

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 Wachovia Bank, N.A. (Zoning Docket W-3455). 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, approved by the Winston-Salem City Council the 4th day of January, 2021" 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 THE ISSUANCE OF ANY PERMITS:**
 - a. The only permitted use for the subject property within the Services, A category is Computer Data Center (Standard Industrial Classification 737).

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Recordation of a negative access easement along the Silas Creek Parkway frontage.
 - b. 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 by the Stormwater Division. Such plan may include the establishment of a funded escrow account for maintenance and repair of stormwater controls. Relocation or installation of any stormwater control measure into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require review by the Planning Board.
 - c. No encroachment into the right-of-way for Silas Creek Parkway shall be permitted.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed walls and security fencing along Sunnynoll Court and Silas Creek Parkway shall be in substantial conformance with the submitted images as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. As indicated on the site plan to supplement required bufferyards in these areas, a single row of primary evergreen plantings shall be installed between the motor vehicle surface area(s) and the adjacent residential properties.