

Zoning Case No.: W-3598

Property Address: 791 Teague Road

Parcel Identification Number(s): 6843-25-8982
and 6843-34-3776

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 ANY 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.
 - **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. 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 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.
 - d. The right-of-way dedication plat shall dedicate a future construction easement at the terminus of Greybrier Drive sufficient to allow for future construction of a public street.

- e. The right-of-way dedication plat shall include the following note where stub streets are shown: *Stub Street connection has been designated as a "Through Street."*

 - **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. The developer shall install an enhanced fifteen (15) foot Type II Bufferyard adjacent to current Tax PIN 6843-14-7944, beginning at its common corner on the northern right-of-way of Teague Road with the development approved pursuant to Zoning Case No. W-3598, and extending northward until the point of development activity cessation adjoining Tax PIN 6843-14-7944 (approximately 260 feet in length). The enhanced schedule will consist of four (4) deciduous trees, twelve (12) primary evergreen plants, and twenty (20) supplemental evergreen shrubs per 100 linear feet. This requirement does not supplant all other applicable bufferyard standards.
3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 8 day of December, 2023.

By: 
Name: DAVID B COE
Title: member/manager HAZY SKIES, LLC
Date: 12/8/23

STATE OF NORTH CAROLINA

COUNTY OF Davison

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: David B. Coe.

LYNN A LEVENTRY
Notary Public, North Carolina
Forsyth County
My Commission Expires
May 17, 2026

Notary Public: Lynn A. Leventry

Printed Name: Lynn A- Leventry

Commission Expires: May 17, 2026