

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 3rd day of February, 2020" 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.
 - e. The houses at 1030 Miller Street and 1036 Miller Street, regardless of the type of use, shall be maintained in accordance with the standards set forth in the City of Winston-Salem Minimum Housing Code (Housing Code). If any future violations of the

Housing Code at 1030 and 1036 Miller Street are not corrected within the time period set forth in a repair order, the Planning and Development Services Department shall provide notice to the property owner of a pending reversion of PINs 6825-30-6400 (1036 Miller Street) and 6825-30-5497 (1030 Miller Street) to their immediately preceding zoning classification. If the property owner (a) does not correct the violations within the time period set forth in the notice or, in the alternative, (b) does not commence and complete a rebuild of the house(s) within a time period approved by the City, said approval not to be unreasonably withheld, PINs 6825-30-6400 (1036 Miller Street) and 6825-30-5497 (1030 Miller Street) shall automatically revert to their immediately preceding zoning classification without further notice, proceedings, hearings, or Council action.