



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J.R. "JOEY" HOPKINS  
SECRETARY

July 26, 2024

**David W. Hyder, P.E.** – J.M. Teague Engineering and Planning

Prepared for:

*Cashiers East Village, LLC  
4901 Vineland Road, Suite 650  
Orlando, FL 32811*

Subject: Approval of the Traffic Impact Analysis (TIA) – Cashiers East Village in Jackson County, NC

The Traffic Impact Analysis (TIA) submitted to the North Carolina Department of Transportation (NCDOT) for the development titled as Cashiers East Village is summarized as follows:

**Proposed Development**

According to the TIA, the proposed East Village Cashiers development is to be located southeast of the intersection of US 64 and NC 107 in Cashiers, Jackson County. The TIA states the development is to be constructed by 2027 and is to consist of the following:

Land Use	Land Use Code	Size
Multifamily Housing (Low-Rise)	220	16 Dwelling Units
Student Housing (Staff Housing)	225	50 Dwelling Units
Low-Rise Residential with Ground Floor Commercial	230	6 Dwelling Units
Recreational Homes	260	19 Dwelling Units
Hotel	310	96 Rooms
Campground	416	18 Occ Sites
Health Fitness Club	492	8.5 KSF
Rec Center	495	5 KSF
Fast Casual Restaurant	930	122 Seats
Fine Dining	931	250 Seats

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION 13, DISTRICT 2  
11 OLD CHARLOTTE HWY  
ASHEVILLE, NC 28802

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Location:  
11 OLD CHARLOTTE HWY  
ASHEVILLE, NC 28802

Website: [ncdot.gov](http://ncdot.gov)

<b>Trip Generation - Unadjusted Volumes During a Typical Weekday</b>		
Based on appropriate methodology outlined in the <i>ITE Trip Generation Manual, 11<sup>th</sup> Ed.</i>		
		TOTAL
AM Peak Hour		133
PM Peak Hour		207
Daily Trips		2,042

<b>Requested Access Points</b>		
Driveway	Public Roadway	Access Type
Access 1	NC 107/SR 1115 (Marigold St)	All Movement
Access 2	NC 107	All Movement
Access 3	SR 1116 (Monte Vista Dr)	Ingress ONLY
Access 4	SR 1116 (Monte Vista Dr)	All Movement

\*The information above summarizes the 2024 amended site plan details

Key dates and information:

The Cashiers East Village mixed-use development in Cashiers, NC amended their site plan from a previous TIA and Site Plan submittal dated February 2, 2022. The TIA submittal dated February 2, 2022, was reviewed by NCDOT Whittier District Engineer's Office and NCDOT's Congestion Management Unit. Following the review by NCDOT, no formal acceptance of TIA and/or guidance of required mitigations were issued. The amended site plan was presented to NCDOT on April 3, 2024, in the form of a technical memorandum detailing a reduction in land use intensity and reduction in trip generation compared to the 2022 site plan.

The Cashiers East Village TIA and associated technical memorandum are accepted by the NCDOT on this date with the following comments and required mitigations by the developer:

**Intersections:**

**US 64 & NC 107** (existing signalized intersection)

No mitigation is required

**NC 107 & Proposed Site Access #1** (proposed stop-controlled intersection)

The TIA indicates that queuing from US 64 and NC 107 is anticipated to spillback onto the NC 107 and Proposed Site Access 1 intersection. In other words, the queuing could cause this intersection to be in the functional area of the US 64 and NC 107 intersection.

An existing crosswalk on NC 107 at this access location may need to be relocated due to conflict with the proposed driveway. Final design will be determined when submitting for driveway permit.

Therefore, this intersection will be monitored for conversion of this intersection from an all-movement to a left-over or right-in/right-out.

- **WB Proposed Site Access #1**
  - Two-lane cross-section: one ingress, one egress
  - Egress: Shared Left/Right-Turn Lane
  - 100' Internal Protected Stem; 100' Internal Protected Stem; any length less than 100' will be evaluated with proper justification.

#### **NC 107 & Proposed Site Access #2 (proposed stop-controlled intersection)**

The TIA indicates that queuing from US 64 and NC 107 is anticipated to spillback onto the NC 107 and Proposed Site Access 2 intersection. In other words, the queuing could cause this intersection to be in the functional area of the US 64 and NC 107 intersection.

Therefore, this intersection will be permitted as a right-in/right-out access.

- **WB Proposed Site Access #2**
  - Two-lane cross-section: one ingress, one egress
  - Egress: Right-Turn Lane
  - 100' Internal Protected Stem; any length less than 100' will be evaluated with proper justification.

#### **US 64 & SR 1115 (Marigold St) (existing stop-controlled intersection)**

No mitigation is required

#### **US 64 & SR 1116 (Monte Vista Rd) (existing stop-controlled intersection)**

No mitigation is required

#### **SR 1116 (Monte Vista Rd) & Proposed Site Access #3 (proposed stop-controlled intersection, ingress ONLY)**

Restricting Lefts in will be evaluated by NCDOT when submitting final driveway design/permit.

#### **SR 1116 (Monte Vista Rd) & Proposed Site Access #4 (proposed stop-controlled intersection)**

- **EB Proposed Site Access #4**
  - Two-lane cross-section: one ingress, one egress
  - Egress: Shared Left/Right-Turn Lane
  - 100' Internal Protected Stem

Additional details regarding pedestrian crosswalks will be required when submitting final driveway design/permit.

**Corridors:**

**SR 1115 (Marigold St)**

The applicant, at minimum, is to pursue NCDOT maintenance abandonment between the proposed accesses on NC 107 and limits of the proposed development. The Developer will need to seek local support utilizing NCDOT provided petition document.

**SR 1116 (Monte Vista Rd)**

It is the responsibility of the applicant to verify the existing right of way on Jackson County SR 1116 and dedicate additional right of way, if needed, to provide 45' along the property frontage.

**Overall Project Mitigation Requirements:**

If changes are made to the proposed site driveways, land uses, land use intensity, or other study parameters, or if the build year studied in the report has passed, a revised Traffic Impact Analysis will be required for review by NCDOT. Any such changes will null and void this TIA approval.

All required driveway permits and/or encroachment agreements are to be approved prior to construction. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All work is to be designed in strict compliance with the North Carolina Department of Transportation Standards and Specifications.

Any future development on Cashiers East Village LLC property, or in the area of this proposed development, will be required to do a Traffic Impact Analysis to evaluate the cumulative effect of this project and any additional traffic to the NCDOT system. This complies with General Statute, NC Administrative Code, and NCDOT policy and procedures.

Sincerely,



W. Cody Weddle, PE  
District Engineer  
Division 14, District II