

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 Lane Dental Properties, LLC, (Zoning Docket W-3473). 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 IP-S (School, Private), approved by the Winston-Salem City Council the 7 day of June, 2021" and signed, provided the property is developed in accordance with requirements of the IP-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 GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Installation of required sidewalks within the first 180 days of City Council approval.

If no grading permit is required, this condition shall be met prior to the issuance of any required permits.

- **OTHER REQUIREMENTS:**
 - a. Any freestanding signage 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. No electronic messages shall be incorporated into the sign.
 - b. The zoning designation of the subject property shall revert to the previous LO-S, including all conditions approved with Zoning Docket W-2801, if the School, Private use ceases operation for more than one year.