

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 Challenges of the 21st Century, Inc., (Zoning Docket W-3506). 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 IP-S, 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 IP-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 City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or near any adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted concept architectural materials as verified by Planning staff.
 - b. Proposed replacement parking must be included on the construction drawings for the building permit.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Buildings shall be constructed in substantial conformance with the approved building concept architectural materials as verified by Planning staff.
 - b. Sidewalk shall be installed along Goldfloss Street with lateral connection(s) to the building.
 - c. The proposed six-foot vinyl coated fencing shall be installed as depicted on the approved site plan.

- **OTHER REQUIEEMENTS:**
 - a. No electronic message signage shall be permitted along Vargrave Street or Glendale Street.