

Zoning Case No.: **W-3512**

Property Address: **1022 Sedge Garden Road,
1400 Union Cross Road, 1404 Union
Cross Road, 1408 Union Cross Road**

Parcel Identification Number(s): **6875-41-4968,
6875-41-3896, 6875-41-2962, 6875-41-2797,
6875-42-1075**

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 THE 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 management device into any buffer areas, vegetation 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 and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Dedication of 75 feet of right-of-way from the centerline of Union Cross Road and 40 feet of right-of-way from the centerline of Sedge Garden Road;
 - Installation of sidewalk along the Sedge Garden Road frontage; and
 - Installation of a left-turn lane with fifty (50) feet of storage along Sedge Garden Road.
 - **PRIOR TO THE 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 THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building

elevations as verified by Planning staff.

• **OTHER REQUIREMENTS:**

- a. Freestanding signage shall be limited to one monument sign along Union Cross Road and one monument sign along Sedge Garden Road. Each sign shall have a maximum height of 6 feet and a maximum copy area of 36 square feet.
 - b. Developer shall install the plantings required in a 10-foot Type I bufferyard in place of a streetyard, as shown on the proposed site plan. Spacing of shrubs in this bufferyard shall not be greater than 18 inches, measured tip to tip.
3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 17th day of December, 2021.

By: 
Name: Meredith W. Rice JR
Title: Vice President
Date: 12/17/21