

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 Archie F. Wooten Heirs, (Zoning Docket W-3493). 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 RM5-S (Residential Building, Single Family and Residential Building, Townhouse), approved by the Winston-Salem City Council the 4 day of October, 2021" and signed, provided the property is developed in accordance with requirements of the RM5-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 obtain a Watershed Permit from the Erosion Control Officer.
  - b. Developer shall submit a stormwater management study 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 management device into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned property shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
  - c. 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:
    - Dedication of forty-five (45) feet of right-of-way from the centerline of Kernersville Road;
    - Installation of a right-turn lane with fifty (50) feet of storage along Kernersville Road at the intersection with Calvin Road, provided adequate right-of-way exists;
    - Installation of a left-turn lane with fifty (50) feet of storage and a right-turn lane with twenty-five (25) feet of storage along Kernersville Road at the intersection with Farmingdale Avenue;
    - Widening Calvin Road 13.5 feet from the centerline and installation of curb, gutter, and sidewalk; and
    - Payment in lieu of sidewalk construction along Kernersville Road.

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