

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 William Luther Dixon, (Zoning Docket W-3437). 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 and Life Care Community), approved by the Winston-Salem City Council the 6 day of July, 2020" 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 ANY PERMITS:**
 - a. Developer shall obtain all necessary permits from the North Carolina Department of Environmental Quality (NCDEQ) and the Division of Energy, Mineral, and Land Resources (DEMLR).

- **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 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 driveway permits from NCDOT (for the access from Old Salisbury Road) and the City of Winston-Salem (for both access points); additional improvements may be required prior to issuance of the driveway permits. Required improvements include:
 - Dedication of right-of-way along Old Salisbury Road;
 - Installation of a right slip lane and left turn lane along Old Salisbury Road, each with a minimum of fifty (50) feet of storage at the development entrance; and
 - Improvement of Jay Avenue to the City's ribbon street standard from Old Salisbury Road to the development entrance.

- **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 permits.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.