

Zoning Case No.: W-3535

Property Address: 4523 and 4527 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

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 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.
 - b. 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). Required improvements include:
 - Installation of right turn lanes at both entrances and
 - Installation of sidewalk along the entire Country Club Road frontage with curb ramps where required.
 - **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 driveway permit(s).
 - b. The developer shall install the opaque brick wall/fence and plantings in accordance with the plan for alternative compliance for the required bufferyard along the northern property boundary.

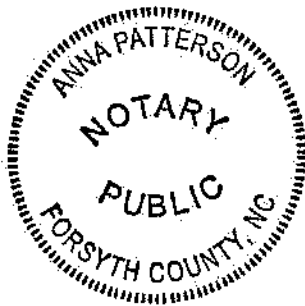
3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 18th day of July, 2022.

By: Dana Foster Minton
Name: Dana Foster Minton
Title: Owner
Date: 7/18/2022

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: Dana Foster Minton.



Notary Public: Anna Patterson

Printed Name: Anna Patterson

Commission Expires: May 15, 2027