

Zoning Case No.: W-3631

Property Address: 4697 Yadkinville Road

Parcel Identification Number(s): Portion of 5897-87-1684


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. Developer shall photo-document the applicable historic resource, along with any existing structures on the site, using the Architectural Resources Documentation Form available from Historic Resources staff.
 - **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. The developer shall obtain a driveway permit from both the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permits.
 - **PRIOR TO THE SIGNING OF FINAL PLATS:**
 - a. Developer shall record a negative access easement along the frontage of Transou Road.
 - b. Developer shall record a cross-access easement with the remainder of the Pfafftown Center shopping center property. Any proposed parking agreements shall be referenced on the final plat.
 - c. Developer shall dedicate an additional ten (10) feet of right-of-way along the Transou Road site frontage.
 - **PRIOR TO CERTIFICATE(S) OF OCCUPANCY**
 - a. The developer shall record a final plat with the above requirements shown.

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

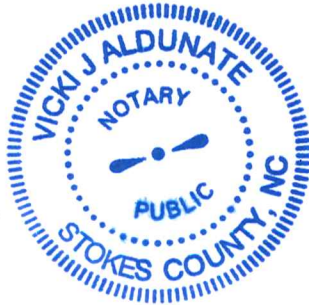
This the 17TH day of September, 2024.

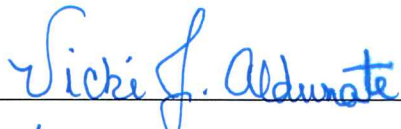
By: 
Name: Oscar Thomas Fowler III
Title: President
Date: 9-17-2024

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: Oscar Thomas Fowler III.



Notary Public: 
Printed Name: Vicki J. Aldunate
Commission Expires: 5-1-2027