

**Winston-Salem City Council**  
**APPROVED**  
**October 7, 2019**

**DOCKET W-3413**  
**SPECIAL USE PERMIT**  
**OF GATEWAY MANAGEMENT SERVICES, LTD**  
**ISSUED BY THE CITY COUNCIL OF THE CITY OF WINSTON-SALEM**

The City Council of the City of Winston-Salem hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not material endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Accordingly, the City Council of the City of Winston-Salem hereby issues this special use permit for an access easement, private off-site in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to Gateway Management Services, Ltd to be established on the following described property:

Lying, situate in Forsyth County, Winston-Salem, NC; and Being a portion of Tax PIN: 6828-89-5726.00 and a portion of Tax PIN: 6828-98-3508.00. Commencing at an existing 3/4" pipe having NC Grid Coordinates (NAD 83/2011) of Northing: 889,302.97 feet, Easting: 1,628,172.64 feet and being a common corner of Gateway Management Services, LTD (Deed Book 3147, Page 82 – Tax PIN: 6828-89-5726.00) and Gateway Management Services, LTD (Deed Book 3167, Page 209 – Tax PIN: 6828-98-3508.00) and being in the Eastern right-of-way of North Carolina Highway #8 (Germanton Road) N 84° 41' 31" E, 65.98 feet to a point being the Northwest corner of a Proposed "Private" Access Easement and said point being the Point of Beginning: THENCE with the common line of Gateway Management Services, LTD (Deed Book 3147, Page 82 – Tax PIN: 6828-89-5726.00) and Gateway Management Services, LTD (Deed Book 3167, Page 209 – Tax PIN: 6828-98-3508.00) N 84° 41' 31" E, 26.78 feet to a point; THENCE along the Proposed "Private" Access Easement the following nine (9) calls: (1) with a curve to the left having an Arc Length of 48.09 feet and Radius of 187.00 feet and a chord bearing and distance of S 02°10'28" W, 47.96 feet to a point; (2) S 05°11'36" E, 163.28 feet to a point; (3)

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with a curve in to the right having an Arc Length of 102.71 feet and Radius of 63.00 feet and a chord bearing and distance of S 41°30'43" W, 91.71 feet to a point; (4) S 88°24'31" W, 94.84 feet

to a point in the Eastern right-of-way of North Carolina Highway #8 (Germanton Road); (5) with the said right-of-way N 02°00'50" E, 32.06 feet to a point in Eastern right-of-way of North Carolina Highway #8 (Germanton Road); (6) thence leaving the Highway N 88°24'31" E, 99.69 feet to a point; (7) with a curve to the left having an Arc Length of 49.01 feet and Radius of 30.00 feet and a chord bearing and distance of N 41°36'28" E, 43.74 feet to a point; (8) N 05°11'36" W, 164.72 feet to a point; (9) with a curve to the right having an Arc Length of 47.91 feet and Radius of 213.00 feet and a chord bearing and distance of N 01°15'04" E, 47.81 feet to the POINT OF BEGINNING, HAVING AN AREA OF 10,732 SQUARE FEET MORE OR LESS.

This special use permit is further issued pursuant to approval of the site plan entitled Maple Chase Residential and identified as Attachment "A", attached hereto and incorporated herein.

The site shall be developed in accordance with Attachment "A", provided the property is developed in accordance with requirements of the Zoning Ordinance of the *Unified Development Ordinances*, 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 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. 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.
- b. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit. Required improvements include:
  - Forty (40) feet of right-of-way from the centerline of Germanton Road;
  - Install sidewalk along Germanton Road;
  - A negative access easement along Germanton Road; and
  - Access easement through the adjacent property to Germanton Road (contingent upon approval by the Winston-Salem City Council).

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

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**•PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- b. Developer shall complete all requirements of the driveway permit.