

Zoning Case No.: W-3567

Property Address: 0 Old Walkertown Road

Parcel Identification Number(s): 6847-89-8458

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

- **PRIOR TO ISSUANCE OF ANY PERMITS:**

- a. The entire property shall be accepted for annexation by the City of Winston-Salem.

- **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 obtain a driveway permit from the North Carolina Department of Transportation; additional improvements may be required prior to issuance of the driveway permits. Additional improvements include but are not limited to:
  - Record a negative access easement for the property line(s) adjoining Old Walkertown Road.

- **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. The developer shall complete all requirements of the driveway permit.

- b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

• **OTHER REQUIREMENTS:**

- a. The developer shall provide a 20' Type II Bufferyard along the entire frontage of Old Walkertown Road.

This the 15 day of March, 2023.

By:

Name:

Title:

Date:

Walter R. Hutchings III  
Walter R. Hutchings III  
Owner  
3.15.2023

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: Walter R. Hutchings III.

**STEVEN PHILLIPS**  
Notary Public  
Yadkin Co., North Carolina  
My Commission Expires Nov. 20, 2027

Notary Public:

Printed Name:

Commission Expires:

Steven Phillips  
Steven Phillips  
11/20/2027