

City Council – Action Request Form

Date: August 12, 2019

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Damon C. Dequenne, Assistant City Manager
S. Kirk Bjorling, Real Estate Administrator

Council Action Requested:
 Consideration of a Resolution Authorizing the Sale of Fee Simple Right-of-Way, Permanent Drainage Easement, Permanent Utility Easement and Improvements to the North Carolina Department of Transportation, an Agency of the State of North Carolina, Relating to the US Highway 52/Future I-74 Interchange with the Winston-Salem Northern Beltway, Pursuant to N.C.G.S. 160A-274 (Northeast Ward)

Strategic Focus Area: Quality Transportation
Strategic Objective: Improve Integrated Road Network
Strategic Plan Action Item: No
Key Work Item: No



Summary of Information:
 The North Carolina Department of Transportation (NCDOT) is preparing to construct the US Highway 52 Interchange (Project R-2247EB) with the Winston-Salem Northern Beltway. NCDOT is in need of obtaining fee simple right-of-way on Tax PIN 6819-83-2244, Parcel 21, which was purchased from Kingswood United Methodist Church on December 29, 2017. This 27.11 acre property was purchased in 2017 for operational needs at Hanes Mill Road Landfill for \$250,000, or \$9,222/acre. NCDOT is also in need of obtaining fee simple right-of-way, permanent drainage easement and improvements on Tax PIN 6819-92-6183, Parcel 22, 1010 Ziglar Road, and fee simple right-of-way and permanent utility easement and improvements on Tax PIN 6819-96-6225, Parcel 25, 0 Forum Parkway.

NCDOT has made an offer for Parcel 21 based on an appraisal of \$78,875, or \$31,004/acre, to purchase 2.544 acres of fee simple right-of-way which is needed for the construction of the above project. NCDOT has also made an offer for Parcel 22 of \$6,200 to purchase 0.081 acre of fee simple right-of-way, 0.002 acre of permanent drainage easement and improvements and an offer for Parcel 25 of \$65,050 to purchase 0.921 acre of fee simple right-of-way, 0.269 acre of permanent utility easement and improvements. These acquisitions are further described in

Committee Action:

Committee	Finance 8/12/19	Action	Approval
For	Unanimous	Against	

Remarks:

Exhibit A. The proceeds of the sale will go to the Solid Waste Fund. The Winston-Salem/Forsyth County Utility Commission and staff are supportive of this disposition of property.

N.C.G.S. 160A-274 permits such sales, and the attached resolution authorizes the sale of fee simple right-of-way, permanent drainage easement, permanent utility easement and improvements as described in the attached Exhibit A.