

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 David & Jan Properties, LLC, (Zoning Docket W-3523). 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 RS20-S (Residential Building, Single Family; Church or Religious Institution, Neighborhood; and Special Events Center)", approved by the Winston-Salem City Council the 6th day of June, 2022" and signed, provided the property is developed in accordance with requirements of the RS20-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. The 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 or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - b. The developer shall record a bufferyard easement on the property identified as PIN 5894-75-2274 on the approved site plan.
 - c. The developer shall obtain a Floodplain Development Permit from the Erosion Control Officer.
 - d. The 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 permits, per the interdepartmental review comments.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the driveway permit(s).
 - b. The developer shall extend the proposed fence along the northern property boundary another 75 feet, following the path of the existing access drive.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

- a. The developer shall not use property fronting on Foxdale Drive to access the subject property. Access to the subject property shall be limited to South Peace Haven Road.