

Zoning Case No.: W-3650

Property Address: 0 Willard Road

Parcel Identification Number(s): PINs 6844-72-7591 and 6844-72-8121

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.
 - b. 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 by the City of Winston-Salem.
 - **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a tentative plat in the office of the Register of Deeds. The plat shall show tentative building locations and all access and utility easements.
 - b. 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. Final plats must show common open space declarations.
 - b. Prior to the conveyance of any individual units to private ownership, the developer shall record final "as-built" plats to be reviewed by Planning staff
 - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. 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.
 - 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 4th day of August, 2025.

By: JEFFREY Hinsdale
Name: Jeffrey B Hinsdale
Title: Owner
Date: 8-4-2025

STATE OF NORTH CAROLINA

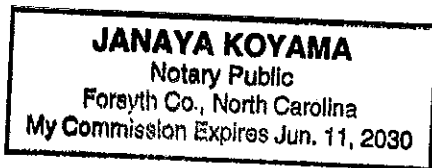
COUNTY OF Forsyth

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: Jay Koyama

Notary Public: Jay Koyama

Printed Name: Janaya Koyama

Commission Expires: June, 11, 2030



Zoning Case No.: W-3650

Property Address: 0 Willard Road

Parcel Identification Number(s): PINs 6844-72-7591 and 6844-72-8121

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.
 - b. 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 by the City of Winston-Salem.
 - **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a tentative plat in the office of the Register of Deeds. The plat shall show tentative building locations and all access and utility easements.
 - b. 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. Final plats must show common open space declarations.
 - b. Prior to the conveyance of any individual units to private ownership, the developer shall record final "as-built" plats to be reviewed by Planning staff
 - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. 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.
 - 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 1 day of August, 2025.

By: Lisa Hinsdale Goins
Name: Lisa Hinsdale Goins
Title: owner
Date: 8-1-2025

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: Lisa Hinsdale Goins

Notary Public: Amber Elaine Holbrook Pavlik

Printed Name: Amber Elaine Holbrook Pavlik

Commission Expires: 6/21/27

