

Zoning Case: W-3641

Property Address: 2961 Fairlawn Drive

Parcel Identification Number(s): 6817-73-9232

WRITTEN CONSENT TO CONDITIONS
PURSUANT TO 160D-703

Hereinafter referred to as the "Property"

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 BUILDING PERMITS:**
 - a. The exterior walls of all buildings on the subject property must consist of a minimum of sixty-five percent (65%) brick. Brick color shall be consistent with the brick colors "Milwaukee" and "St. Windsor Thin Brick".
 - b. All segments of the motor vehicle storage area wall which are parallel to Fairlawn Drive shall be comprised of brick matching the colors listed in a. above.
 - c. All motor vehicle storage area gates shall be opaque and shall not incorporate any fabric screening material.
 - d. All rooftop HVAC equipment located on the subject property shall be completely screened from view along all public streets.
 - **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. Freestanding signage for the entire subject property shall be constructed of the same material. Monument signs shall consist of a brick base with a brick cap or precast cap.
 - b. Streetyard plantings for the subject property shall consist of Shumard Oaks (*Quercus shumardi*) or comparable variety for trees and a mixture of Carissa Holly (*Ilex cornuta* 'Carissa'), and Cinnamon Girl ® Distylium (*Distylium* 'PIIDIST-V') or Schilling's Dwarf Holly (*Ilex vomitoria* 'Schilling's Dwarf') or comparable variety for the shrubs which shall be the primary plant materials. Little Lime® Panicle Hydrangea (*Hydrangea paniculata* shall be used as to supplement the required species listed above. Additional trees and shrubs may be used to supplement the required species. Primary shrubs shall be maintained at a minimum height of three (3) to four (4) feet upon maturity.

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

This the 17 day of March, 2025.

By: 

Name: LUKE A. DICKEY

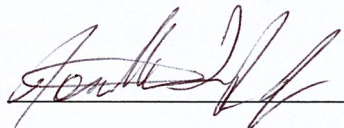
Title: AGENT FOR PETITIONER

Date: 3/17/2025

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: Luke A Dickey

Notary Public: 

Printed Name: Jonathon Temple Jr

Commission Expires: 11/25/2029

