

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 Eagle Properties, (Zoning Docket W-3531). 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 RM8-S (Residential Building, Townhouse; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; and Cottage Court)", approved by the Winston-Salem City Council the 2<sup>nd</sup> day of August, 2022" and signed, provided the property is developed in accordance with requirements of the RM8-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.
- b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Additional improvements include:
  - Payment of a fee in lieu of installing sidewalk along the South Main Street frontage;
  - Dedication of right-of-way 45 feet from the centerline of Arnold Avenue; and
  - Installation of sidewalk along the Arnold Avenue frontage.

• **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. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  - b. Developer shall complete all requirements of the driveway permit(s).
- **OTHER REQUIREMENTS:**
    - a. As shown on the proposed site plan, the developer shall install a 20-foot Type II bufferyard along the shared boundary with PIN 6833-36-1113 except where the force main easement exists.