

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 Living Word Fellowship Inc., (Zoning Docket W-3474). 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 RM5-S (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Single Family; Family Group Home A; Recreation Facility, Public; Swimming Pool, Private; Adult Day Care Home; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; and Police or Fire Station), approved by the Winston-Salem City Council the 7 day of June, 2021" and signed, provided the property is developed in accordance with requirements of the RM5-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. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. Required improvements include:
    - Installation of curb, gutter, and sidewalk along the Bethabara Road frontage as shown on the site plan;
    - Widening of Bethabara Road along the development frontage to accommodate left and right turn lanes, with 50 feet of storage at the primary entrance with 50 feet of storage.
  - b. Developer shall have a stormwater study submitted for review by the City of Winston-Salem that provides for managing both quality and quantity of runoff. In addition to meeting all the post-construction stormwater management ordinance design standards for quality and quantity, the developer must also manage the 50-year peak storm event. Relocation or installation of any stormwater management device into any buffers or existing vegetated areas 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.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  - a. If the development is to be subdivided, then the developer shall record a plat in the office of the Register of Deeds.
  - b. Developer shall record a negative access easement across the frontage of Bethabara Road.
  
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. All required improvements of the City of Winston-Salem driveway permit shall be completed.