

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 K & W Restaurant, Inc. and K & W Cafeterias, Inc., (Zoning Docket W-3603). 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, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Multifamily; and Residential Building, Townhouse), approved by the Winston-Salem City Council the _____ day of _____, 20____" 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 THE ISSUANCE OF ANY PERMITS:**
 - a. Developer shall abandon any unused right-of-way that has been formally dedicated and accepted by the City or NCDOT.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. The 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. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - b. The developer shall obtain a driveway permit from the City of Winston-Salem DOT; additional improvements may be required prior to issuance of the driveway permits.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Any retaining wall shall be earth tone in color or shall match the color of the primary buildings, as verified by Planning staff.
- **PRIOR TO THE SIGNING OF PLATS:**

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DENIED
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- a. Developer shall build public streets to City public street standards.
- b. Developer shall complete all requirements of the 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.

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

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

- **OTHER REQUIREMENTS:**

- a. Developer shall provide and maintain the construction entrance for the project via the proposed Bethania Forest Drive as shown on the site plan. No construction entrance shall be permitted via Joyce Avenue. Any construction traffic on Joyce Avenue shall be limited to that which is necessary to extend Joyce Avenue onto the subject property.