

Winston-Salem City Council
APPROVED
December 4, 2023

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 Hillcrest Property Development, LLC, (Zoning Docket W-3602). 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 GB-S (Arts and Craft Studio; Banking and Financial Services; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Library, Public; Museum or Art Gallery; Offices; Recreation Services, Indoor; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services A; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; and Child Day Care Center), approved by the Winston-Salem City Council the **4th day of December, 2023**" and signed, provided the property is developed in accordance with requirements of the GB-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 BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners' Association.
- **OTHER REQUIREMENTS:**
 - a. Any hotel use is limited to three stories and shall be limited in location to within six hundred (600) feet of the Stratford Road right-of-way line.

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- b. Developer shall be permitted one (1) freestanding sign to be located along South Stratford Road. Sign shall be a monument type with a six (6) foot maximum height and a thirty-six (36) foot maximum area. Electronic message board signs shall not be permitted.