

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Everly Development, LLC, (Zoning Docket W-3682). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for changes to modify a previously approved townhome development to a single-family Planned Residential Development, approved by the Winston-Salem City Council the 18 day of May, 2026" and signed, provided the property is developed in accordance with requirements of the RM5-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF DEVELOPMENT PERMITS:**
 - a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Stormwater Division. Such plan may include the establishment of a homeowners' association and a funded escrow account for maintenance and repair of stormwater controls. Relocation or installation of any stormwater control measure into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require review by the Planning Board.

- **PRIOR TO THE SIGNING OF FINAL PLATS:**
 - a. The developer shall obtain a residential infrastructure permit from the City of Winston-Salem; additional improvements including future right-of-way dedication and/or fee-in-lieu of improvements may be required prior to the issuance of infrastructure permits.
 - b. The developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of the driveway permit.
 - c. All documents, including covenants, restrictions, and homeowners' association agreements, shall be recorded in the office of the Register of Deeds.
 - d. Final plat shall dedicate a future construction easement at the terminus of Peppercorn Court sufficient to allow for future construction of a public street.

Winston-Salem City Council
APPROVED
May 18, 2026

- e. The developer shall record the dedication of a 40-foot-wide greenway easement on both sides of Fiddlers Creek per the adopted *Greenway Plan Update* and as specified on the site plan.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. Developer shall record a final plat in the office of the Register of Deeds.