

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 Gateway Sustainability Village, LLC, (Zoning Docket W-3509). 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; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Urban Agriculture; Retail Store; Bed and Breakfast; Hotel or Motel; Special Events Center; Recreation Services, Indoor; Recreation Services, Outdoor; Offices; Services, A; and Services, B), approved by the Winston-Salem City Council the 3rd day of January, 2022" 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 GRADING PERMITS:**
 - a. Developer shall obtain a Floodplain Development Permit and a Watershed Protection Permit from the Erosion Control Officer.
 - b. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
 - c. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the driveway permit(s).