

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

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Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Baptist Retirement Homes, Inc., (Zoning Docket W-3596). The site shall be developed in accordance with the conditions approved by the Board and the following uses: C-L (Child Care, Drop-In; Child Day Care Center; Life Care Community; and Nursing Care Institution), approved by the Winston-Salem City Council the 6th day of November, 2023 I signed, provided the property is developed in accordance with requirements of the C-L 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 CERTIFICATE(S) OF OCCUPANCY:**
 - a. A twenty (20)-foot type II bufferyard shall be required along the eastern property boundary. Existing vegetation shall be used towards this requirement where feasible.
 - b. A thirty (30)-foot undisturbed buffer meeting a twenty (20) foot Type II bufferyard planting requirement shall be maintained along the southern property boundary. Existing vegetation shall be used towards this requirement where feasible.
 - c. A fifty (50)-foot undisturbed buffer meeting a twenty (20) foot Type II bufferyard planting requirement shall be maintained along the property boundary shared with the following PINs: 6827-14-2186, 6827-14-3152, and 6827-14-4008. Existing vegetation shall be used towards this requirement where feasible.

- **OTHER REQUIREMENTS:**
 - a. Any future access to Freds Road shall be limited to a gated emergency-access-only connection.
 - b. Signage shall be limited to two (2) single-sided monument signs with a maximum height of six (6) feet and a thirty-six (36) foot maximum copy area per sign.