City of Asheville Staff Report

City Council Meeting Date: October 27, 2026

Staff Resources: Ashley Haire, Transportation Director; Walter Ear, Capital & Asset Management Director; Jessica Morriss, Assistant Transportation Director; Kimmy Hunter, Real Estate Manager

Action Requested: Adopt a resolution authorizing the City Manager to convey City property located 75 Shelburne Road to the N.C. Dept. of Transportation, which property is needed for the construction of the I-26 Connector Project, Section I-2513AC.

Background:

- The N.C. Dept. of Transportation (NCDOT) is requesting the acquisition of fee simple highway right-of-way and associated permanent and temporary easements across City-owned property located near Hominy Creek and Shelburne Roads. This acquisition is necessary to advance the NCDOT Project# I-2513AC, Parcel 006.
- City staff initiated coordination with NCDOT and its contracted right-of-way acquisition firm, AECOM, in August 2023 to evaluate and negotiate engineering impacts to municipal property.
- In July 2024, NCDOT finalized design parameters for Section I-2513AC. Although project momentum was temporarily impacted by Tropical Storm Helene, operations resumed in early 2026. Expedited action is currently required as the project advances to the construction letting phase. The associated deed is referenced in @75 Shelburne Rd NCDOT Highway ROW
- In exchange for the conveyance of portions of the City property, NCDOT will pay the City $243,375.00, which amount is based on a real estate appraisal.

Vendor Outreach:

- N/A

Council Vision 2036 Focus Area(s):

- A Well-Planned and Connected Community: Facilitating state highway infrastructure improvements that mitigate regional congestion, enhance safety, and support modernized multi-modal corridors.
- Transportation and Infrastructure Progress: Partnering with state and regional agencies to deliver critical infrastructure ensuring long-term mobility and public safety.
- Responsible & Accountable Governance: Exercising fiscal oversight through intergovernmental coordination and securing full fair-market compensation for municipal assets.

Council Priority Recovery Area(s):

- N/A

Committee(s):

- N/A

Fiscal Impact:

- The City of Asheville will receive just compensation from NCDOT as compensation for the acquisition of permanent and temporary right-of-way The amount of just compensation was determined by a real estate appraisal which staff reviewed. Revenue will be collected upon closing.

Suggested Motion:

- Move to adopt a resolution authorizing the City Manager to convey to the N.C. Dept. of Transportation (NCDOT) the right-of-way and easements, from the city property with the PIN# 963709498100000, that are needed to construct NCDOT Project I-2513AC in exchange for payment in the amount of $243,375.00.

Attachment(s):

- Resolution

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to convey to the N.C. Dept. of Transportation the right-of-way and easements from the city property located near Hominy Creek and Shelburne Roads that are needed to construct the N.C. Dept. of Transportation Project I-2513AC in exchange for payment in the amount of $243,375.00

Whereas, the City of Asheville owns real property situated in Buncombe County, North Carolina, identified as Tax Parcel 963709498100000 and recorded in Deed Book 4927, Page 389 in the Buncombe County Registry; and

Whereas, the North Carolina Department of Transportation (NCDOT) requires fee simple highway right-of-way and related permanent and temporary easements across said property for the construction of I-26 Connector Project, Section I-2513AC; and

Whereas, NCDOT has requested the conveyance of approximately 0.389 acres in fee simple right-of-way, approximately 0.209 acres in permanent utility/drainage easements, and approximately 0.300 acres in temporary utility/construction easements; and

Whereas, North Carolina General Statutes section 160A-274 authorizes any unit of local government to sell, lease, or convey real property to another unit of government or state agency upon such terms and conditions as it deems wise, without requiring public advertisement or competitive bidding; and

Whereas, City Council finds that the proposed conveyance aligns with the City Council 2036 Vision for a well-planned and connected community by supporting regional transportation infrastructure improvements;

Now, therefore, be it resolved by the City Council of the City of Asheville that:

The City Manager is authorized to convey to the North Carolina Department of Transportation the right-of-way and easements, from the city property with the PIN# 963709498100000, that are needed to construct NCDOT Project I-2513AC in exchange for payment in the amount of $243,375.00.

Read, approved and adopted this 27th day of October, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk