

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 3934 Winston Salem, LLC, (Zoning Docket W-3516). 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 GB-S (Hotel or Motel; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Banking and Financial Services; Offices; Services, A; Services, B; Testing and Research Lab; and Recreation Services, Indoor), approved by the Winston-Salem City Council the 4th day of April, 2022" and signed, provided the property is developed in accordance with requirements of the GB-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 temporary construction easement for offsite grading on PIN 6804-66-9319.

- **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.
 - b. Any retaining wall shall be earth tone in color or shall match the color of the primary building, as verified by Planning staff.
 - c. The developer shall record a plat in the office of the Register of Deeds. The plat shall include the continuation of the public access easement for Oxford Station Way through

the subject property and connecting with the adjacent property to the south (PIN 6804-66-9319), as well as any necessary utility easements.

- **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.

- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and maximum copy area of thirty-six (36) square feet.