

**Item Title:** Acquisition of the Narron-Bunn Property through the County's Open Space Preservation Program

**Specific Action Requested:**  
**That the Board of Commissioners:**

- 1. Authorizes the County Manager to execute contracts (along with any other supporting documentation) to purchase the Narron-Bunn property at 1811 W Gannon Avenue in Zebulon subject to terms and conditions acceptable to the County Attorney; and**
- 2. Appropriates \$22,295 of NCDOT 540 Settlement funding for the open space purchase.**

**Item Summary:**

**Purpose:** The Board of Commissioners approves all County real estate transactions and appropriates all expenditures.

**Background:** One goal of the 2018 Parks Greenways Recreation & Open Space bond was to continue the County's efforts toward open space preservation. Land that preserves natural resources, wildlife habitat, and historical and cultural properties; protects forest and farmland, scenic landscapes, riparian corridors, and water quality; and provides venues for outdoor recreation.

The approximately 7-acre Narron-Bunn property is in the Little River watershed and adjacent to existing Wake County open space.

The owner of the property has agreed to sell the property for \$111,475 which is the current tax value of the property.

**Strategic Plan:** This action supports Growth, Land Use and Environment Goal 3: Protect 1,000 acres of green space, including open space, parks, greenways, farmland, and forests by 2029.

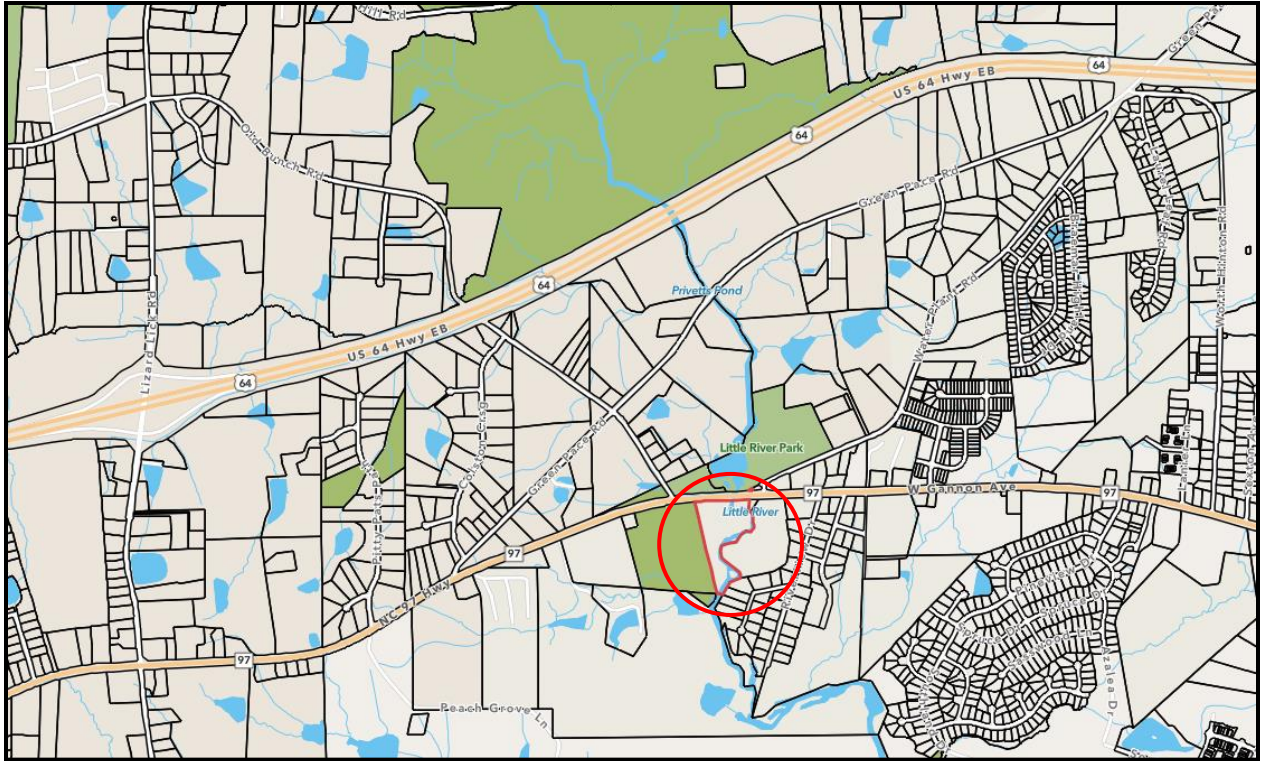
**Fiscal Impact:** The total project cost, including acquisition and due diligence is \$130,000; of this amount, \$107,705 will be reallocated from the PGROS bonds set aside for Future Open Space, with the remaining \$22,295 appropriated from the NCDOT I-540 settlement funds.

**Additional Information:**

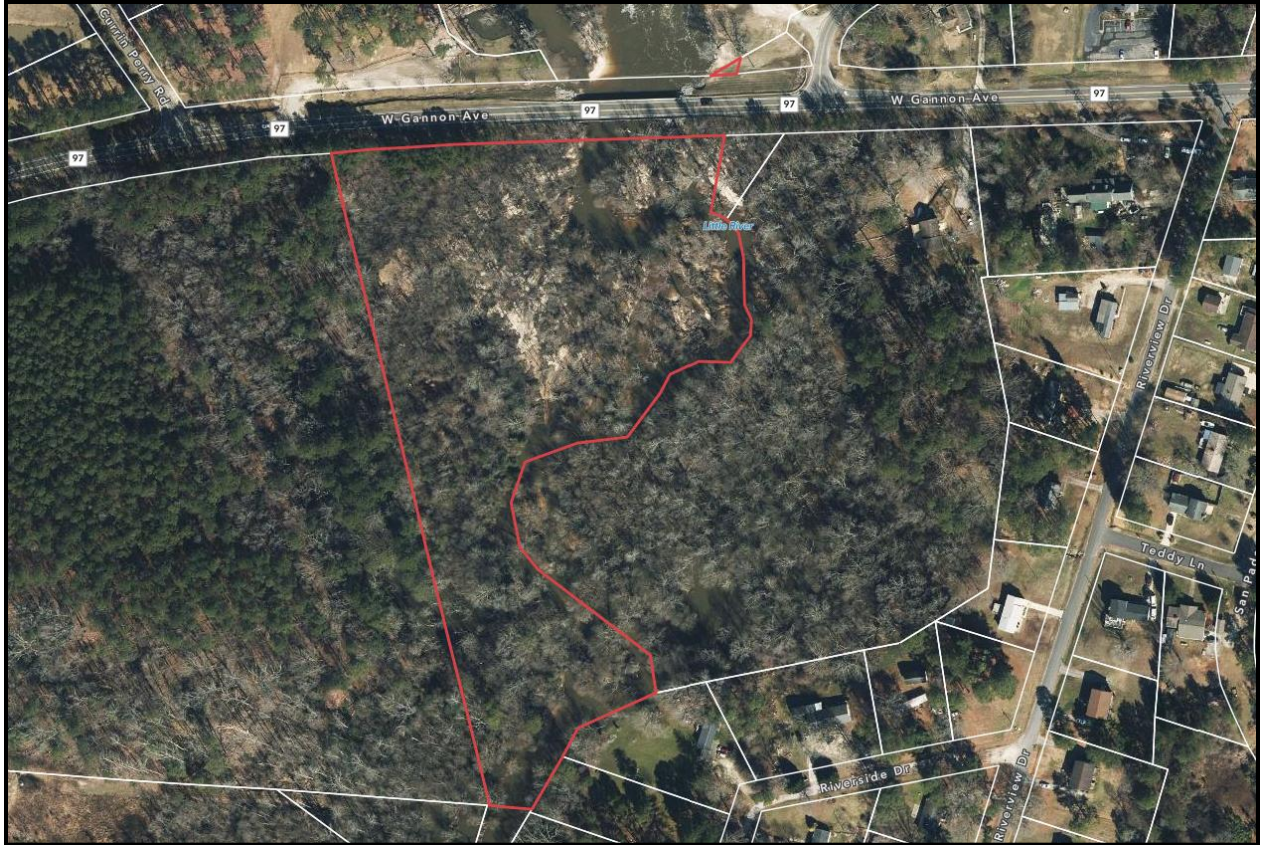
The successful 2018 Parks Greenways Recreation & Open Space bond reserved approximately \$20 million to continue the County's efforts toward open space preservation. In 2019, County staff put forward an open space Request for Proposals

(RFP) to solicit responses from landowners interested in preserving their property. Staff received over two hundred responses which were prioritized by staff; an initial list of the top 40 target acquisitions was presented to the Board of Commissioners at their October 26, 2020, work session. Many of the original target acquisitions have been acquired, while others are no longer available; staff continues to pull projects forward for consideration from the list of respondents.

The approximately 7-acre Narron-Bunn property is in the Little River watershed and adjacent to existing Wake County open space.



The property contains bottomland hard wood forests and a large wetland area along the Little River which runs through the property.



The owner of the property has agreed to sell the property for \$111,475 which is current tax value for the property.

The estimated project cost, including acquisition and due diligence is \$130,000; of this amount, \$107,705 will be appropriated from the PGROS bonds set aside for Future Open Space, with the remaining \$22,295 appropriated from the NCDOT I-540 settlement funds. A Phase 1 Environmental Assessment was completed for the site and no issues were identified.

The Open Space and Parks Advisory Committee reviewed the acquisition of this property at its January 27, 2024 meeting and voted unanimously to recommend the acquisition to the Board of Commissioners. Staff also recommends the County proceed with the acquisition.

**Attachments:**

1. CIP Budget Memo – PGROS
2. OS Bond and NC DOT Funding Tracker