

Winston-Salem City Council
APPROVED
December 4, 2023

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 Richard Hoit Jones Revocable Trust and Richard Jones, (Zoning Docket W-3598). 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, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development), approved by the Winston-Salem City Council the 4th day of December, 2023" 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 ANY 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 THE ISSUANCE OF GRADING PERMITS:**

- a. The developer shall obtain a driveway permit from the City of Winston-Salem DOT and NCDOT; additional improvements may be required prior to issuance of the driveway permits.

• **PRIOR TO THE SIGNING OF PLATS:**

- a. Developer shall build public streets to City public street standards.
- b. Developer shall complete all requirements of the driveway permit.
- c. All documents, including covenants, restrictions, and homeowners' association agreements, shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.

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- d. The right-of-way dedication plat shall dedicate a future construction easement at the terminus of Greybrier Drive sufficient to allow for future construction of a public street.
 - e. The right-of-way dedication plat shall include the following note where stub streets are shown: *Stub Street connection has been designated as a "Through Street."*
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. The 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.
- **OTHER REQUIREMENTS**
 - a. The developer shall install an enhanced fifteen (15) foot Type II Bufferyard adjacent to current Tax PIN 6843-14-7944, beginning at its common corner on the northern right-of-way of Teague Road with the development approved pursuant to Zoning Case No. W-3598, and extending northward until the point of development activity cessation adjoining Tax PIN 6843-14-7944 (approximately 260 feet in length). The enhanced schedule will consist of four (4) deciduous trees, twelve (12) primary evergreen plants, and twenty (20) supplemental evergreen shrubs per 100 linear feet. This requirement does not supplant all other applicable bufferyard standards.