

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

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Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Grand Slam Ventures, LLC, (Zoning Docket W-3375). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services A; Urban Agriculture; Veterinary Services; Child Care, Sick Children; and Child Day Care Center, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LB-L 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 ZONING PERMITS:**
 - a. 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 common property lines with the residentially zoned parcels to the west and south and also at the Reynolda Road right-of-way line.
 - b. A Traffic Impact Analysis shall be required if either the use of Retail Store or Restaurant (without drive-through) exceeds 3,000 square feet.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Lighting shall be installed per approved lighting plan and certified by an engineer.

- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
 - b. As volunteered by the petitioner, the use of Funeral Home shall not include a crematorium.