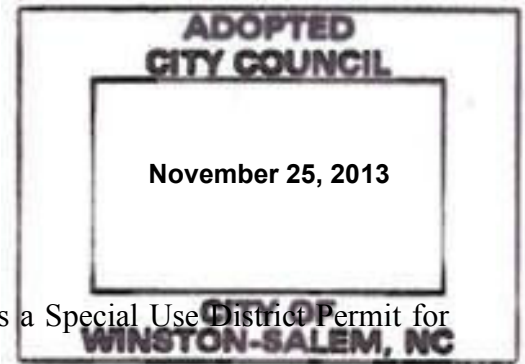


CITY - SPECIAL USE DISTRICT PERMIT

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 ARP Winston-Salem LLC, (Zoning Docket W-3200). 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 HB-S Two-Phase [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); Restaurant (with drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Building Contractors, General; Car Wash; Funeral Home; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Offices; Services A; Testing and Research Lab; Recreation Services, Indoor; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; and School, Vocational or Professional], approved by the Winston-Salem City Council the 25th day of November, 20 13 " and signed, provided the property is developed in accordance with requirements of the HB-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. Developer shall obtain a Floodplain Development Permit from the Erosion Control Division.
- c. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department and NCDOT. Required improvements along with improvements volunteered by the petitioner include:
 - Dedicate 50' of ROW from the centerline of Country Club Road as shown on site plan.
 - Widen Country Club Road as shown on site plan including the installation of curb and gutter and sidewalks with ADA detectable dome mats at all public and private intersections.
 - Construct Country Club Lane to City of Winston-Salem Public Works Department standards.
 - As volunteered by the petitioner, Country Club Road will be improved by extending the eastbound left turn lane 300' for a total storage length of 450' at the intersection with Meadowlark Drive west of the intersection
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building on Parcel C shall be in substantial conformance with the submitted elevations as shown on "Elevation A" as verified by Planning staff. All rooftop HVAC equipment shall be screened from view of the adjacent public streets.
 - b. As volunteered by the developer, the buildings on outparcels D and E shall have similar exterior building materials as that shown on "Elevation A" for Parcel C as verified by Planning staff. All rooftop HVAC equipment shall be screened from view of the adjacent public streets.
 - c. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show: public street right-of-way dedication of Country Club Lane; utility easements; cross access easements for all internal streets; and negative access easements along Country Club Road.
 - d. Developer shall ensure that the proposed landscaping be consistent throughout the subject property and with the landscaping used on the approved HB-S site directly west (W-3169).
 - e. 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 at the property line.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
 - b. Developer shall install a row of evergreens along the northern property line of Parcel C as shown on the site plan.
 - c. Developer shall install an aeration fountain within the stormwater management facility of Parcel F as shown on site plan.
 - d. Lighting shall be installed per approved lighting plan and certified by an engineer.

- **OTHER REQUIREMENTS:**

- a. The use of Motor Vehicle Repair and Maintenance shall be further limited to allow no: inoperable vehicles; outdoor repair of vehicles; nor outdoor display of goods/materials.
- b. Freestanding signage for Parcel C shall be limited to one (1) monument sign with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet. Freestanding signage for Parcels D and E shall be limited to one monument sign each with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet each.
- c. The maximum combined building square footage for outparcels D and E shall not exceed 13,000 square feet.