

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 Allen and Gina Surratt and James and Carlene Ramsey, (Zoning Docket W-3390). 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 LB-S (Kennel, Indoor; Offices; and Veterinary Services), approved by the Winston-Salem City Council the 7th day of January, 2019" and signed, provided the property is developed in accordance with requirements of the LB-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 driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.
  - b. 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 along all property lines.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall be in substantial conformance with elevations shown on the approved site plan as verified by Planning staff.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
  - b. Developer shall complete all requirements of the driveway permit
  - c. Building shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
- **OTHER REQUIREMENTS:**
  - a. The use of the outdoor enclosure shall be limited to cats only excepting Saturdays between the hours of 12:00 PM and 6:00 PM.
  - b. Any freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
  - c. There shall be no overnight kenneling provided for dogs on the subject property.