

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 Longco Inc., (Zoning Docket W-3381). 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 (Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Library, Public; Manufacturing A; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Restaurant (without drive-through service); Retail Store; Services A; Shopping Center; Shopping Center, Small; Special Events Center; Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; School, Private; and School, Public), approved by the Winston-Salem City Council the 4th day of September, 2018" 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 GRADING PERMITS:**

- a. Developer shall obtain a Floodplain Development Permit from the Erosion Control staff.

- b. If required based upon final site survey, developer shall apply for a bufferyard width variance from the City of Winston-Salem Zoning Board of Adjustment.
 - c. 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.
 - d. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
 - Dedicate forty (40) feet of right-of-way from the centerline of Styers Ferry Road.
 - Install right turn lane, curb and gutter, and sidewalk along Styers Ferry Road.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Elevation A” as verified by Planning staff.
 - 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 at the property line.
 - c. The developer shall be required to post a bond with the City of Winston-Salem in the amount of \$250,000 to be used to address potential traffic safety issues along the site’s frontage on Styers Ferry Road. Said bond shall be approved by the City of Winston-Salem. The entire \$250,000 may be paid in its entirety prior to any building permits being issued. The developer may also make a payment toward the \$250,000 total, proportionate to the building permit being requested. The amount of the payment shall be determined by calculating the number of estimated vehicular trips directly associated with the corresponding building permit (for reference, the total number of estimated trips noted in the TIS is 5,523). The developer shall be required to submit a detailed summary of the estimated number of trips with each building permit. Said summary shall be sealed by the professional engineer responsible for drafting the TIS associated with case W-3381. The entire \$250,000 bond shall remain in place for a period of one (1) year beginning with the date the last Certificate of Occupancy for the subject property has been issued. The applicant for the final building permit shall be responsible for payment of the outstanding balance that remains between the amount of bond money collected by the City up to that point and \$250,000. The bond shall be required to be renewed annually until the one (1) year time period described above has expired.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
 - c. Developer shall complete all requirements of the driveway permit
 - d. Freestanding signage shall be limited to one sign on the northern side of the Styers Ferry Road entrance with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet and one sign on the southern side of said entrance with a

with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet.

- e. Developer shall dedicate forty (40) foot wide greenway easements along both Reynolds Creek and Tomahawk Creek and a twenty (20) foot wide connection easement as shown on the site plan.