

Zoning Case No.: W-3632

Property Address: 4015 North Cherry Street

Parcel Identification Number(s): 6827-62-9642

*Hereinafter referred to as the "Property"*

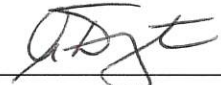
WRITTEN CONSENT TO CONDITIONS  
PURSUANT TO 160D-703

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 BUILDING PERMITS:**
    - a. A negative access easement along the site's McCanless Street frontage shall be recorded along with any dedication of public-right(s) of way.
    - b. The developer shall submit a stormwater management study 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 or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
    - c. The developer shall cordon off all areas shown on the site plan as critical root zones for the Tree Save Area. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
    - d. The developer shall obtain driveway permits from the City of Winston-Salem and NCDOT; additional improvements and dedication of additional right-of-way may be required prior to issuance of the driveway permits.
    - e. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
    - f. Building elevations shall demonstrate that all public utilities and related facilities, heating, ventilation, and air conditioning (HVAC) units, including on-ground and rooftop mechanical systems, and dumpsters, are located and/or shielded so as to not be visible from any public rights-of-way.
    - g. Building elevations shall demonstrate that all dumpster screening consists of an opaque, six-foot high wall made of brick or brick veneer.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. The 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.
  
- **OTHER REQUIREMENTS:**
  - a. Freestanding signage shall be limited to one sign along Polo Road and one sign along Cherry Street, each with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. Entrance and exit signs at the site's access points onto Polo Road and Cherry Street shall be allowed in accordance with UDO Section 6.5.1.E.7.
  - b. No freestanding signage shall be allowed within one hundred (100) feet of McCanless Street.


3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 19<sup>th</sup> day of September, 2024.

By:   
Name: ALEX DMYTERKO  
Title: CO-MANAGER, STREAMS STORAGE LLC  
Date: 9/19/2024

SOUTH  
STATE OF ~~NORTH~~ CAROLINA  
COUNTY OF GREENVILLE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Co-Manager.

Notary Public:   
Printed Name: Deborah Conant  
Commission Expires: 5/24/2028

Deborah Conant  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires 5/24/2028