

Docket #21-0595
2021 Ordinance Book, Page 130

DOCKET W-3499
SPECIAL USE PERMIT
OF ARBIE AND BRENDA SMITH
ISSUED BY THE CITY COUNCIL OF THE CITY OF WINSTON-SALEM

The City Council of the City of Winston-Salem hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Accordingly, the City Council of the City of Winston-Salem hereby issues this special use permit for a reduction of required side and rear setbacks for Kennel, Indoor in accordance with Section 3.2.13E of the Zoning Ordinance of the *Unified Development Ordinances* to Brenda and Arbie Smith to be established on the following described property:

PINs 6836-40-4527, 6836-40-3338, 6836-40-4414

This special use permit is further issued pursuant to approval of the site plan entitled 1010 N Liberty and identified as Attachment “A”, attached hereto and incorporated herein.

The site shall be developed in accordance with Attachment “A”, provided the property is developed in accordance with requirements of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Installation of curb, gutter, and sidewalk along Linden Street where any existing curb cuts are closed; and
 - Replacement of any damaged sidewalk.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. All required improvements of the driveway permit(s) shall be completed.
 - b. The westernmost existing driveway along North Liberty Street shall be unused and access restricted as shown on the site plan.