

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 Grand Silo Investments, LLC, (Zoning Docket W-3584). 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, Multifamily and Residential Building, Townhouse), approved by the Winston-Salem City Council the 7 day of August, 2023" 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 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.
  
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  - a. The developer shall record a final plat in the office of the Register of Deeds. The final plat shall show tentative building locations and all access and utility easements with reference to any cross-access agreements. As a part of final plat recording, the developer shall record a negative access easement along the frontage of Southpark Boulevard.
  - b. 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. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  - b. An enhanced 15' Minimum Type II Bufferyard with Leyland Cypress plantings and a six-foot high opaque wood fence shall be installed adjacent to single-family residential zoning.