

Zoning Case No.: W-3651

Property Address: 1035 East Clemmons ville Road

Parcel Identification Number(s): PIN 6844-04-4216

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 COMMERCIAL INFRASTRUCTURE 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.
- b. The developer shall obtain a commercial infrastructure permit from NCDOT and WSDOT; additional improvements or fee-in-lieu may be required prior to issuance of the commercial infrastructure permits. Required improvements or fee-in-lieu for project may include:
 - Provide left and right turns on Thomasville Road
 - Driveway connection to Clemmons ville Road should be right-in/right-out only.

• **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 THE ISSUANCE OF BUILDING PERMITS:**

- a. Developer shall record a negative access easement along the frontage of Thomasville Road and East Clemmonsville Road.

- b. Building materials for the Shopping Center, Small shall comply with the following standards:

- Only the following building siding materials shall be allowed:

- Brick and brick veneer;
 - Stone, stone veneer, and cultured stone;
 - Precast concrete panels provided they are textured and contain architectural detailing;
 - Concrete Masonry Units (CMU) provided they are split face and textured;
 - Fiber Cement Siding (Hardie Board);
 - Glass;
 - Stucco with architectural detailing; and
 - Wood.

- **PRIOR TO THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

- a. The developer shall complete all requirements of the driveway permit(s).

- b. All commercial infrastructure permitting must be completed for Phase 1.

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

This the 13th day of June, 2025.

By: [Signature]

Name: ABDUL QURESHI

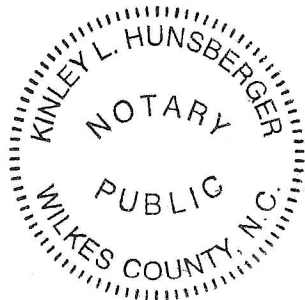
Title: OWNER

Date: 06/13/25

STATE OF NORTH CAROLINA

COUNTY OF Wilkes

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: Abdul Qureshi.



Notary Public: [Signature]

Printed Name: Kinley L Hunsberger

Commission Expires: 9/12/26