

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 Twelve Star Express, Inc., (Zoning Docket W-3651). 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 RS9 to PB-S (Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Retail Store; Shopping Center, Small; Banking and Financial Services; Veterinary Services; Recreation Services, Indoor; Offices; Services, A; Combined Use; Government Offices, Neighborhood Organization, or Post Office; Museum or Art Gallery; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the PB-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 COMMERCIAL INFRASTRUCTURE PERMITS:**
 - a. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - b. The developer shall obtain a commercial infrastructure permit from NCDOT and WSDOT; additional improvements or fee-in-lieu may be required prior to issuance of the commercial infrastructure permits. Required improvements or fee-in-lieu for project may include:
 - Provide left and right turns on Thomasville Road
 - Driveway connection to Clemmons Road should be right-in/right-out only.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a negative access easement along the frontage of Thomasville Road and East Clemmons ville Road.
 - b. Building materials for the Shopping Center, Small shall comply with the following standards:
 - Only the following building siding materials shall be allowed:
 - Brick and brick veneer;
 - Stone, stone veneer, and cultured stone;
 - Precast concrete panels provided they are textured and contain architectural detailing;
 - Concrete Masonry Units (CMU) provided they are split face and textured;
 - Fiber Cement Siding (Hardie Board);
 - Glass;
 - Stucco with architectural detailing; and
 - Wood.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the driveway permit(s).
 - b. All commercial infrastructure permitting must be completed for Phase 1.