

Zoning Case No.: W-3643

Property Address: 4751 Yadkinville Road

Parcel Identification Number(s): 5897-77-3307

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 OCCUPANCY PERMITS:**
 - a. The developer shall install a twenty (20) foot Type II bufferyard along the Transou Road frontage which shall continue 550 feet westward along the Yadkinville Road frontage of the site.
 - b. The developer shall install an eighty (80) foot wide Type III bufferyard along the frontage with Mickle Road meeting the forty (40) foot Type III bufferyard planting requirements.
 - c. The developer shall install a decorative metal fence along the Transou Road frontage which shall continue 550 feet westward along the Yadkinville Road frontage interior to the specified bufferyard. The design and materials shall be substantially similar in appearance and specifications shown on the attached "Fence Exhibit".
 - **OTHER REQUIREMENTS:**
 - a. Outdoor storage of boats, RVs, and other similar vehicles shall be prohibited.
 - b. The maximum building height shall be thirty (30) feet.
 - c. The site shall be allowed a maximum of two (2) freestanding monument signs with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. All freestanding signs shall be limited in placement to either the Yadkinville Road or Transou Road frontage. No freestanding sign shall be permitted within one hundred (100) feet of the Mickle Road right-of-way.
 - d. All property within 300 feet of Stimpson Drive, as measured eastward along the southern property line from the intersection of Stimpson Drive and Yadkinville Road, shall remain undisturbed.
 - e. There shall be no vehicular access permitted on Mickle Road.
 - f. Exterior structural façades fronting the Yadkinville Road and Transou Road rights-of-way shall be constructed with brick.

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

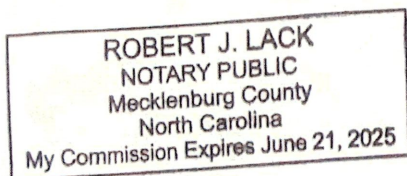
This the 16th day of May, 2025.

By: Matthew Kostelic
Name: Matthew Kostelic
Title: Owner
Date: 5/15/2025

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: Matthew Kostelic.



Notary Public: Robert J. Lack

Printed Name: Robert J. Lack

Commission Expires: June 21, 2025