

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 K & V, LLC, (Zoning Docket W-3632). 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 (Storage Services, Retail-Internal Access; Banking & Financial Services; College or University; Restaurant (with drive-through service); Restaurant (without drive-through service); Offices; Retail Store; and Services A), approved by the Winston-Salem City Council the 21st day of October, 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 THE ISSUANCE OF BUILDING PERMITS:**
 - a. A negative access easement along the site's McCanless Street frontage shall be recorded along with any dedication of public-right(s) of way.
 - b. 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.
 - c. The developer shall cordon off all areas shown on the site plan as critical root zones for the Tree Save Area. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
 - d. The developer shall obtain driveway permits from the City of Winston-Salem and NCDOT; additional improvements and dedication of additional right-of-way may be required prior to issuance of the driveway permits.

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- e. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
 - f. Building elevations shall demonstrate that all public utilities and related facilities, heating, ventilation, and air conditioning (HVAC) units, including on-ground and rooftop mechanical systems, and dumpsters, are located and/or shielded so as to not be visible from any public rights-of-way.
 - g. Building elevations shall demonstrate that all dumpster screening consists of an opaque, six-foot high wall made of brick or brick veneer.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the driveway permit(s).
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one sign along Polo Road and one sign along Cherry Street, each with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. Entrance and exit signs at the site's access points onto Polo Road and Cherry Street shall be allowed in accordance with UDO Section 6.5.1.E.7.
 - b. No freestanding signage shall be allowed within one hundred (100) feet of McCanless Street.