

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 Carole L. Long and City of Winston-Salem, (Zoning Docket W-3461). 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 RM18-S (Residential Building, Single Family; Residential Building, Multifamily; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; and Planned Residential Development), approved by the Winston-Salem City Council the 3rd day of May, 2021" and signed, provided the property is developed in accordance with requirements of the RM18-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. 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 in 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; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Widening Stafford Village Boulevard (with curb and gutter and sidewalk) along the entire frontage to match the cross-section to the east;
 - Installation of a left-turn lane with a minimum of one hundred (100) feet of storage and a right slip lane along Stafford Village Boulevard with a minimum of fifty (50) feet of storage at the development entrance; and

- Provision of traffic signal modifications to incorporate the fourth leg of the intersection at Stafford Village Boulevard.

- **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.
 - b. The developer shall obtain off-site easements for connection to the public sewer line located beneath Pridgen Ridge Drive.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. 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.
 - c. Developer shall install the planting requirements of a 15-foot Type III bufferyard within the 40-foot area shown along the northern property boundary.