

COUNTY OF JACKSON

BEFORE CASHIERS AREA COMMUNITY
PLANNING COUNCIL

CASHIERS VILLAGE APPLICATION
FOR SPECIAL USE PERMIT

)
)
)
)

AFFIDAVIT OF LAURA MOSER

THE UNDERSIGNED, Laura Moser, 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 own the properties located at 35 and 88 Bustle Lane, Cashiers, North Carolina 28717 and associated with PIN 7571-49-9789 and 7571-49-9888 (the "Properties"). The Properties are within fifty (50) feet of the proposed Cashiers Village Development (the "Development").

3. The only way to access my homes on the Properties is from Highway 107 South via Bustle Lane. I use Bustle Lane and Hwy. 107 to access grocery, medical, and all other services when at my Properties. Additionally both roads serve as the road through which all emergency medical and fire services access my home.

4. A GIS image of my Properties is depicted below and green stars identify their location. The approximate location of the proposed Development is indicated with red lines.

[GIS image on following page]



5. I have reviewed the application for special use permit submitted by Stephen Macauley, Member-Manager of Cashiers Village II, LLC. I have also reviewed the site plans and other supporting materials.

6. The application and supporting materials show that there will be at least two primary entrance to the Development along Hwy. 107 South (see applicant's Master Site and Zoning Plan) that will be used by the 914 residential units within the Development. The Application also appears to provide 1,400 parking spaces, which indicates that the developer anticipates that there could be at least that many vehicles accessing the various properties within the Development. There also appears to be an entrance to a parking area within the Development within a few hundred feet of my Properties. This traffic design will result in hundreds of daily vehicle trips that will cause undue traffic congestion and traffic hazards along Hwy. 107 where it meets Bustle Lane.

7. The Development application also proposes the construction of numerous structures, roads, and parking areas on steep slopes above my Properties that will require significant grading and addition of impervious surfaces, with associated perils. I believe this

would present a landslide risk to my Properties, Bustle Lane, and Hwy. 107, which are at the base of a steep portion of the Development property. In the event of a landslide, it appears that substantial dirt and debris associated with the construction of two or three large multi-family buildings and associated roads and parking areas could slide directly on to my Properties. It would also be difficult if not impossible for rescue vehicles to access my Properties in the event of a slide. Due to my age, being cut off from emergency medical care is a public health and safety risk for me and my family.

8. Additionally, the Development appears to maximize the use of impervious surfaces and, based on the topography of the site, it appears that stormwater will be channeled onto Hwy 107 and my Properties. The stormwater coming off of the proposed Development appears to pose a flooding risk for my Properties, Bustle Lane, and Hwy 107 South. If Hwy 107 floods as a result of the stormwater coming off of the Development, it would be difficult if not impossible for rescue vehicles to access my Properties. Being cut off from emergency medical care is a public health and safety risk for me and my family.

9. Preliminary investigations show that the Development will substantially injure the value of my Properties.

10. The above-identified: flooding, landslide, traffic, public health, stormwater, and loss of property value injuries would cause me to suffer damages that are distinct from the public at large because my Properties is one of the few that rely on Bustle Lane for access to Hwy 107 and emergency medical care. My Properties would also be uniquely damaged because of the loss of property value I would suffer and due to the fact that several of the Development's entrances are within a few hundred feet of my Properties. Only five (5) properties within the Cashiers Community rely on Bustle for access to Hwy 107, stores, and emergency medical services. As a result, by definition, I will suffer special damages that are distinct from the public at large.

FURTHER this Affiant sayeth not.

Sworn to this the 15th day of November 2020.


LAURA MOSER

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 October 15, 2020, the undersigned swears under the penalties for perjury that the above-made representations are true.

This the 15th day of November 2020.


LAURA MOSER