

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

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Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Grandview, Inc., (Zoning Docket W-3643). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Storage Services, Retail - Internal Access and Storage Services, Retail - External Access, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the GB-L 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 OCCUPANCY PERMITS:**

- a. The developer shall install a twenty (20) foot Type II bufferyard along the Transou Road frontage which shall continue 550 feet westward along the Yadkinville Road frontage of the site.
- b. The developer shall install an eighty (80) foot wide Type III bufferyard along the frontage with Mickle Road meeting the forty (40) foot Type III bufferyard planting requirements.

- **OTHER REQUIREMENTS:**

- a. Outdoor storage of boats, RVs, and other similar vehicles shall be prohibited.
- b. The maximum building height shall be thirty (30) feet.
- c. The site shall be allowed a maximum of two (2) freestanding monument signs with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. All freestanding signs shall be limited in placement to either the Yadkinville Road or Transou Road frontage. No freestanding sign shall be permitted within one hundred (100) feet of the Mickle Road right-of-way.
- d. All property within 300 feet of Stimpson Drive, as measured eastward along the southern property line from the intersection of Stimpson Drive and Yadkinville Road, shall remain undisturbed.