

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 Cannady Investments LLC and Dana Minton, (Zoning Docket W-3535). 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; Residential Building, Multifamily; and Cottage Court), approved by the Winston-Salem City Council the 2nd day of August, 2022" 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 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. In addition to meeting all post-construction stormwater management ordinance design standards for quality and quantity, the plan must also manage the 50-year peak storm event. Relocation or installation of any stormwater management device into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent land 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 and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Installation of right turn lanes at both entrances and
 - Installation of sidewalk along the entire Country Club Road frontage with curb ramps where required.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the driveway permit(s).
 - b. The developer shall install the opaque brick wall/fence and plantings in accordance with the plan for alternative compliance for the required bufferyard along the northern property boundary.