

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 White Oak Vista, LLC, (Zoning Docket W-3449). 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 (Arts and Crafts Studio; Banking and Financial Services; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Special Events Center; Storage Services, Retail; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Wholesale Trade A; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; and Child Day Care Center), approved by the Winston-Salem City Council the 8th day of September, 2020" 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 THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. The petitioner volunteers to manage the 50-year post-developed peak rate for a minimum of six hours at or below the pre-developed rate. Management of any increase in the 50-year volume shall be required by storing this volume in the approved system and releasing it over two to five days. Relocation or installation of any stormwater management system into any buffer areas, vegetated

- areas designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change, at minimum, and may require a Site Plan Amendment.
- b. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Dedication of an additional ten (10) feet of right-of-way along Country Club Road.
- **PRIOR TO THE 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 THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Building shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - **OTHER REQUIREMENTS:**
 - a. As volunteered by the petitioner, no freestanding signage shall be permitted on the site.
 - b. As volunteered by the petitioner, the use Services, A shall be further limited not to include SIC uses 7212 (Garment Pressing and Agents for Laundries and Drycleaners) and 7216 (Drycleaning Plants, Except Rug).