

Winston-Salem City Council
APPROVED
August 19, 2024

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 Branch Building 500, LLC and Goldwater Holdings, LLC, (Zoning Docket W-3623). 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 PB-S (Residential Building Multifamily; Residential Building, Townhouse; Arts and Crafts Studio; Food or Drug Store; Offices; Restaurant (Without Drive-Through Service); Retail Store; Banking and Financial Services; Services A; Services B; Recreation Services, Indoor; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery)", approved by the Winston-Salem City Council the 19th day of August, 2024" and signed, provided the property is developed in accordance with requirements of the PB-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 ANY PERMITS:**
 - a. The permitted land uses shall be limited to Residential Building, Multifamily and Residential Building, Townhouse for the portion of the property beginning 165 feet south of the northern property line and extending to the southern property line.

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from the City of Winston-Salem. Additional improvements may be required prior to the issuance of the driveway permit.

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- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a tentative plat in the office of the Register of Deeds for the purpose of establishing a private street name and address points. The plat shall show tentative building locations and all access and utility easements.
 - b. Proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
 - c. Developer shall record a plat in the office of the Register of Deeds. The plat shall show tentative building locations and all access and utility easements.
 - d. Developer shall provide a tentative building location plat so that private street names and address points can be established.

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