

Zoning Case No.: W-3503

Property Address: 4505 Yadkinville Road

Parcel Identification Number(s): 6807-07-3994

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 GRADING PERMITS:**
 - a. 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. Relocation or installation of any stormwater management device into any buffer areas, vegetation designated to remain, or near adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - b. 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:
 - Dedication of thirty (30) feet of right-of-way from the centerline of Yadkinville Road and installation of a right turn lane at the proposed entrance along that frontage, with twenty-five (25) feet of storage and appropriate taper; and
 - Dedication of forty-five (45) feet of right-of-way from the centerline of Grandview Club Road and widening of Grandview Club Road with curb, gutter, and sidewalk consistent with and connecting to the improved section to the north.
 - **PRIOR TO THE 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 THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - **OTHER REQUIREMENTS:**
 - a. Developer shall install a three-foot berm planted with a 40-foot Type II bufferyard along the Yadkinville Road frontage. Bufferyard plantings shall be installed at the crest of the

berm.

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 December, 2021.

By: *Robert Weidl*
Name: Robert Weidl
Title: Member Manger
Date: December 17, 2021

NICKIE PARKER
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 04-12-2026

Nickie Parker
12-17-2021