

Zoning Case No.: W-3611

Property Address: 2285 Winterhaven Lane

Parcel Identification Number(s): 6804-80-4359

*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 proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
    - b. All buildings, including dumpsters, shall use brick as the main exterior treatment, including the rear and sides. Other materials such as siding, stucco, etc are allowed as complimentary elements.
    - c. All rooftop HVAC equipment shall be screened from view of the adjacent streets.
  - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
    - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
    - b. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners' Association.
  - **OTHER REQUIREMENTS:**
    - a. Any hotel use is limited to three (3) stories in height and shall be located within six hundred (600) feet of the South Stratford Road right-of-way line.
    - b. Developer shall be permitted one (1) freestanding sign to be located along South Stratford Road. This sign shall have a maximum height of six (6) feet and a maximum area of thirty-six (36) square feet. Electronic message board signs shall not be permitted.
    - c. Per the site plan, no vehicular traffic access is permitted directly to South Stratford Road from the subject property. Any subsequent request for direct vehicular access to South Stratford Road will require a Site Plan Amendment.

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

This the 4<sup>TH</sup> day of ~~March~~<sup>APRIL</sup>, 2024.

By: TAMMY KAHM  
Name: [Signature]  
Title: ACM  
Date: 4/4/2024

STATE OF NORTH CAROLINA  
COUNTY OF Wake

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: ACM.

Notary Public: [Signature]

Printed Name: Christie Stewart-Reese

Commission Expires: 02-01-2026

CHRISTIE STEWART-REESE  
Notary Public, North Carolina  
Wake County  
My Commission Expires  
February 01, 2026