

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 Graybrook Investments, LLC, (Zoning Docket W-3576). 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 GO-S (Banking and Financial Services; Funeral Home; Offices; Services, A; Church or Religious Institution, Community Scale; Church or Religious Institution, Neighborhood Scale; Club or Lodge; Government Offices, Neighborhood Organization, or Post Office; and Storage Services Retail), 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 GO-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 NCDOT/City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Required improvements include but are not limited to:
 - Dedicate right-of-way 55' from center along entire Country Club Road frontage.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Maximum building size shall be limited to 30,000 square feet, and maximum height shall be forty (40) feet.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. All requirements of the NCDOT and City of Winston-Salem driveway permits shall be completed.
- **OTHER REQUIREMENTS:**
 - a. Signage shall comply with the standards of the LO district (a maximum of two freestanding signs each with a maximum copy area of thirty-six (36) square feet and a maximum height of six (6) feet.