

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 Linda Needham and Scott Needham, (Zoning Docket W-3574). 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 (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood, Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Signs, Off-Premises; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; and Easement, Private Off-Site), approved by the Winston-Salem City Council the _____ day of _____, 20____" 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 ISSUANCE OF GRADING PERMITS:**
 - a. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.

- b. The developer shall obtain a driveway permit from the North Carolina Department of Transportation; additional improvements may be required prior to issuance of the driveway permits. Additional improvements include but are not limited to:
 - A fee-in-lieu of sidewalks for the frontage along University Parkway.

- **OTHER REQUIREMENTS:**

- a. The subject property shall not have access onto Laura Avenue.
- b. The proposed 20-foot Type III Bufferyard shall be extended west along the northern property line of the subject property for a minimum of one hundred and five (105) feet.
- c. Freestanding signage shall be limited to one (1) monument sign for each of the two proposed zoning parcels with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
- d. No exterior amplification, exterior loudspeakers, or similar devices (including a customer call system) that are audible beyond the boundaries of the subject property shall be installed.
- e. All storage tanks and trash containers located on the subject property shall be screened in a manner architecturally compatible with the buildings located on the subject property and utilizing the same building materials as the principal buildings.
- f. No structure of a temporary nature shall be allowed on the property except that during construction, a construction trailer may be utilized.