

Zoning Case No.: W-3574

Property Address: 102 Laura Avenue, 106 Laura Avenue, 110 Laura Avenue, 5421 University Parkway, and 5425 University Parkway.

Parcel Identification Number(s): 6828-33-3057, 6828-33-2034, 6828-33-1022, 6828-32-2829, and 6828-32-2830.

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 submit a stormwater management study 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 management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
- b. The developer shall obtain a driveway permit from the North Carolina Department of Transportation; additional improvements may be required prior to issuance of the driveway permits. Additional improvements include but are not limited to:
 - A fee-in-lieu of sidewalks for the frontage along University Parkway.

• **OTHER REQUIREMENTS:**

- a. The subject property shall not have access onto Laura Avenue.
- b. The proposed 20-foot Type III Bufferyard shall be extended west along the northern property line of the subject property for a minimum of one hundred and five (105) feet.
- c. Freestanding signage shall be limited to one (1) monument sign for each of the two proposed zoning parcels with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
- d. No exterior amplification, exterior loudspeakers, or similar devices (including a customer call system) that are audible beyond the boundaries of the subject property shall be installed.

- e. All storage tanks and trash containers located on the subject property shall be screened in a manner architecturally compatible with the buildings located on the subject property and utilizing the same building materials as the principal buildings.
 - f. No structure of a temporary nature shall be allowed on the property except that during construction, a construction trailer may be utilized.
3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 21st day of June, 2023.

By: _____

Name: _____

Title: _____

Date: _____

[Signature]

Brandon Kutler

Manager

06/21/2023

STATE OF NORTH CAROLINA

COUNTY OF Fulton

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: Brandon Kutler.



Notary Public: _____

[Signature]
Aaron Gentilucci

Printed Name: _____

Aaron Gentilucci

Commission Expires: _____

02/03/2026