

COUNTY OF JACKSON

BEFORE CASHIERS AREA COMMUNITY  
PLANNING COUNCIL

CASHIERS VILLAGE APPLICATION )  
FOR SPECIAL USE PERMIT )

**AFFIDAVIT OF DANIEL FINDLEY**

THE UNDERSIGNED, Daniel Findley, 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 Research Associate with the Institute for Transportation Research and Education at North Carolina State University and an Adjunct Professor with North Carolina State University's Department of Civil, Construction, and Environmental Engineering.

3. This affidavit is provided in my individual capacity and not as an employee of North Carolina State University.

4. I hold a Ph.D in Civil Engineering, a Masters in Civil Engineering, and a Bachelors of Science in Civil Engineering (Summa Cum Laude) from North Carolina State University, and am a licensed Professional Engineer in the State of North Carolina. I am an author of three textbooks and 36 peer reviewed journal articles. Specifically, related to the impacts of developments on roadways, I was the author of Chapter 22: Traffic Access and Impact Studies in the Institute of Transportation Engineers' Manual of Transportation Engineering Studies along with two journal articles related to trip generation.

5. 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").

6. I was tasked with reviewing the proposed Development and developing an opinion on whether the proposed use will create undue traffic congestion or a traffic hazard.

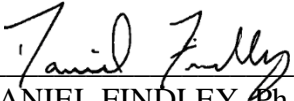
7. My review concludes that the proposed development will create substantial and undue traffic congestion as a result of the intensity of the proposed land use changes for the roadways in their current configuration, as well as traffic hazards at the proposed intersection of NC 107/Frank Allen Road/Valley Road.

8. As a result, it is my opinion that the proposed development will result in special traffic damages for abutting and nearby property owners who utilize the public roads adjacent to the proposed Development for access to their properties. These properties include, but not limited to, the following: 91 Monte Vista Road, Cashiers, North Carolina 28717 and associated with PIN 7572-52-7025; 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.

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

FURTHER this Affiant sayeth not.

Sworn to this the 4<sup>th</sup> day of January 2021.

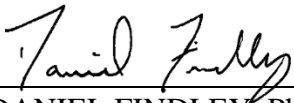
  
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DANIEL FINDLEY, Ph.D, P.E.

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 4<sup>th</sup> day of January 2021.

  
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DANIEL FINDLEY, Ph.D, P.E