

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 High Heat Marketing, LLC and M Legacy Properties, LLC, (Zoning Docket W-3683). 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 RSQ-S (Cottage Court; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Twin Home), 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 RSQ-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 BUILDING PERMITS:**

- a. The developer shall obtain an infrastructure permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the infrastructure permit.
- b. Unless all dwelling units and common areas are intended to remain under single ownership, the developer shall record a final plat in the office of the Register of Deeds.
- c. The developer shall enter into a contract, approved by the Winston-Salem Community Development (CD) Department and City Attorney's Office, guaranteeing that all required affordable housing units will be purchased by or rented to qualifying households.

• **PRIOR TO SIGNING OF FINAL PLATS:**

- a. Unless all dwelling units and common areas are intended to remain under single ownership, 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.
- b. The final plat shall show lots, units, and/or building footprints, common areas, streets, and utilities.
- c. The developer shall complete all requirements of the infrastructure permit.