

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 John L. Dyson Sr., Phyllis Dyson, and Nancy S Wall, (Zoning Docket W-3436). 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 RS20-S (Residential Building, Single Family and Planned Residential Development), approved by the Winston-Salem City Council the 6 day of July, 2020" and signed, provided the property is developed in accordance with requirements of the RS20-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 driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of any driveway permits.
 - b. 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. 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 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.

- **PRIOR TO THE SIGNING OF PLATS:**
 - a. Developer must build or bond public streets to City of Winston-Salem public street standards.
 - b. Developer shall complete all requirements of the City of Winston-Salem driveway permit.
 - c. All documents, including covenants, restrictions, and homeowners association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.

- d. Developer shall designate the easement for the portion of the gravel emergency vehicle access shown on proposed lot 36 (PIN 6864-31-1929).
- **PRIOR TO THE SIGNING OF PLATS:**
 - a. Developer shall record a final plat in the Office of the Register of Deeds.