

Zoning Case No.: **W-3515**

Property Address: **4027 Vest Mill Road, 4100 Vest Mill Road, and 4102 Vest Mill Road**

Parcel Identification Number(s): **6804-98-7350, 6804-97-9911, 6814-07-1504, 6814-07-4623, 6804-97-7578, and 6804-97-8660**

Hereinafter referred to as the "Property"

**WRITTEN CONSENT TO CONDITIONS
PURSUANT TO 160D-703**


1. I hereby certify that authority has been given to me, by all owners of the Property, to consent to the conditions of the special use district approval.
2. I hereby consent to the following conditions, as required by North Carolina General Statute 160D-703:
 - **PRIOR TO ISSUANCE OF ANY PERMITS:**
 - a. Developer shall abandon any unused right-of-way for Vest Mill Road. A deed from NCDOT relinquishing control of their portion of the right-of way shall be furnished to the City of Winston-Salem prior to final right-of-way closure approval.
 - **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater treatment device into any buffer areas, existing vegetated areas designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - The completion of sidewalk connections on Vest Mill Road.
 - c. Developer shall make payment to the City of Winston-Salem for the Stratford Road Impact Fee.
 - **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
 - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the driveway permit(s).

- b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - c. Developer shall record a final plat in the office of the Register of Deeds dedicating the new Vest Mill Road right-of way as shown on the approved site plan.
3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 22 day of February, 2022.

x JEROME CAPISTRANO

2/22/2022

By: 
Name: Christopher West
Title: Notary Public
Date: Feb 22, 2022

