

Zoning Case No.: W-3542

Property Address: 930 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 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;
      - Removal of any existing streetlights at WSDOT's request;
      - Replace/Upgrade any pedestrian pedestal as required by WSDOT;
      - 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 ISSUANCE OF BUILDING PERMITS:**
    - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
  - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
    - 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.
  - e. All improvements to First Street must be completed to WSDOT standards.
- **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 16th day of August, 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: August 16, 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.



Notary Public:



Printed Name: Teresa L. Bowling

Commission Expires: August 25, 2023