

Zoning Case No.: W-3643

Property Address: 4751 Yadkinville Road

Parcel Identification Number(s): 5897-77-3307

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 OCCUPANCY PERMITS:**
 - a. The developer shall install a twenty (20) foot Type II bufferyard along the Transou Road frontage which shall continue 550 feet westward along the Yadkinville Road frontage of the site.
 - b. The developer shall install an eighty (80) foot wide Type III bufferyard along the frontage with Mickle Road meeting the forty (40) foot Type III bufferyard planting requirements.
 - **OTHER REQUIREMENTS:**
 - a. Outdoor storage of boats, RVs, and other similar vehicles shall be prohibited.
 - b. The maximum building height shall be thirty (30) feet.
 - c. The site shall be allowed a maximum of two (2) freestanding monument signs with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. All freestanding signs shall be limited in placement to either the Yadkinville Road or Transou Road frontage. No freestanding sign shall be permitted within one hundred (100) feet of the Mickle Road right-of-way.
 - d. All property within 300 feet of Stimpson Drive, as measured eastward along the southern property line from the intersection of Stimpson Drive and Yadkinville Road, shall remain undisturbed.

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

This the 2nd day of April, 2025.

By: Koz Properties, LLC Matthew Korkelic
Name: Matthew Korkelic
Title: Owner
Date: 4/2/25

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

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: Matthew Korkelic.

Notary Public: Zimuza Ozodigwe

Printed Name: Zimuza Ozodigwe

Commission Expires: 03/26/2029

