

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 Sandra Donelson and Carley Siceloff, (Zoning Docket W-3405). 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 RM12-S (Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; and Residential Building, Single Family), approved by the Winston-Salem City Council the 6th day of May, 2019" and signed, provided the property is developed in accordance with requirements of the RM12-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 will be required to obtain a stormwater management permit from the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment. If an engineered stormwater management plan is required under the site plan as approved, developer may work with the Public Works Department to make modifications that would either eliminate the need for an engineered plan (as by reducing total impervious surface footprint), or by alternative methods other than a detention pond. If any combination of such approaches can be used to eliminate the need for the detention pond, then modification of the site plan to do so can be approved by Staff Change, with the area now shown as a detention pond being designated instead as additional Tree Save Area.
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Exhibit A" and as verified by Planning staff.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

Winston-Salem City Council
APPROVED
May 6, 2019

- a. Developer shall complete all requirements of the driveway permit.
- b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.