

Zoning Case No.: W-3599

Property Address: 2400 Jay Avenue

Parcel Identification Number(s): PINs 6823-30-0888, 6823-31-4204, 6823-31-8123, and 6823-41-4147.

Hereinafter referred to as the "Property"

WRITTEN CONSENT TO CONDITIONS
PURSUANT TO 160D-703

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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 THE ISSUANCE OF ANY PERMITS:**
 - a. Portion of Jay Avenue to be closed as represented on W-3599 site plan.
 - **PRIOR TO THE 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 DOT and NCDOT; additional improvements may be required prior to issuance of the driveway permits.
 - **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Any retaining wall shall be earth tone in color or shall match the color of the primary building, as verified by Planning staff.
 - **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. The developer shall complete all requirements of the driveway 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 17th day of October, 2023.

By: Chris Raughley
Name: Chris Raughley
Title: VP Land Development
Date: 10.17.23

STATE OF NORTH CAROLINA

COUNTY OF Durham

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: Chris Raughley VP Land Development.

Notary Public: [Signature]

Printed Name: Sarah-Catherine W. Burns

Commission Expires: July 27 2028

SARAH-CATHERINE W BURNS
Notary Public, North Carolina
Durham County
My Commission Expires
July 27, 2028