

Zoning Case No.: W-3656

Property Address: 24 Fairlawn Court

Parcel Identification Number(s): 6817-83-1559

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 BUILDING PERMITS:

- a. The exterior walls of all buildings on the subject property must consist of a minimum of sixty-five percent (65%) brick. Brick color shall be consistent with the brick colors "Milwaukee" and "St. Windsor Thin Brick".
- b. The front façade of the structure facing Fairlawn Drive shall be composed of fifty 50% transparency including windows and doors as shown on the proposed building elevations.
- c. All rooftop HVAC equipment located on the subject property shall be completely screened from view along all public streets.

• **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. Freestanding signage shall be limited to a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. Freestanding signage for the entire subject property shall be constructed of the same material. Monument signs shall consist of a brick base with a brick or precast cap.
- b. Streetyard plantings for the entire subject property shall consist of Shumard Oaks (Quercus Shumardii) or comparable variety for the trees and Carissa Holly (Ilex cornuta 'Carissa') or comparable variety for the shrubs which shall be the primary plant materials. Additional trees and shrubs may be used to supplement the required species listed above.

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 August, 2025.

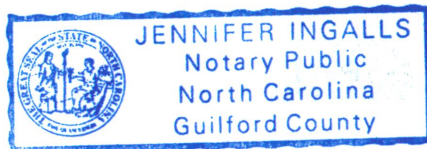
By: 
Name: Nicholas K. Blackwood
Title: Attorney for Petitioner
Date: August 22, 2025

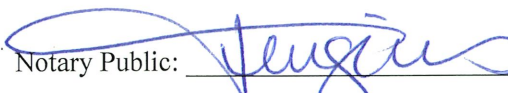
STATE OF NORTH CAROLINA

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: Nicholas K. Blackwood.

Date: 8-22-2025



Notary Public: 
Printed Name: Jennifer Ingalls
Commission Expires: 11-18-2026