

Zoning Case No.: W-3635

Property Address: 4517 Country Club Road

Parcel Identification Number(s): 6805-71-3042  
and 6805-70-1977

*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 ISSUANCE OF BUILDING PERMITS:**
      - a. The developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s).
      - b. 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. In addition to meeting all post-construction stormwater management ordinance design standards for quality and quantity, the plan must also manage the 50-year peak storm event. Relocation or installation of any stormwater management device into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent land with residential zoning shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
    - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
      - a. The developer shall complete all requirements of the driveway permit(s).
    - **OTHER REQUIREMENTS:**
      - a. Freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
      - b. The developer shall record a 26-foot-wide cross-access easement with PIN 6805-60-9999 to the west of the site.

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

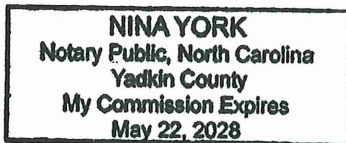
This the 18 day of November, 2024.

By: Janet Sheppard  
Name: Janet Sheppard  
Title: Member / Manager  
Date: 11.18.24

STATE OF NORTH CAROLINA

COUNTY OF Davie

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: Janet Sheppard - Manager.



Notary Public: Nina York

Printed Name: Nina York

Commission Expires: May 22, 2028