

## 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 Powerscreen Mid-Atlantic, Inc., (Zoning Docket W-3345). 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 GI-S Manufacturing C) approved by the Winston-Salem City Council the 16th day of October, 2017" and signed, provided the property is developed in accordance with requirements of the GI-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 have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
  - b. A twenty (20) foot wide undisturbed area shall be provided along the entire length of the Graytuck Drive frontage.
- **PRIOR TO THE ISSUANCE OF ZONING PERMITS:**
  - a. No buildings shall be located on the subject property.
  - 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 along Graytuck Drive and the property lines which are adjacent to RS20 and AG zoning.
  - c. All utilities on the site shall be underground.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  - b. Any chain link fencing shall be black vinyl coated.
  - c. Developer shall record a negative access easement along Graytuck Drive.

- **OTHER REQUIREMENTS:**

- a. Relocation and transport of equipment to and from the subject property shall occur only during the following time periods:  
Monday through Friday: 8:00A.M. – 5:30P.M.  
Saturday: 8:00A.M – 12:00P.M.
- b. The use Manufacturing C shall be restricted to only allow the storage of construction material processing/handling equipment. No processing, fabrication, assembly or other uses shall be permitted on the subject property.