City Council – Action Request Form

Date: May 14, 2018

To: The City Manager

Gregory M. Turner, Assistant City Manager

From: S. Kirk Bjorling, Real Estate Administrator

William L. Royston, Recreation and Parks Director

Council Action Requested:

Consideration of a Resolution Authorizing an Exchange of Property between the City of Winston-Salem and Hubbard Realty of Winston-Salem, Inc. pursuant to N.C.G.S. 160A-271 and Acceptance of a Gift Deed of Land from the Conservation Fund (North Ward)

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: Expand Open Space and Recreational Facilities

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

One of the golf course holes at the former Long Creek Golf Course contains 1.79 acres and is entirely surrounded by property owned by Hubbard Realty of Winston-Salem, Inc. (Hubbard Realty), with access only by way of a 10' easement. Due to the configuration, this parcel has very limited future potential use by the City. The property was appraised at \$10,750. Hubbard Realty owns a vacant lot on the west side of Muddy Creek adjacent to Long Creek Golf Course property. The lot is identified as Tax PIN 6809-54-3806, contains 2.90 acres, and it has an appraised value of \$13,050. This lot does not abut other Hubbard Realty property, but it would be desirable to the City as a future portion of the Mountain to the Sea Trail. It is proposed that these two parcels be exchanged. This is permitted in N.C.G.S. 160A-271 if the City receives full and fair consideration, and based on the appraised value of the parcels, the City would receive full and fair consideration.

There are two areas at Long Creek where timbering would expose the City's park area at Long Creek to future development. The Conservation Fund has proposed to purchase a 1.374 acre tree

Committee Action:				
Committee	Finance 5/14/18	Action	Approval	
For	Unanimous	Against		
Remarks:				

buffer zone and a 1.721 acre tree buffer zone for \$6,400 to protect these old growth trees. The Conservation Fund would then gift deed these two parcels to the City, contingent upon their successful purchase from Hubbard Realty.

The Recreation and Parks Director and the Recreation and Parks Commission recommend the proposed land exchange and the acceptance of the gift deed.

The attached resolution authorizes the exchange of 1.79 acres of City-owned land in Long Creek for 2.90 acres of land owned by Hubbard Realty adjacent to Long Creek and the acceptance by gift deed of a 1.374 acre and a 1.721 acre parcel adjacent to Long Creek from the Conservation Fund.