

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 National Investors of the Triad LLC, United Metropolitan Baptist Church, First Calvary Baptist Church of Winston-Salem, and City of Winston-Salem, (Zoning Docket W-3463). 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 PB-S (Combined Use; Food or Drug Store; Offices; Restaurant (without drive-through service); Retail Store; Services, A; Residential Building, Duplex; Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Twin Home), approved by the Winston-Salem City Council the 4th day of April, 2021" and signed, provided the property is developed in accordance with requirements of the PB-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. If public funds are used, the developer shall obtain all necessary permits from the North Carolina Department of Environmental Quality (NCDEQ) and the Division of Energy, Mineral, and Land Resources (DEMLR).

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. The 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 close proximity to adjacent residentially zoned land 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; additional improvements may be required prior to issuance of the driveway permits. Required improvements include:
 - Dedication of right-of-way a minimum of forty (40) feet from the center line of East Third Street, East Fourth Street, and East Fifth Street;

- Provision of a six (6) foot by fifteen (15) foot concrete pad for future bus stop shelters at the two existing stop locations; and
 - Installation of high-visibility crosswalks at multiple locations as shown on the site plan.
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- **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. The developer shall complete all requirements of the driveway permits.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.