

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 The Commons of Forsyth County, Inc., (Zoning Docket W-3452). 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 MU-S (Two-Phase) (Residential Building, Single-Family; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Planned Residential Development; Life Care Community; Offices; Services, A; School, Vocational or Professional; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; and Family Group Home A), approved by the Winston-Salem City Council the 8th day of September, 2020" and signed, provided the property is developed in accordance with requirements of the MU-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 THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of driveway permit(s). Required improvements include:
 - Recording a negative access easement along the Harvest Drive frontage, except where the existing emergency access drive is located.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.