

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 Julie Delane Davis, (Zoning Docket W-3367). 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 (Motor Vehicle Repair and Maintenance; and Offices), 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 ANY PERMITS:**
 - a. Developer shall obtain a Watershed Permit from the Erosion Control Officer.
 - b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
 - c. Developer shall obtain a driveway permit from the City of Winston-Salem DOT. Required improvements include:
 - Dedication of right-of-way twenty-five (25) feet from the centerline of Nicholson Road.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the western and northern property lines.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
 - b. All required improvements of the City of Winston-Salem driveway permit shall be completed.

c. Developer shall install a six (6) foot tall opaque fence along the northern property line.

• **OTHER REQUIREMENTS:**

- a. Freestanding signage shall be limited to one sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
- b. Any chain link fencing shall be black vinyl coated.
- c. No razor wire or barbed wire shall be permitted on the subject property.