

Zoning Case No.: **W-3523**

Property Address: **516 South Peace Haven Road**

Parcel Identification Number(s): **5894-75-9316  
and a portion of 5894-75-4355**

*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 GRADING 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 record a bufferyard easement on the property identified as PIN 5894-75-2274 on the approved site plan.
- c. The developer shall obtain a Floodplain Development Permit from the Erosion Control Officer.
- d. The developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permits, per the interdepartmental review comments.

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

- a. The developer shall complete all requirements of the driveway permit(s).
- b. The developer shall extend the proposed fence along the northern property boundary another 75 feet, following the path of the existing access drive.

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

- a. The developer shall not use property fronting on Foxdale Drive to access the subject property. Access to the subject property shall be limited to South Peace Haven Road.

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

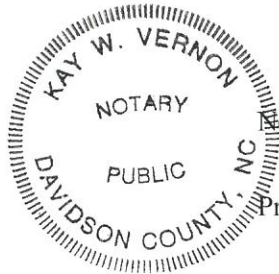
This the 27<sup>th</sup> day of April, 2022.

By: David C. Bradford  
Name: David C. Bradford  
Title: Director David & Jan Properties  
Date: 04/27/2022

STATE OF NORTH CAROLINA

COUNTY OF Davidson

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: David C. Bradford, on April 27<sup>th</sup>, 2022.



Notary Public: Kay W. Vernon

Printed Name: Kay W. Vernon

Commission Expires: April 11, 2027