

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 MFStyers Ferry, LLC, (Zoning Docket W-3470). 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 RS9-S (Residential Building, Single Family and Planned Residential Development), 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 RS9-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 obtain a driveway permit from NCDOT and the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Dedication of forty (40) feet of right-of-way from the centerline of Styers Ferry Road;
 - Installation of a right turn lane, curb, gutter, and sidewalk along the Styers Ferry Road frontage; and
 - Widening Styers Ferry Road
 - b. 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 by the City of Winston-Salem. Such plan may include the establishment of a homeowner's association and a funded escrow account for maintenance and repair of stormwater controls. 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.
 - c. Developer shall obtain a Floodplain Development Permit from Erosion Control staff.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations and all access and utility easements.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. All required improvements of the City of Winston-Salem/NCDOT driveway permits shall be completed.