

COUNTY OF JACKSON

BEFORE CASHIERS AREA COMMUNITY
PLANNING COUNCIL

CASHIERS VILLAGE APPLICATION
FOR SPECIAL USE PERMIT

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AFFIDAVIT OF GEOFF SMITH, P.E.

THE UNDERSIGNED, Geoff Smith, being first duly sworn, deposes and says:

1. I am over 18 years old and do not suffer from any disability. I have personal knowledge of everything stated in this affidavit.
2. I am a Senior Water Resources Engineer at Wildlands Engineering, Inc.
3. I hold a Bachelor of Science in Biological/Biosystems Engineering from Virginia Polytechnic Institute and State University and am a licensed Professional Engineer in the states of North Carolina, South Carolina and Virginia. I have previously been qualified and testified as an expert in stormwater engineering.
4. I have reviewed the Application for Special Use Permit submitted by Stephen Macaulay dated August 23, 2020, the accompanying site plan, and other supporting materials concerning the proposed Cashiers Village Development (the "Development").
5. I was tasked with reviewing the proposed Development and forming an opinion on whether the proposed use is reasonably compatible with natural and topographic features on the site and within the immediate vicinity of the site, given the proposed Development design and any mitigation techniques or measures proposed by the applicant. Additionally, I was asked to determine if the proposed use would substantially injure¹ adjoining or abutting properties and whether the proposed use complies with the Jackson County Unified Development Ordinance ("UDO") and North Carolina State law regarding stormwater management.
6. My review concludes that the proposed Development application, as currently submitted, does not comply with the Jackson County UDO's stormwater management requirements; would violate State laws concerning stormwater management within the outstanding resource waters of the Chattooga River; and, as currently submitted, would result in increased levels of stormwater discharge and sedimentation being released onto abutting properties along NC 107 and into Cashiers Lake and the Chattooga River. It is also my professional opinion that the proposed Development application in its current form is not reasonably compatible with the natural and topographic features of the site and within the immediate vicinity. Additionally, it is my opinion that the Development application, as submitted, has the potential to substantially injure abutting properties due to stormwater runoff that would be generated from the Development. The application in its current form, does not adequately demonstrate how the Development will mitigate the potential injury.

¹ The term "substantially injure" is used with the meaning attributed to it under the Jackson County UDO.

7. As a result, it is my opinion that the proposed Development, as currently submitted, does not adequately demonstrate how it will not cause stormwater and sedimentation damage to abutting and nearby property owners and members of the Chattooga Conservancy. Specifically, the proposed Development does not adequately address the appropriate handling and detention of increased stormwater runoff onto neighboring properties and increased stormwater runoff and sedimentation in Cashiers Lake and the Chattooga River, which will negatively impact water quality in the designate outstanding resource waters. The abutting properties where potential damages could occur include, but are not limited to, the following: 35 and 88 Bustle Lane, Cashiers, North Carolina 28717 and associated with PIN 7571-49-9789 and 7571-49-9888; and 71 Bustle Lane, Cashiers, North Carolina 28717 and associated with PIN 7571-59-0758.

8. My opinions and conclusions are based on an analysis that comports with best practices within the civil engineering profession and utilized generally accepted scientific methods within the industry.

FURTHER this Affiant sayeth not.

Sworn to this the 4th day of January 2021.



GEOFF SMITH, P.E.

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

AFFIRMATION

Pursuant to Emergency Directive 5 within the Order of the Chief Justice of the Supreme Court of North Carolina dated December 14, 2020, the undersigned swears under the penalties for perjury that the above-made representations are true.

This the 4th day of January 2021.



GEOFF SMITH, P.E.