

**Winston-Salem City Council**  
**APPROVED**  
**April 15, 2024**

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-3611). 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 Crafts 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 **15th** day of **April, 2024**" 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.
  - b. All buildings, including dumpsters, shall use brick as the main exterior treatment, including the rear and sides. Other materials such as siding, stucco, etc are allowed as complimentary elements.
  - c. All rooftop HVAC equipment shall be screened from view of the adjacent streets.
  
- **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.

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- **OTHER REQUIREMENTS:**

- a. Any hotel use is limited to three (3) stories in height and shall be located within six hundred (600) feet of the South Stratford Road right-of-way line.
- b. Developer shall be permitted one (1) freestanding sign to be located along South Stratford Road. This sign shall have a maximum height of six (6) feet and a maximum area of thirty-six (36) square feet. Electronic message board signs shall not be permitted.
- c. Per the site plan, no vehicular traffic access is permitted directly to South Stratford Road from the subject property. Any subsequent request for direct vehicular access to South Stratford Road will require a Site Plan Amendment.