

Zoning Case No.: W-3554

Property Address: 0 Stafford Place Boulevard

Parcel Identification Number(s): 6823-51-3070  
and 6823-51-8174

*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 GRADING PERMITS:**
    - a. The developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
    - b. The developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
    - c. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit.
  - **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.
    - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
    - c. The developer shall install a six-foot high opaque fence along the rear of the southern common recreation area as depicted on the site plan.
    - d. Dedication of public access easement from the southern stub of Sides Brook Court to the intersection of Stafford Place Court and Stafford Forest Drive should a through street is connected with Cedar Post Road.

• **OTHER REQUIREMENTS:**

a. Dedication of public access easement from the southern stub of Sides Brook Court to the intersection of Stafford Place Court and Stafford Forest Drive, should a street be made with Cedar Post Road.

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

This the 16<sup>th</sup> day of January, 2025.

By:   
Name: C. CRAIG STONE  
Title: MANAGER, WYNNFIELD FORWARD, LLC  
Date: 1.16.2023

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.



Notary Public: 

Printed Name: Colleen H Beard

Commission Expires: 1.13.2023