

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

**Winston-Salem City Council**  
**APPROVED**  
**January 7, 2019**

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 Martha Merkle and Frederick Lowrey, (Zoning Docket W-3394). 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 LO-S (Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Offices; Police or Fire Station; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Adult Day Care Center; Child Care Sick Children; Child Day Care Center; Residential Building, Multifamily; and Residential Building, Townhouse), approved by the Winston-Salem City Council the 7<sup>th</sup> day of January 2019" and signed, provided the property is developed in accordance with requirements of the LO-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 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.
  - b. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements for Phase One shall include:
    - Dedication of right-of-way forty (40) foot from the centerline of both Old Salisbury Road and West Clemmons Road.
    - Installation of sidewalk along both Old Salisbury Road and West Clemmons Road.
    - Installation of a three (3) foot wide concrete median within Old Salisbury Road as shown on site plan.

- Right-in, right-out, and left turn in only access only allowed onto to West Clemmonsville Road.
- c. Future phases shall require the construction of a slip lane along the entrance onto Old Salisbury Road as shown on site plan.
- **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” as verified by Planning staff.
  - b. An engineered lighting plan shall be submitted to the Inspections Division which complies with the following: (1) maximum pole height of twenty-five (25) feet; (2) full cut-off fixtures; (3) any wallpacks or attached lighting shall be angled downward and away from all public streets; and (4) no more than 0.5 ft/candle along all public right-of-ways and adjacent to residential zoning.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  - b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
  - c. Developer shall complete all requirements of the driveway permit for each phase.
  - d. Developer shall comply with the stormwater management requirements.
  - e. Developer shall install additional trees and shrubs shown around the buildings unless existing trees can be saved as approved by Planning staff. Size and number of proposed trees and shrubs to be determined during each building phase and if existing trees are saved, they may be credited toward the tree save requirements.