

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 Agnes G. Fishel, (Zoning Docket W-3566). 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 RM8-S (Residential Building, Single- Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; and Planned Residential Development)", approved by the Winston-Salem City Council the ___1st___ day of _____May_____, 2023 ___" and signed, provided the property is developed in accordance with requirements of the RM8-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 obtain a driveway permit from the North Carolina Department of Transportation; additional improvements may be required prior to issuance of the driveway permits. Additional improvements include but are not limited to:
 - The installation of a right-turn lane on Peters Creek Parkway at the development entrance.
 - b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements include but are not limited to:
 - Fee in-lieu of sidewalk and curb and gutter along the frontage of Peters Creek Parkway.
 - Coordination with the Winston-Salem Transit Authority for the installation of a WSTA transit stop along the frontage of Peters Creek Parkway.
 - c. 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.

- **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 CERTIFICATE(S) OF OCCUPANCY:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Developer shall complete all requirements of all driveway permits.
 - c. The developer shall install a 15-foot Type II Bufferyard along the frontage of Peters Creek Parkway.
 - d. The developer shall install a six-foot opaque fence between the terminus of Fox Allen Lane and the property line as shown on the site plan.