

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED 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 Limited District Permit for the zoning petition of PCCI Land, Inc., (Zoning Docket W-3558). The site shall be developed in accordance with the conditions approved by the Board and the following uses: GB-L (Arts and Crafts Studio; Banking and Financial Services; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Urban Agriculture; Shopping Center; Shopping Center, Small; Storage Services, Retail; Adult Day Care; Child Care, Sick Children; Child Day Care Center; Life Care Community; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; School, Private; and School, Public), approved by the Winston-Salem City Council the 6th day of February, 2023" and signed, provided the property is developed in accordance with requirements of the GB-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 ISSUANCE OF ANY PERMITS:**
 - a. Developer shall obtain a driveway permit from the City of Winston-Salem.
 - b. Developer shall obtain a driveway permit from NCDOT as required.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
 - b. All required improvements of the NCDOT driveway permit shall be completed as required.

**Winston-Salem City Council
APPROVED
February 6, 2023**

- **OTHER REQUIREMENTS:**

- a. Freestanding signage along Academy Street shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.