

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 Beroth Oil Company, (Zoning Docket W-3469). 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 (Adult Day Care Home; Bed and Breakfast; Boarding or Rooming House; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Family Group Home A; Habilitation Facility A; Habilitation Facility B; Library, Public; Nursing Care Institution; Police or Fire Station; Recreation Facility, Public; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Transmission Tower; Child Day Care, Large Home; Church or Religious Institution, Community; Family Group Home B; Family Group Home C; Fraternity or Sorority; Life Care Community; Limited Campus Uses; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; Utilities; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Group Care Facility A; Habilitation Facility C; Park and Shuttle Lot; Urban Agriculture; Access Easement, Private Off-Site; and Parking, Off-Site for Multifamily or Institutional Uses), approved by the Winston-Salem City Council the 7 day of June, 2021" 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 ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall have a stormwater study submitted for review by the City of Winston-Salem that provides for managing both quality and quantity of runoff. In addition to meeting all the post-construction stormwater management ordinance design standards for quality and quantity, the developer must also manage the 50-year peak storm event. Relocation or installation of any stormwater management device into any buffers or

- existing vegetated areas designated to remain, or in 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 the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
- Widening McCanless Street (with curb and gutter and sidewalk) along the entire frontage;
 - Dedicating required right-of-way along the entire Polo Road frontage; and
 - Construction of sidewalk along the entire Polo Road frontage.
- **PRIOR TO 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 ISSUANCE OF OCCUPANCY PERMITS:**
- a. Developer shall complete all requirements of the driveway permit(s).
- b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- **OTHER REQUIREMENTS:**
- a. A decorative fence at least four (4) feet in height shall be installed and maintained along the shared property boundary with PIN 6827-72-6759.