



625 Kentucky Street • Scottsdale, GA 30079 • Phone: 404-297-1037 •
E-Mail: bbasinger@me-dev.com Web: www.me-dev.com

Date: April 26, 2017

Mr. Don Adams
County Manager
Jackson County, NC
401 Grindstaff Cove Road
Suite A-207
Sylva, NC 28779

Dear Mr. Adams:

As a follow up to our initial meeting request we'd like to offer the county compensation for the sewer and storm water easement we are requesting across property owned by the county referenced as Cullowhee Community Garden, located on South Painter Rd, Tax Parcel # 7559-26-9687. The easement would be approximately .09 acres, 30' wide by 119.03' in length running south down the west property line of the County's parcel. We'd like to offer the County \$10,000.00 as compensation for the easement.

In addition, we like to offer to purchase from the County land being part of the same Tax Parcel #7559-26-9687 that sits on the north side of South Painter Road consisting of .19 acres for \$25,000.00. In total we'd compensate the County \$35,000.00 for the easement and additional land.

Last, as an improvement to the area, we will run a side walk outside our community the length of our property starting on the west boundary of our property on the north side of South Painter Road and continue the sidewalk to the intersection of South Painter Road and Monteith Gap Road.

We thank you and the Board of Commissioners for your consideration.

Sincerely,

Brantley Basinger

Brantley Basinger
Principal



625 Kentucky Street • Scottsdale, GA 30079 • Phone: 404-297-1037 •
E-Mail: bbasinger@me-dev.com Web: www.me-dev.com

Date: April 11, 2017

Mr. Don Adams
County Manager
Jackson County, NC
401 Grindstaff Cove Road
Suite A-207
Sylva, NC 28779

Dear Mr. Adams:

Mallory & Evans Development would like to request to be placed on the agenda for the Monday May 1, 2017 at 3 o'clock PM EST meeting with the Board of Commissioners. Our purpose for meeting with the County's Commissioners is to formally make the request to be granted a sewer and storm water easement across property owned by the county referenced as Cullowhee Community Garden, located on S Painter Rd, Tax Parcel # 7559-26-9687. As surveyed, we're proposing a 30' wide easement that would run south down the west property line of the County's parcel.

Mallory & Evans Development is an owner operator of high-end student housing communities in the southeastern United States, and has proposed a new townhome student housing development on the north side of S Painter Rd directly across the street from the County's property. This community would consist of approximately 400 bedrooms and 100 townhome units. We have currently submitted our development concept plan to the County for staff review and will go before the County Planning Board on Thursday May 11, 2017 for final plan approval.

In order for this development to proceed we will need the County Commissioners to grant the easement described above. We appreciate your willingness to listen, and your consideration in this matter.

Sincerely,

Brantley Basinger

Brantley Basinger
Principal

PRELIMINARY -DO NOT USE FOR CONSTRUCTION

NOTE:
THIS PLAN HAS BEEN PREPARED USING THE FOLLOWING SURVEY BY JACOBSON SURVEYING, INC., JACKSON COUNTY, NORTH CAROLINA. ALL INFORMATION SHOWN ON THIS PLAN IS
BASED ON THE SURVEY AND IS NOT TO BE USED FOR CONSTRUCTION. THIS PLAN IS
INTENDED TO BE USED AS A PRELIMINARY DESIGN. THIS PLAN SHOULD NOT BE USED FOR THE SALE
OR CONVEYANCE OF LAND OR AS A BASIS FOR ANY OTHER CONSTRUCTION. ANY CHANGES WILL BE
MADE AT A LATER DATE AND MAY REQUIRE ADDITIONAL NOTIFICATIONS TO THIS PRELIMINARY SITE
PLAN.



TYPICAL TOWNHOME BUILDING
80' TO SCALE

% IMPERVIOUS AREA SHOWN = 5.4 ACRES ±
OR 5.4 ACRES /11.6 ACRES = 47% IMPERVIOUS ±

396 STANDARD PARKING SPACES PLUS
22 VAN ACCESSIBLE ADA SPACES =
418 TOTAL PARKING SPACES SHOWN

11 EACH - 8 RESIDENCE TOWNHOME BUILDINGS
PLUS 1 EACH - 9 RESIDENCE TOWNHOME
BUILDING WITH 4 BEDROOMS PER RESIDENCE =
388 BEDROOMS IN 97 TOWNHOMES.

CONCEPTUAL LAND PLAN South Painter Road WCU Student Rental Housing Project

MALLORY & EVANS DEVELOPMENT, LLC - CLIENT

Jackson County, North Carolina
Updated April 10, 2017