

Zoning Case No.: **W-3531**

Property Address: **0 Arnold Avenue**

Parcel Identification Number(s): **6833-36-2083**

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 City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Additional improvements include:
 - Payment of a fee in lieu of installing sidewalk along the South Main Street frontage;
 - Dedication of right-of-way 45 feet from the centerline of Arnold Avenue; and
 - Installation of sidewalk along the Arnold Avenue frontage.
 - **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. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Developer shall complete all requirements of the driveway permit(s).
 - **OTHER REQUIREMENTS:**
 - a. As shown on the proposed site plan, the developer shall install a 20-foot Type II bufferyard along the shared boundary with PIN 6833-36-1113 except where the force main easement exists.

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

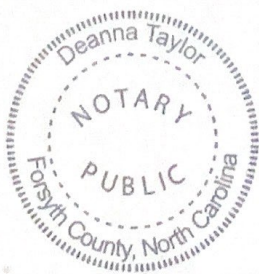
This the 21st day of July, 2022.

By: James Taylor
Name: Eagle Properties
Title: Member/manager
Date: 7-21-22

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: _____.



Notary Public: Deanna Taylor

Printed Name: Deanna Taylor

Commission Expires: January 20, 2026