

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 Truliant Federal Credit Union, (Zoning Docket W-3417). 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 CPO-S (Restaurant (without drive-through service); Banking and Financial Services; Offices; Motor Vehicle, Rental and Leasing; Services, A; Testing and Research Lab; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Care Center; Police or Fire Station; School, Vocational or Professional; and Parking, Commercial), approved by the Winston-Salem City Council the 21 day of October, 2019" and signed, provided the property is developed in accordance with requirements of the CPO-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 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.
 - b. Developer shall apply for a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. Required improvements shall be coordinated as follows include:
 - The City of Winston-Salem shall cover the cost of the design, construction, and installation of a traffic signal and standard pedestrian crosswalks at the

intersection of the proposed entrance onto Burke Mill Road, opposite Stonewood Drive.

- The developer shall construct a southbound right turn lane on Burke Mill Road with one hundred (100) feet of storage and restripe the center turn lane on Burke Mill Road to create a northbound left turn lane with one hundred (100) feet of storage. Said turn lane improvements shall be required at the time the proposed employee-only connection is made to Burke Mill Road. The City of Winston-Salem agrees to share the cost of these turn lane improvements. The City's participation shall not exceed fifty percent (50%) of the total cost of the stated turn lane improvements.
- The developer shall install a concrete apron or driveway with a concrete strip indicating the end of the public right-of-way.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a twenty (20) foot wide landscaping easement on the Charlestowne Homeowners Association property along the common property line and along the Burke Mill Road frontage as shown on the site plan.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THE PARKING DECK OR 38,000 SQUARE FOOT ADDITION:**
 - a. Thoroughfare Overlay plantings shall be replaced per the approved landscape plan (plant quantity/ratio) associated with the original 2003 rezoning plan.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THE 83,750 SQUARE FOOT BUILDING:**
 - a. Developer shall install a double staggered row of Nellie Stevens Hollies, planted twelve (12) feet on center with a minimum height of eight (8) feet at the time of planting, along the Burke Mill Road frontage between the proposed new entrance and the Charlestowne entrance. Supplemental shrubs shall be installed along the same frontage at a rate of fifteen (15) per one hundred (100) linear feet. All plantings shall be installed within the recorded landscape easement as shown on the site plan.
 - b. The developer shall construct and complete the proposed driveway connection to Burke Mill Road as depicted on the site plan. Additionally, all requirements of the driveway permit for which the applicant is responsible shall be completed.
 - c. Developer shall reimburse the City of Winston-Salem for one half (1/2) of the total cost of design, construction, and installation of the traffic signal located at the intersection of the proposed entrance onto Burke Mill Road, opposite Stonewood Drive.
 - d. All bufferyard, streetyard, motor vehicle surface area, and Thoroughfare Overlay plantings shall be installed as depicted on the site plan.
 - e. Developer shall install the required thirty-five (35) foot streetyard with a four (4) foot berm meeting the Type III bufferyard requirements along Burke Mill Road as shown on the approved site plan. Primary evergreen plants shall be a row of Nellie Stevens Hollies planted twelve (12) feet on center, each with a minimum height of eight (8) feet at the time of planting.

- **OTHER REQUIREMENTS:**

- a. The new entrance onto Burke Mill Road opposite Stonewood Drive shall be an employee only gated access, other than a temporary construction access, and shall not permit a public access between Burke Mill Road and Hanes Mall Boulevard.
- b. Developer shall maintain the existing fence along the northern property line required as part of the original rezoning request (W-2636).
- c. Freestanding signage on Burke Mill Road 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. This sign shall not be internally illuminated.
- d. The petitioner agrees to a cap of twenty-five percent (25%) of their employees that can use the proposed card-activated gate onto Burke Mill Road. The cap is applicable to their current and future work force.
- e. Should the developer not proceed with the construction of the proposed 83,750 square foot building within seven (7) years of the date of approval, the developer shall reimburse the City for one half of the cost of the traffic signal (including the cost of the design, construction, and installation of a traffic signal and standard pedestrian crosswalks at the intersection) located on Burke Mill Road opposite Stonewood Drive.
- f. Bufferyard plantings along the common property line with the Charlestowne neighborhood and along the Burke Mill Road frontage adjacent to the Charlestowne neighborhood shall be installed at the time the new driveway onto Burke Mill Road is installed as shown on the proposed site plan.