

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 Konstandinos Rizos and Efstratios Ferentinos, (Zoning Docket W-3561). 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 HB-S (Restaurant (With Drive-Through Service); Restaurant (Without Drive-Through Service); and Offices approved by the Winston-Salem City Council the 6th day of February, 2023" and signed, provided the property is developed in accordance with requirements of the HB-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 NCDOT as required.
  
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. All required improvements of the NCDOT driveway permit shall be completed as required.
  - b. Developer shall dedicate additional right-of-way along Jonestown Road per WSDOT requirements.
  - c. Additional sidewalk along Jonestown Road shall be constructed to City of Winston-Salem standards.
  - d. A six (6) foot high opaque privacy fence shall be extended southward along the eastern property +/- sixty-six (66) feet from the existing fence line depicted on the approved site plan. Additional shrub plantings shall be installed from the southern terminus of the opaque privacy fence to the existing shrub hedge along Mar-Don Drive as shown on the supplementary exhibit site plan on file with the Planning Department. Additional shrubs shall be spaced eighteen (18) inches tip-to-tip, with an eighteen (18) inch minimum height at planting.