

## RMR CONSTRUCTION CO., INC.

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September 17, 2013

Project: Thomasville Acres Subdivision

Planning and Development  
Catawba County Subdivision Review Board  
Newton, NC 28658

RMR Construction Co., Inc. would like to request at this time to the board that a previous condition placed upon the above subdivision be reconsidered. Please reference the enclosed letter dated June 28, 2007 lettered #2a showing a condition of shared driveways for Lots 1&2, Lots 15&16, and Lots 17&18.

Brief History: Thomasville Acres is a Subdivision that was established in the first quarter of 2008. There are a total of 17 lots within the development. The enclosed highlighted map shows a total of 18, however, RMR decided to combine lots #14 and #15 and pay the County \$12,029.00 in lieu of providing any Green Space. Please take note of the provided recorded version of the subdivision for your review. Presently, Lots #3 thru 14 have been improved and sold to individual homeowners. All of these Lots have Driveways that are connected to Thomasville Road. This leaves remaining Lots 1, 2, 15, 16, and 17 which all front County Home Road. RMR is currently in the process of improving Lot #2 and has concerns moving forward due to the condition of shared driveways.

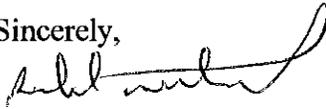
There are a few issues at play here. Firstly, the positioning of the homes on the remaining lots are predicated by the Environmental Health Department due to the subdivision not having access to a City Sewer System. With the homes required to sit so close to the Front Property Line there is little room for a much needed turnaround. In fact the turnarounds for Lots #1 and #2 for example would be partially on the road right away. Additionally, the awkward angle where the driveway entrance and the turnaround meet would create a hazard for anyone that would need to turn right from Lot #2's driveway or visa-versa with Lot #1's drive. Please see enclosed drawing of shared driveway. Thirdly, the elevation of these lots that remain is a true obstacle and potential hazard to the public

as well and is magnified due to the required short distance between the Houses and Street. Please see enclosed photo showing the steepness of the elevation.

With the circumstances mentioned above, we hereby request that the board review RMR Construction Co., Inc.'s proposal to allow single driveways for Lots #1, 2, 16, and 17 of Thomasville Acres Subdivision. We would like to continue to develop these remaining lots in the most safe, practical and efficient way possible.

Thanks for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Matthews", written in a cursive style.

Richard Matthews  
Mike Matthews  
RMR Construction Co., Inc.