

Zoning Case No.: W-3667

Property Address: 0 Bethabara Road

Parcel Identification Number(s): 6817-86-9631
and 6817-86-7614

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 INFRASTRUCTURE PERMITS:**
 - a. A stormwater management permit may be required for this development to demonstrate compliance with the applicable provisions of the City of Winston-Salem's Post-Construction Stormwater Management Ordinance.
 - b. The developer shall obtain a commercial infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the commercial infrastructure permit(s). Required improvements or fee-in-lieu for the project will include:
 - Relocate primary driveway to align with Bethabara Road/Old Town Road intersection.
 - **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 infrastructure permit(s).
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

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

This the 14 day of OCTOBER, 2025.

By:

Name:

Title:

Date:

[Signature]

LUKE A. DICKEY

AGENT FOR PETITIONER / STIMMEL ASSOC. P/S

10/14/2025

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: LUKE A. DICKEY.



Notary Public:

[Signature]

Printed Name:

Leo Martin

Commission Expires:

9/04/2028