

In re: Jackson County –Cashiers Hillside Project


AFFIDAVIT OF MIKE ANDERSON

The undersigned, Mike Anderson, being first duly sworn, certifies as follows:

1. I am over the age of 18 and give this affidavit upon my own personal knowledge.
2. I am the Senior Project Manager of Advantage Civil Engineering, P.A.
3. Attached hereto as Exhibit “1” is my current curriculum vitae.
4. I am the civil engineer of record for the Cashiers Hillside Project as identified and described on its application for a special use permit to Jackson County (“Project”), which permit request is being presented for hearing on November 16, 2020 before the County’s Community Planning Council (“Board”). For this development and its special use permit application, I have reviewed the requirements for a special use permit as set forth in the Jackson County Unified Development Ordinance (“Ordinance”) and analyzed the Cashiers Hillside development plans for compliance with these requirements. As Project Manager, I am very familiar with the Project.
5. I have prepared a written report documenting the factual and data support for my opinions, a true and accurate copy of which is attached hereto as Exhibit “2” and incorporated herein by reference.
6. I have reviewed the standards for a special use permit in Section 3.7.15(vi) of the County’s Unified Development Ordinance. Based upon my review of the Project and my many years of experience as a licensed civil engineer, I am of the opinion that:
 - The proposed use or development of the land will not materially endanger the public health or safety as provided in Section 3.7.15(vi)(1)(a).
 - The proposed use or development of the land is reasonably compatible with significant natural and topographic features on the site and within the immediate vicinity of the site given the proposed site design and any mitigation techniques or measures proposed by the applicant as provided in Section 3.7.15(vi)(1)(b).
 - The proposed use is appropriated located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities as provided in Section 3.7.15(vi)(1)(e).

FURTHER AFFIANT SAYETH NAUGHT.

This the 13 day of November, 2020.


Mike Anderson

SWORN TO AND SUBSCRIBED before me this 13 day of November, 2020.


Notary Public

Print Name: Debra Dennis

My Commission Expires: 3-13-2025

4825-2310-4720, v. 1

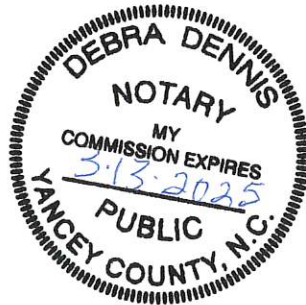


EXHIBIT 1

Michael T. Anderson, P.E.
Advantage Civil Engineering, PA
Senior Project Manager



Registered Professional Engineer

North Carolina Registration No. 028824

Professional Affiliations

LEED Accredited Professional (LEED AP)
NC Licensed Real Estate Broker
REALTOR

Bachelor of Science in Biosystems Engineering, 1998
Bachelor of Science in Natural Resources, 1998
Michigan State University
East Lansing, MI

Experience

July 2014 - Present
Advantage Civil Engineering, PA
Asheville, North Carolina

Senior Project Manager for commercial, industrial, and residential site development projects. Including site master planning, public hearings, zoning and rezonings, master planning large scale developments, road design, grading, erosion control, storm drainage, floodplain permitting, water, and sewer, and fire protection from permitting thru construction. Responsible for master planning, preparing construction documents, conducting neighborhood meetings, presenting in public hearings, managing and training staff, creating project budgets, bidding, and scheduling. Also managed and prepared engineering reports, feasibility studies, and cost estimating.

October 2012 – July 2014, February 2001 – August 2006
Civil Design Concepts, PA

Senior Project Manager for commercial, industrial, and residential site development projects in and around Western North Carolina. Including site master planning, public hearings, zoning and rezonings, master planning large scale developments, road design, grading, erosion control, storm drainage, water, and sewer from permitting thru construction. Responsible for managing a team of ten (10) engineers, construction administration personnel, and CAD technicians. Also managed and prepared engineering reports, feasibility studies, and cost estimating. Projects included hotels, commercial centers, resort and mountain communities. Civil Design Concepts, PA acquired Mike Anderson Engineering, PA in October 2012.

August 2006 – October 2012
Mike Anderson Engineering, PA
Asheville, North Carolina

Principal and Sr. Project Manager for a Civil Engineering Firm located in Asheville, NC. Firm projects include residential, commercial, and mixed-use developments. Responsible for ensuring client base achieves success and prospers as a result of building a relationship with the firm. Responsible for establishing relationships with design and construction professionals and regulatory agencies. Responsible for projects in all phases of development including planning, neighborhood meetings, public hearings, design, permitting, cost estimating, scheduling, bidding, and construction management. Project responsibilities include activities such as master planning, road design, grading and erosion control, low impact development, water and sewer, fire protection, and stormwater collection and water quality systems.

March 1999 – February 2001
Land Design, Inc.
Asheville, NC

Project Engineer responsible for creating construction drawings for large projects including water, sewer, storm drainage, erosion control, and roadway design. Coordinated and tracked project throughout permitting and construction. Performed site observations to verify construction was in accordance with permits. Specialized in storm water design and assisted a Design, Inc. office located in Charlotte, NC, with solving difficult storm water scenarios.

EXHIBIT 2



**34 Big Bear Trail
Asheville, NC 28805
Phone: 828-545-5393
NC Firm # C-2849**

November 12, 2020

Mr. Craig Justus
Van Winkle Law Firm
11 N Market St.
Asheville, NC 28801

RE: Memorandum
Project Statement Cashiers Hillside
Macauley Investments
ACE# 20003

As requested, I have prepared a statement related to my experience as a civil engineer and my efforts working on the Cashiers Hillside project. I have 22 years of experience in planning and civil engineering for both public and private development projects. I have a bachelor's degree in Biosystems Engineering from Michigan State University. Finally, I am a licensed professional engineer in North Carolina. I have attached a copy of my resume as Exhibit 1.

I have been working with Macauley Investments regarding this project beginning in December 2019. For this project I have provided consultation services for land planning and civil site related engineering services in the development of preliminary plans for submittal to Jackson County and the Cashiers Village Council. The subject project is approximately 55 acres currently under contract to purchase. The project involves the development of approximately 190,000sf of commercial space, 696 Residential units, and 188 hotel rooms within 3 phases of development.

The property is split between Village Center District and the General Commercial District, with a majority of the property being located in the Village Center District. Plans submitted with the application are designed to comply with Jackson County Unified Development Ordinance, Article IX – Regulated District Standards, Section 9.3 – Cashiers Commercial Area, Article III – Permits and Procedures, Section 3.7.15 Special Use Permit, and Article IV – Subdivisions.

Each phase and section of the development will provide infrastructure to support the development including access roads, pedestrian areas, water service, sewer service, parking, and storm water controls. All parking areas will meet the parking requirements of the ordinance. The proposed development will have shared and remote parking on-site to support all uses.

The open space requirement of 20% of project area will be met as well as the maximum 70% impervious standard. The average slope of the project site is 19%.

Domestic and fire water service for the project will be provided by a combination of private well/pump and interconnected water storage tank systems. The proposed water system will provide fire protection using sprinkler systems for select buildings and fire hydrants throughout the entire development. Fire hydrants will be installed outside of the project area from the private wells to the project site. These off-site fire hydrants will provide fire protection within Cashiers where none currently exist. The water system will be designed to North Carolina Department of Environmental Quality (NCDEQ) Public Water standards. A utility will be created to own and maintain the water system. Water rates will be subject to NC Utility Commission approval.

Sewer service for the project will be provided by a mix of public and private systems including acceptance and treatment of the wastewater provided by the Tuckaseegee Water and Sewer Authority (public) and private on-site treatment system. The private wastewater treatment facility will be located within the project limits with significant buffers to adjacent residential uses. The wastewater treatment system and sewer extensions will be permitted through NCDEQ and the Jackson County Environmental Health Department. Wastewater treatment will be provided to the individual buildings prior to occupancy.

Storm water drainage systems will utilize low-impact design where feasible to limit disruption of natural water flows. This will include water quality protection and detention of the stormwater runoff from new impervious surfaces. Measures will control and treat the difference in stormwater runoff volume leaving the development area between the pre- and post- development conditions for the 10yr 24hr storm. Storm water quality controls will be provided for the first inch of rainfall and will remove 85% of Total Suspended Solids from the storm water runoff. The stormwater facilities will use underground storage and treatment systems and will be permitted through Jackson County and will meet Jackson County and NCDEQ regulations.

Grading and Erosion Control permits will be permitted in multiple phases following rules and regulations defined by Jackson County and NCDEQ. Erosion control measures will exceed minimum requirements of NCDEQ due to the high intensity and quantity of rainfall that occurs annually in Cashiers. Measures will include super silt fence, construction entrances, temporary sediment basins, inlet protection, slope matting, and vegetation.

Roads will be designed to complement existing topography of the site, to protect natural features of the site and provide public convenience and safety. The roads will be privately owned and maintained. They will be constructed to meet or exceed NCDOT Subdivision Minimum Construction Standards and Jackson County Subdivision standards.