

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

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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 Sammy Zitawi, (Zoning Docket W-3362). The site shall be developed in accordance with the conditions approved by the Board and the following uses: (Club or Lodge; Restaurant, (without drive-through service); Food or Drug Store; Convenience Store; Car Wash; and Retail Store), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the LB-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 CERTIFICATE(S) OF OCCUPANCY:**
  - a. The existing access drive along McKinley Drive shall be removed and replaced with grass.
  - b. In lieu of a streetyard, the existing wooden opaque fence shall be replaced with a new six (6) foot tall wooden opaque fence installed in the same location as the existing fence.