

Zoning Case No.: W-3652

Property Address: 0 Indiana Avenue

Parcel Identification Number(s): PIN 6817-97-0305

*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. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Additional improvements may include but are not limited to:
  - Installation of left and right turn lanes with a minimum of 50' storage and appropriate taper. Dedicate additional ROW for these improvements.
  - Installation of required curb and gutter and sidewalk along the entire Indiana Avenue frontage.

- **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. 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.
- c. A 10' Type I bufferyard shall be planted along the frontage of Indiana Avenue until its intersection with Appomattox Drive. The remainder of the site frontage west of the Appomattox Drive intersection shall be planted with two (2) deciduous trees per 100 feet.

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

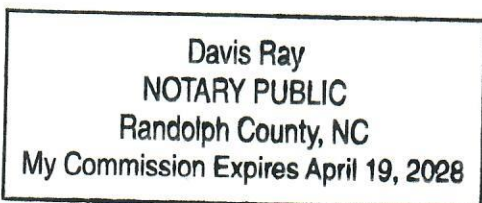
This the 16 day of JUNE, 2025.

By:   
Name: C. CRAIG STONE  
Title: MANAGER  
Date: JUNE 16, 2025

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

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: C. CRAIG STONE, MANAGER



Notary Public: 

Printed Name: DAVIS RAY

Commission Expires: APRIL 19, 2028