED**

ITEM 9

GRANTOR: BKM Investment, LLC  
Brian McCarthy, Manager

GRANTEE: State of NC, North Carolina Central University

LOCATION: 1202 S. Alston Avenue, Durham, Durham County

AREA: ±3,920 sq. ft. or 0.09 acre improved with a single-family dwelling containing 1,319 sq. ft. constructed in 1930

UNIT COST: \$3.82/sq. ft.– land  
\$58.37/q. ft. – improvements

CONSIDERATION: \$92,000

COMMENTS: Campus Expansion. Property proposed for acquisition is adjacent to campus and will be utilized for the construction of a new School of Business. The dwelling will be severed from the land and demolished through the Department of Administration, State Surplus Property. Funding for this acquisition is provided by funds authorized in Session Law 2015-280, Connect NC Bond Act.

**DISPOSITION BY DEED**

ITEM 10

GRANTOR: State of NC, Department of Public Safety, North Carolina National Guard

GRANTEE: County of Edgecombe and the Town of Tarboro

LOCATION: 400 Walnut Street, Tarboro, Edgecombe County

AREA: ±2.4 acres improved with ± 13,402 sq. ft. armory and associated buildings

CONSIDERATION: N/A

COMMENTS: Reversion. Property proposed for disposition was acquired from the grantee by deed of gift to be utilized for an armory site subject to a reversionary interest in the event the property is no longer needed. The Department no longer utilizes the property and requests the disposition to the grantee in accordance with the deed. The property will be conveyed by quit claim deed.

ITEM 11

GRANTOR: State of NC, Department of Public Safety, North Carolina National Guard

GRANTEE: County of Haywood

LOCATION: 258 Armory Drive, Clyde, Haywood County

AREA: ±6.528 acres improved with ±17,852 sq. ft. armory and associated buildings

CONSIDERATION: N/A

COMMENTS: Reversion. Property proposed for disposition was acquired from the grantee by deed of gift to be utilized for an armory site subject to a reversionary interest in the event the property is no longer needed. The Department no longer utilizes the property and requests the disposition to the grantee in accordance with the deed. The property will be conveyed by quit claim deed.

**DISPOSITION BY DEED**

ITEM 12

GRANTOR: State of NC, Department of Public Safety, North Carolina National Guard

GRANTEE: County of Nash

LOCATION: 600 Walnut Street, Rocky Mount, Nash County

AREA: ±3.36 acres improved with ±12,196 sq. ft. armory and associated buildings

CONSIDERATION: N/A

COMMENTS: Reversion. Property proposed for disposition was acquired from the grantee by deed of gift to be utilized for an armory site subject to a reversionary interest in the event the property is no longer needed. The Department no longer utilizes the property and requests the disposition to the grantee in accordance with the deed. The property will be conveyed by quit claim deed.

ITEM 13

GRANTOR: State of NC, Department of Public Safety, North Carolina National Guard

GRANTEE: Town of Woodland

LOCATION: 307 Cherry Street, Woodland, Northampton County

AREA: ±5.1 acres improved with ±15,269 sq. ft. armory and associated buildings

CONSIDERATION: N/A

COMMENTS: Reversion. Property proposed for disposition was acquired from the grantee by deed of gift to be utilized for an armory site subject to a reversionary interest in the event the property is no longer needed. The Department no longer utilizes the property and requests the disposition to the grantee in accordance with the deed. The property will be conveyed by quit claim deed.

**DISPOSITION BY DEED**

ITEM 14

GRANTOR: State of NC, Department of Public Safety, North Carolina National Guard

GRANTEE: Town of Mount Olive

LOCATION: 230 Witherington Street, Mount Olive, Wayne County

AREA: ±5.461 acres improved with ±16,085 sq. ft. armory and associated buildings

CONSIDERATION: N/A

COMMENTS: Reversion. Property proposed for disposition was acquired from the grantee by deed of gift to be utilized for an armory site subject to a reversionary interest in the event the property is no longer needed. The Department no longer utilizes the property and requests the disposition to the grantee in accordance with the deed. The property will be conveyed by quit claim deed.