

January 14, 2019

Mr. Chris Timberlake
Catawba County Senior Planner
25 Government Drive
Newton, NC 28658

RE: The View at Blackthorne Manor

Dear Mr. Timberlake

Greg Crawley, an owner and representative of Blackstone Development Group LLC and Tottenham Building Company, LLC is applying to have approximately 14+ acres of property in Sherrill's Ford, NC, best utilized for a multi-family Planned Development. The requested Planned Development is intended to be a pleasing addition to Catawba County and beneficial to the local community and it's economy.

About Tottenham Building Company:

Greg Crawley is the sole owner of Tottenham Building Company, LLC and has worked in all aspects of Construction and Land Development for 36 years, including, but not limited to Luxury Single Family, Multi-Family, Commercial, and Industrial.

Project Description:

The proposed project, "The View at Blackthorne Manor", is to consist of approximately 280 Condominiums and a Restaurant with a Wedding Venue and Bed & Breakfast, Located on Highway 150, directly adjacent to Lake Norman Marina. The Condos will range from 1,300 SF to 1,900 SF. The building will be 4-5 Levels tall, not including the single level parking deck. Maximum height of the Condo building at its highest point is expected to be around 75-80 feet Tall. The parking for the residents will be in a parking garage underneath the Condominiums. Parking for the Restaurant and other amenities will be outside. The B&B will include approximately 20-25 Suites. Although the residential structure is proposed at the top of the ridge, away from neighboring properties, the most northern end of the Condo building will encroach about 20' into the 50' buffer, which is presently required. In consideration of our plans to purchase the neighboring property, thereby alleviating the buffer violation, we request that the buffer in this area remain at 30'. There has been a particular effort put forward in this design to maximize natural areas including walking paths, Botanical Gardens and a 3-4 acre lake on site, among other natural amenities.

It is our intention to complete the project in less than 3 years and it is our hope that the "The View at Blackthorne Manor" is a great addition to the Hwy 150 corridor as well as an amenity for all of Sherrill's Ford and the surrounding areas.

Sincerely,

Greg P Crawley

