

Zoning Case No.: W-2936

Property Address: 932 and 920 Brookstown Avenue; 101, 115, and 121 Fayette Street

Parcel Identification Number(s): 6825-95-0940, 6825-95-2732, 6825-95-2515, 6825-95-0565, 6825-95-0608, and 6825-95-9752

*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 ANY PERMITS:**
    - a. Prior to approval of the Final Development Plan by the City Council, the City Council shall approve a master plan for the remaining second phase of the overall PB-S (Two-Phase) development. The master plan should include proposed building locations/placements, proposed land uses, and parking areas and should incorporate the elements of an urban mixed-use project.
  - **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
    - a. The developer shall obtain a driveway permit from the City of Winston-Salem. Required improvements include:
      - Dedication of right-of-way to the specifications of WSDOT;
      - Closure of all unused curb cuts with similar materials;
      - All improvements recommended by the approved TIA;
      - Installation of all public sidewalks as shown on the site plan; and
      - Installation of ADA detectable dome mats at all intersections where they are not currently present.
  - **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
    - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
    - b. The developer shall demonstrate that the 1,026 parking spaces required for the ballpark are reserved for that purpose in substantial conformity with the approved parking study. Any parking lease agreements used to satisfy this requirement shall be in conformance with UDO requirements.

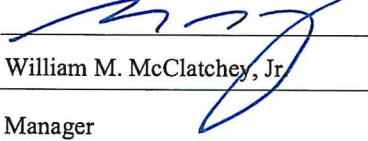
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All required improvements of the driveway permit shall be completed.
  - b. Any damage to City-maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
  - c. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  - d. All street trees shall be installed as shown on the site plan.
- **OTHER REQUIREMENTS:**
  - a. The use Services, A shall be further restricted not to allow tattoo parlors.
  - b. No freestanding signage shall be permitted.

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

This the 26th day of April, 2022.

CCC 920 Brookstown LLC, a North Carolina limited liability company

By: Chaucer Creek Capital LLC, a North Carolina limited liability company, Manager


By:   
 Name: William M. McClatchey, Jr  
 Title: Manager  
 Date: April 26, 2022

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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: William M. McClatchey, Jr.

Date: April 26, 2022

Notary Public:   
 Printed Name: Teresa L. Bowling

My Commission Expires: August 25, 2023

