

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 Redeemer Presbyterian Church, (Zoning Docket W-3425). 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 IP-S (Residential Building, Single Family; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; and School, Private), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the IP-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 ANY 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:
 - Dedication of right-of-way thirty-seven and one-half (37 ½) feet from the centerline of Miller Street.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the driveway permit shall be completed.
- **OTHER REQUIREMENTS:**
 - a. The petitioner shall ensure that any pruning of the roots of trees shown on the site plan to remain shall be done by sawing, rather than ripping.
 - b. If the petitioner sells the remainder of PIN 6825-30-4448 (925 South Hawthorne Road), any remaining required bufferyard plantings shall be installed between IP-S and RS9 zoning.
 - c. No electronic message board signs shall be permitted.
 - d. The zoning designation for the properties identified by PINs 6825-30-6400 (1036 Miller Street) and 6825-30-5497 (1030 Miller Street) shall revert to RS9 if those properties are sold at any time by the petitioner.