

**Item Title:** Approval of the Acquisition of a Conservation Easement on the Randall Carter Property in the Cedar Fork Creek Watershed through the County's Open Space Program

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

1. **Authorizes the County Manager to execute a contract (along with any other supporting documentation) to purchase a conservation easement on the Randall Carter property at 6517 Pulley Town Road in Wake Forest, subject to terms and conditions acceptable to the County Attorney; and**
2. **Authorizes the Chair to execute said deed of conservation easement document (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney; and**
3. **Appropriates \$122,640 of NCDOT 540 Settlement funding for contribution to the Open Space purchase; and**
4. **Appropriates \$517,985 of Parks, Greenways, Recreation, and Open Space bond funding planned for Open Space.**

**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. To this end, staff put forward an open space Request for Proposals (RFP) in 2019 to solicit responses from landowners interested in preserving their property. Forty target acquisitions were presented to the Board of Commissioners at their October 26, 2020 work session.

The 54-acre Carter property is located on Cedar Fork Creek, a primary tributary to the Little River. The property was a part of the Open Space RFP process. The owner wishes to place a conservation easement on the entire property including our ability to locate a potential future greenway on the property.

The base conservation easement is valued at \$10,200.00 per acre for 41 acres, and \$15,000.00 per acre for the 13 acres reserved for the future greenway. These values are supported by an appraisal by

Rich Kirkland, MAI. Total land cost will be \$613,200; due diligence and closing costs of \$27,425 bring the total estimated project cost to \$640,625

**Board Goal:** This action supports Growth and Sustainability Goal 4: Preserve open space and expand access to parks, preserves, recreation resources, and greenways.

**Fiscal Impact:** \$122,640 will be appropriated from the NCDOT 540 settlement funding. The remaining land, due diligence and closing costs of \$517,985 is appropriated from available PGROS bonds set aside for Future Open Space.

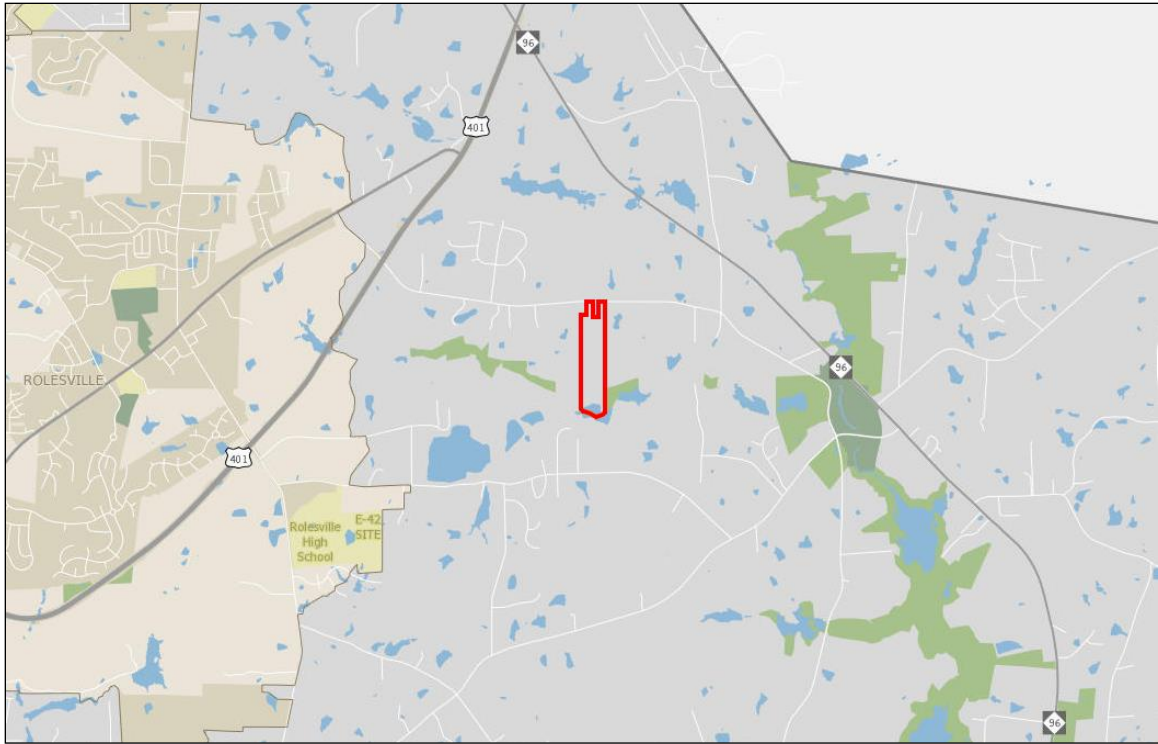
### **Additional Information:**

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. From over two hundred responses, staff presented approximately 40 target acquisitions to the Board of Commissioners at their October 26, 2020 work session.

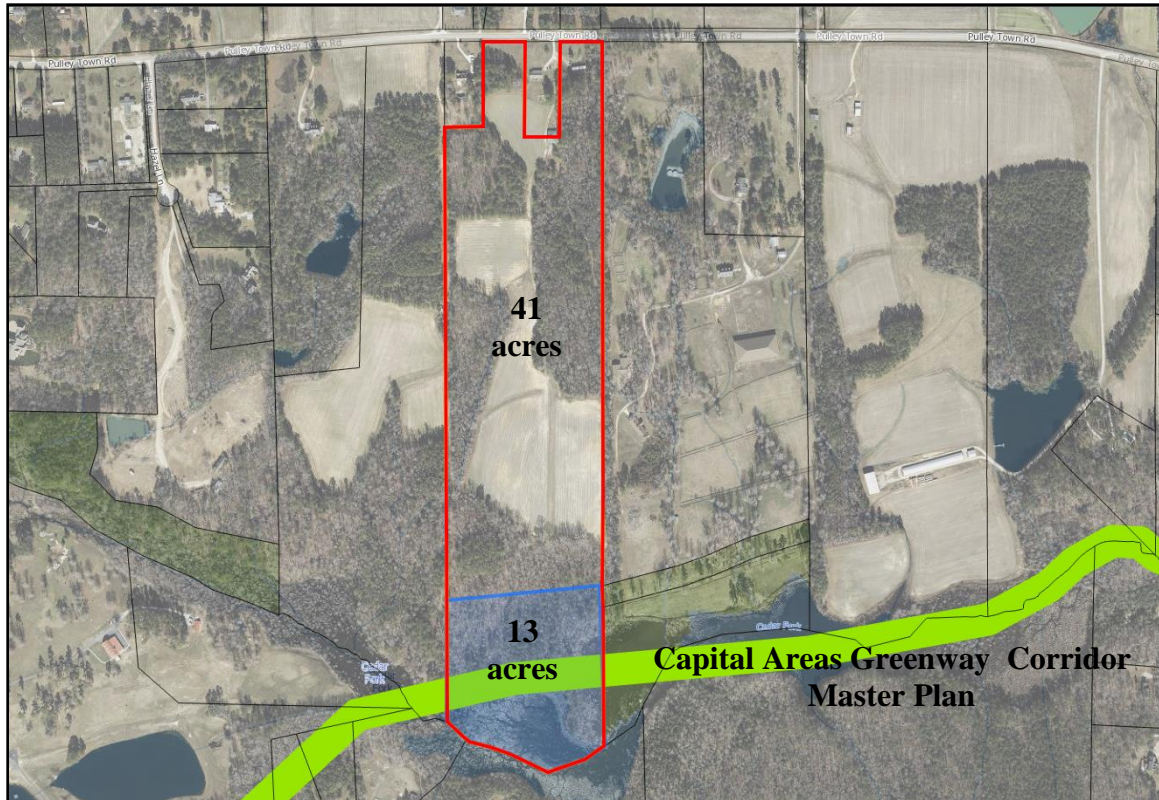
The 54-acre property is located on Cedar Fork Creek, a primary tributary to the Little River. The property is mostly wooded with some agricultural fields. The landowner, Randall S. Carter, answered the 2019 Open Space RFP and wishes to sell a conservation easement on the entire property including a 13-acre area identified as "Area Reserved for Future Greenway". The purchase price for the base conservation easement is \$10,200 per acre for 41 acres, and \$15,000.00 per acre for the 13 acres identified as "Area Reserved for Future Greenway". These values are supported by an appraisal performed by Richard C. Kirkland, Jr., MAI, a NC State Certified General Appraiser.

Acquisition of the property would conserve open space and wildlife habitat and protect water quality in Little River. The "Area Reserved for Future Greenway" may facilitate the alignment of a future greenway per the Capital Area Greenway Corridor Master Plan and the County's 2018 Greenway System Plan.

Total funding for the acquisition of the conservation easement is \$640,625, of which \$122,640 will be appropriated from the NCDOT 540 settlement funding and \$517,985 is appropriated from PGROS bonds set aside for Future Open Space.







County staff from Parks Recreation & Open Space, Facilities Design & Construction, and the County Attorney Office have been working collaboratively on the open space acquisitions in efforts to preserve open space throughout the County.

The Open Space and Parks Advisory Committee (OSAPAC) reviewed this acquisition at its April 26, 2021 meeting and voted unanimously to forward the item to the Board of Commissioners for their consideration.

**Attachments:**

1. CIP Budget Memo – FY 2021 County Capital PGROS
2. Open Space Bond and NCDOT Funds Tracker