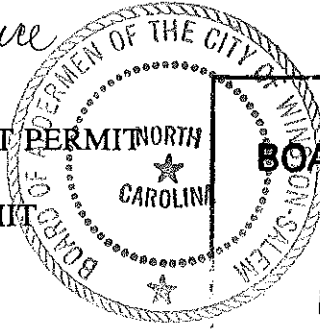


Genee A. Free  
CITY SECRETARY

CITY - SPECIAL USE DISTRICT PERMIT  
SPECIAL USE DISTRICT PERMIT



ADOPTED  
BOARD OF ALDERMEN

JAN 5 1998

CITY OF  
WINSTON-SALEM, NC

Issued by the Board of Aldermen  
of the City of Winston-Salem

The Board of Aldermen 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. for property owned by Linwood L. Davis, (Zoning Docket W-2199). 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 (Services, Business A), approved by the Winston-Salem Board of Aldermen the 5th day of January, 1998" 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:

- a. This rezoning is contingent on the approval of Text Amendment UDO-35 which is a text amendment to reduce the parking requirements for the use "Computer Data Center" from one parking space per 400 square feet of gross floor area to one parking space per 6,000 square feet of gross floor area. If that text amendment and this rezoning petition are approved, this site may only be used for this use. Any change of use of this building would require a new rezoning petition and additional parking to meet off-street parking requirements in UDO Section 3-3.
- b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If a stormwater management plan is required on the property, the plan shall be approved by the Public Works Department prior to the issuance of grading permits. Any required stormwater management devices shall be installed prior to the issuance of occupancy permits. The proposed stormwater retention pond located on the remainder of Tract 4 shall be located outside the 75-foot undisturbed buffer along the rear property lines of the homes on the east side of Green Crest Drive as much as possible. This stormwater retention pond shall also be sized to accommodate

the stormwater run-off from the remainder of Tract 4 of the "Sunnynoll Development" which is approximately a 7.45 acre parcel located at the southwest corner of Silas Creek Parkway and Fairlawn Drive adjacent to this property. This plan must also meet all the special requirements for stormwater management approved in the rezoning petition for the "Sunnynoll Development".

- c. There shall be a 75-foot undisturbed buffer along the rear of the homes on the east side of Green Crest Drive as shown on the site plan. This area shall not be graded and shall be cordoned off prior to the issuance of grading permits. All trees located in these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(H)(3). The sewer outfall being installed in the remainder of Tract 4 to the existing public sewer outfall on the City of Winston-Salem property shall be located as much as possible outside the 75-foot undisturbed buffer along the rear of the homes located on the east side of Green Crest Drive.
- d. Developer shall pay the City of Winston-Salem for the road connections and improvements that were installed when Silas Creek Parkway was constructed as per the original agreement with the property owner prior to the issuance of building permits.
- e. Developer shall dedicate approximately 200 feet of the entrance drive to this site off Silas Creek Parkway as a public street as shown on the site plan prior to the issuance of building permits. This section of street shall be built to the specifications of the Public Works Department of the City of Winston-Salem prior to the issuance of occupancy permits.
- f. Developer shall modify the existing left turn lane on Silas Creek Parkway as shown on the site plan or as required by the City of Winston-Salem and the North Carolina Department of Transportation prior to the issuance of occupancy permits. The existing median break is not currently constructed to deter any left turns from this property onto north-bound Silas Creek Parkway.
- g. If a right turn lane into this entrance road on Silas Creek Parkway does not exist, developer shall install a right turn lane to the specifications of the Public Works Department of the City of Winston-Salem and the North Carolina Department of Transportation prior to the issuance of occupancy permits.
- h. The loading and unloading area adjacent to the west side of the building along Silas Creek Parkway shall be screened from view of Silas Creek Parkway in accordance with the TO Thoroughfare Overlay District provisions in UDO Section 2-1.6(B)(2)(e) (iii) prior to the issuance of occupancy permits.
- i. Developer shall install a 25-foot type III bufferyard in the 25-foot area adjacent to the 75-foot undisturbed buffer and any other additional landscaping as shown on the site plan prior to the issuance of occupancy permits.

