

Zoning Case No.: W-3682

Property Address: 791 Teague Road

Parcel Identification Number(s): 6843-25-6746

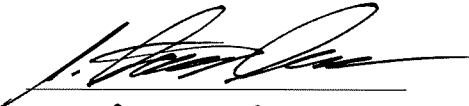
Hereinafter referred to as the "Property"

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 DEVELOPMENT 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 by the Stormwater Division. Such plan may include the establishment of a homeowners' association and a funded escrow account for maintenance and repair of stormwater controls. Relocation or installation of any stormwater control measure into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require review by the Planning Board.
 - **PRIOR TO THE SIGNING OF FINAL PLATS:**
 - a. The developer shall obtain a residential infrastructure permit from the City of Winston-Salem; additional improvements including future right-of-way dedication and/or fee-in-lieu of improvements may be required prior to the issuance of infrastructure permits.
 - b. The developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of the driveway permit.
 - c. All documents, including covenants, restrictions, and homeowners' association agreements, shall be recorded in the office of the Register of Deeds.
 - d. Final plat shall dedicate a future construction easement at the terminus of Peppercorn Court sufficient to allow for future construction of a public street.
 - e. The developer shall record the dedication of a 40-foot-wide greenway easement on both sides of Fiddlers Creek per the adopted *Greenway Plan Update* and as specified on the site plan.
 - **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a final plat in the office of 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 14th day of April, 2026.

By: 
Name: J. Steven Summer
Title: Manager
Date: 4/14/26

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: Manager.

Notary Public: Geri Hoyle

Printed Name: GERRI HOYLE

Commission Expires: 02/21/2030

