

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 Efincia Companies, LLC, (Zoning Docket W-3681). 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 RM8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Cottage Court, and 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 RM8-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 INFRASTRUCTURE PERMITS:**
 - a. The developer shall obtain a residential infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the residential infrastructure permit(s).
 - b. Developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the City of Winston-Salem.
 - c. Developer shall obtain a Floodplain Development Permit from the Erosion Control Officer.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a tentative plat in the office of the Register of Deeds. The plat shall show tentative building locations along with any public right(s)-of way and access or utility easements.
 - b. The developer shall record a tentative plat showing dedication of a 40-foot-wide greenway easement per the adopted *Greenway Plan Update* and as specified on the site plan.
 - c. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO THE SIGNING OF PLATS:**
 - a. Unless the development will remain in single ownership, all documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds.
 - b. Developer shall complete all requirements of the infrastructure permit(s).

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Any required "as-built" plats shall be recorded with the Register of Deeds.