



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

PAT MCCRORY  
GOVERNOR

ANTHONY J. TATA  
SECRETARY

March 14, 2014

Mr. Tim Walton  
Manager  
State Property Office  
North Carolina Department of Administration  
1321 Mail Service Center  
Raleigh, NC 27699-1321

RE: SL 2013-360 SB402 (One-Time Rail Property Dividend)

Dear Mr. Walton:

In accordance with the requirements of Senate Bill 402 Section 34.14(j2) of North Carolina Session Law 2013-360, the North Carolina Department of Transportation Rail Division is reporting to you, as the representative of the Department of Administration State Property Office, that upon the evaluation of parcels listed in subsection (j1), that there are no known alternate rail transportation uses for any of the 4 Parcel IDs identified in **Table 1** below.

All properties are adjacent to retail stores, professional offices, and restaurants and therefore would not be suitable for significant rail freight activities and there is no current adopted plan for extending passenger service to the area. Therefore, the NCDOT Rail Division takes no exception to the potential sale of the properties to a non-State third party with the proceeds of the sale being deposited into the Freight Rail & Rail Crossing Safety Improvement Fund.

In accordance with the requirements of Section 34.14(j3), NCDOT did not complete any evaluation of the parcel located in Craven County.

Additionally, I have attached for your review and use is the *North Carolina State Ports Authority, NCRR Properties Evaluation per Senate Bill 402*, dated March 12, 2014.

**MAILING ADDRESS:**  
NC DEPARTMENT OF TRANSPORTATION  
RAIL DIVISION  
1553 MSC  
RALEIGH NC 27699-1553

TELEPHONE: 919-707-4700  
FAX: 919-715-6580

WEBSITE: [WWW.NCUBYTRAIN.ORG](http://WWW.NCUBYTRAIN.ORG)

**LOCATION:**  
TRANSPORTATION BUILDING  
1 SOUTH WILMINGTON STREET  
RALEIGH NC

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***Table 1***

<b>Property Description</b>	<b>County</b>	<b>Nearest Town</b>	<b>Parcel ID</b>	<b>Appraisal</b>
<b><u>4<sup>th</sup> Street Lot</u></b> Vacant Lot 405 Evens Street Morehead City	Carteret	Morehead	638620808907000	\$280K
<b><u>Station &amp; Former Industrial Lot</u></b> Vacant Lot Evans and 6 <sup>th</sup> Street Morehead City	Carteret	Morehead	638620718127000	\$990K
<b><u>Waterfront &amp; Riparian Rights</u></b> <b>1)</b> 9 - Slip Marina South Side Evans Street Morehead City <b>2)</b> 95' Boat Slip South Side Evans Street Morehead City	Carteret	Morehead	63862078857000 63862079868000	\$1.135M

Please feel free to contact me at (919) 707-4700 if you have any questions or if I can be of further assistance in this matter.

Sincerely,



Paul C. Worley, CPM  
Rail Division Director

PW/bs

cc: Nick Tennyson, Chief Deputy Secretary  
Richard J. Walls, P.E., Deputy Secretary for Transit  
Keith Weatherly, Deputy Secretary for Legislative Affairs and Policy  
Bobby Lewis, Chief of Staff

**North Carolina State Ports Authority**  
**NCRR Properties Evaluation per Senate Bill 402**  
March 12, 2014

The North Carolina State Ports Authority was charged in Senate Bill 402 to evaluate four parcels owned by the North Carolina Railroad for the suitability of Port related uses. The following is a summary of that evaluation.

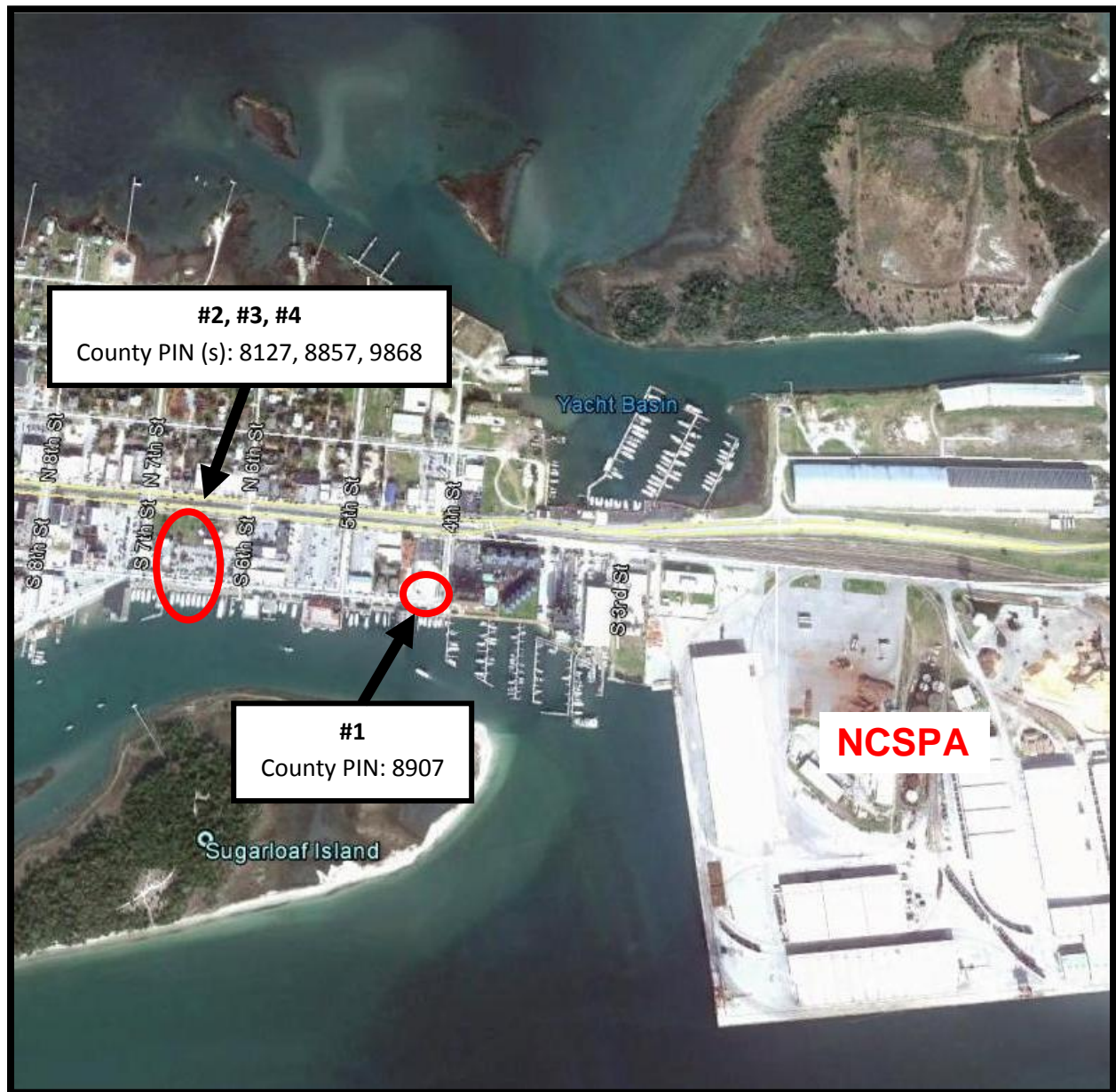
**Morehead City, Carteret County Parcels (4)**

Carteret County PIN#'s: 638620808907000, 638620718127000, 638620708857000, 638620709868000

The sizes of these parcels are relatively small for a port related use. All four properties are located within a radius of .3 mile of the Port of Morehead City and are located in commercially zoned sections of Morehead City. They are adjoined and surrounded by retail stores, professional offices, restaurants and small boat docks. They lack deep water access as well as a lack of significant linear water frontage. Suitability for water side port use is not viable. Suitability for port related ancillary activities, such as, trucking or outside cargo/freight laydown area is limited due to the other surrounding uses, current zoning and limited access. These parcels offer no value to Port related multimodal transportation activities.

Attachments follow.

## NCRR Properties Morehead City, Carteret County



**#1 NC Railroad, Carteret County PIN: 638620808907000**

- .229 Acres
- Zoned: Commercial
- Current Use: Parking
- Tax Value: \$249,000.00



**#2 NC Railroad, Carteret County PIN: 638620718127000**

- .1.74 Acres
- Zoned: Commercial
- Current Use: Parking / Vacant
- Tax Value: \$1,047,956

**#3 NC Railroad, Carteret County PIN: 638620708857000**

- .618 Acres
- Zoned: Commercial
- Current Use: Boat Dock
- Tax Value: \$921,650

**#4 NC Railroad, Carteret County PIN: 638620709868000**

- .057 Acres
- Zoned: Commercial
- Current Use: Boat Dock
- Tax Value: \$90,234

