

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 Eberlee Farms, LLC; Bill Ebert; and Janet Ebert, (Zoning Docket W-3430). 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 RM12-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Twin Home), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the RM12-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 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 photo-document the Ebert House, along with any existing structures on the site, using the Architectural Resources Documentation Form available from Historic Resources staff.
 - c. Developer shall obtain a Stream Buffer Variance from the Stormwater Division or adjust the development plan(s) such that no stream buffer encroachment occurs.
 - d. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.
Required improvements include:
 - Negative access easement along Silas Creek Parkway.
 - Dedication of right-of-way along Ebert Street and Silas Creek Parkway as shown on the site plan.
 - Payment-in-lieu for required sidewalk, curb, and gutter along the Silas Creek Parkway frontage.

- Recordation of all necessary easements for the proposed bus shelter pad shown on the site plan.
- **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. Buildings noted on the site plan with a * are required to comply with the submitted Enhanced Rear Elevations. Buildings noted on the site plan with a ** are required to comply with the submitted Enhanced Side Elevations. All other buildings shall adhere to the Standard Elevations.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- **OTHER REQUIREMENTS:**
 - a. No signage shall be permitted along Silas Creek Parkway.