

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 Southeast Gateway Ventures, LLC, (Zoning Docket W-3372). 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 (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Residential Building, Townhouse; Combined Use; Fraternity or Sorority; Furniture and Home Furnishings Store; Retail Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Shopping Center; Banking and Financial Services; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Recreation Services Indoor; Recreation Facility, Public; Swimming Pool, Private; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Nursing Care Institution; School, Private; School, Public; and Stadium, Coliseum or Exhibition Building), approved by the Winston-Salem City Council the 6th day of August, 2018" and signed, provided the property is developed in accordance with requirements of the MU-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 Floodplain Development Permit from the Erosion Control staff.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning staff. All rooftop mechanical equipment shall be screened from view of adjacent public streets.

- b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the right of way line.
 - c. Developer shall record a cross access easement to adjacent PIN's 6835-20-9657 and 6835-30-2625 and a public access easement for the twelve (12) foot wide Strollway. Said twelve (12) foot wide Strollway shall be constructed primarily of brick pavers with a concrete band along each outer edge between eight (8) and ten (10) inches wide.
 - d. In lieu of constructing the additional connection over Tar Branch to the Salem Creek Greenway shown on the approved site plan, developer shall make a payment to the City of Winston-Salem in lieu of installing a pedestrian signalized crossing at the intersection of South Main Street and Waughtown Street. The amount of the payment shall be determined by the WSDOT and shall not exceed \$30,000.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
 - c. Developer shall be permitted one freestanding sign to be located along South Main Street. Sign shall be a monument type with a six (6) foot maximum height and a twenty four (24) foot maximum area.