

Zoning Case No.: W-3603

Property Address: 0 Joyce Avenue

Parcel Identification Number(s): PINs 6808-83-0826; a portion of 6808-73-5690; a portion of 6808-74-7686; a portion of 6808-85-6521; a portion of 6808-85-8133; a portion of 6808-94-0990; and PINs 6808-84-7562, 6808-84-5369, 6808-84-4339, and 6808-84-5406

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 THE ISSUANCE OF ANY PERMITS:**
 - a. Developer shall abandon any unused right-of-way that has been formally dedicated and accepted by the City or NCDOT.
 - **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; 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 buildings, as verified by Planning staff.
 - **PRIOR TO THE SIGNING OF PLATS:**
 - a. Developer shall build public streets to City public street standards.
 - b. Developer shall complete all requirements of the driveway permit.
 - c. All documents, including covenants, restrictions, and homeowners' association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space

declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.

• **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.

• **OTHER REQUIREMENTS:**

- a. Developer shall provide and maintain the construction entrance for the project via the proposed Bethania Forest Drive as shown on the site plan. No construction entrance shall be permitted via Joyce Avenue. Any construction traffic on Joyce Avenue shall be limited to that which is necessary to extend Joyce Avenue onto the subject property.

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

This the 6th day of January, 2024.

By: Chris Raughley
Name: Chris Raughley
Title: VP Land Development
Date: 2.6.24

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

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

Notary Public: [Signature]

Printed Name: Sarah-Catherine Burns

Commission Expires: July 27, 2028