

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 New Church, (Zoning Docket W-3503). 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, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Planned Residential Development)", approved by the Winston-Salem City Council the 3rd day of January, 2022" 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 THE ISSUANCE OF GRADING PERMITS:**

- a. Developer shall have a stormwater management study submitted 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, vegetation designated to remain, or near adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
- b. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Dedication of thirty (30) feet of right-of-way from the centerline of Yadkinville Road and installation of a right turn lane at the proposed entrance along that frontage, with twenty-five (25) feet of storage and appropriate taper; and
 - Dedication of forty-five (45) feet of right-of-way from the centerline of Grandview Club Road and widening of Grandview Club Road with curb, gutter, and sidewalk consistent with and connecting to the improved section to the north.

• **PRIOR TO THE 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 THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

- **OTHER REQUIREMENTS:**
 - a. Developer shall install a three-foot berm planted with a 40-foot Type II bufferyard along the Yadkinville Road frontage. Bufferyard plantings shall be installed at the crest of the berm.