

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 Bobby Joe Carmichael and NCDOT, (Zoning Docket W-3418). 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 CPO-S (Restaurant (without drive-through service); Banking and Financial Services; Offices; Services, A; Testing and Research Lab; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; College or University; Government Office, Neighborhood Organization or Post Office; Hospital or Health Care Center; Police or Fire Station; and School, Vocational or Professional), approved by the Winston-Salem City Council the 4th day of November, 2019" and signed, provided the property is developed in accordance with requirements of the CPO-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 THE ISSUANCE OF ANY PERMITS:**
 - a. Developer shall receive Site Plan Amendment approval from the Winston-Salem City Council for the adjacent parcel (PIN 6814-75-0175) prior to rezoning approval taking effect. If said Site Plan Amendment is not approved, approval of the rezoning becomes null and void.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. 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
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem.
- **OTHER REQUIREMENTS:**

- a. The new entrance onto Burke Mill Road opposite Stonewood Drive shall be an employee-only gated access, other than a temporary construction access, and shall not permit a public access between Burke Mill Road and Hanes Mall Boulevard.
- b. The petitioner agrees to a cap of twenty-five percent (25%) of their employees that can use the proposed access point onto Burke Mill Road. The cap is applicable to their current and future work force.
- c. Freestanding signage on Burke Mill Road 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. This sign shall not be internally illuminated.