

Zoning Case No.: W-3659

Property Address: 3078 Sides Road

Parcel Identification Number(s): 6823-75-8215

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 INFRASTRUCTURE PERMITS:**
 - a. The developer shall obtain a commercial infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the commercial infrastructure permits. Required improvements will include installation of sidewalks along Sides Road and Peters Creek Parkway.
 - b. Developer shall submit 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 by the City of Winston-Salem.
 - **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 THE SIGNING OF PLATS:**
 - a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds.
 - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the infrastructure permit(s).
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - c. Any required "as-built" plats shall be recorded with the Register of Deeds.

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

This the 29 day of 9, 2025.

By: Walter T. Wilson
Name: WALTER T. WILSON
Title: _____
Date: 9.29.2025

STATE OF NORTH CAROLINA

COUNTY OF Gro. Hord

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: Walter T. Wilson.

DANIEL W COPE
Notary Public
Davidson Co., North Carolina
My Commission Expires May 17, 2028

Notary Public: Daniel W Cope
Printed Name: Daniel W Cope
Commission Expires: 5.17.2028