

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 Jemsite Development, LLC, (Zoning Docket W-3641). 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 (Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Shopping Center, Small; Bank and Financial Services; Bed and Breakfast; Car Wash; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Motor Vehicle, Repair and Maintenance; Motor Vehicle, Body or Paint Shop; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Park and Shuttle Lot; Parking Commercial; Utilities), approved by the Winston-Salem City Council the 17th day of March, 2025 " 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 ISSUANCE OF BUILDING PERMITS:**

- a. The exterior walls of all buildings on the subject property must consist of a minimum of sixty-five percent (65%) brick. Brick color shall be consistent with the brick colors “Milwaukee” and “St. Windsor Thin Brick”.
- b. All segments of the motor vehicle storage area wall which are parallel to Fairlawn Drive shall be comprised of brick matching the colors listed in a. above.
- c. All motor vehicle storage area gates shall be opaque and shall not incorporate any fabric screening material.
- d. All rooftop HVAC equipment located on the subject property shall be completely screened from view along all public streets.

- **OTHER REQUIREMENTS:**

- a. Freestanding signage shall be limited to a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. Freestanding signage for the entire subject property shall be constructed of the same material. Monument signs shall consist of a brick base with a brick cap or precast cap.
- b. Streetyard plantings for the subject property shall consist of Shumard Oaks (*Quercus shumardi*) or comparable variety for trees and a mixture of Carissa Holly (*Ilex cornuta* ‘Carissa’), and Cinnamon Girl ® Distylium (*Distylium* ‘PIIDIST-V’) or Schilling’s Dwarf Holly (*Ilex vomitoria* ‘Schilling’s Dwarf’) or comparable variety for the shrubs which shall be the primary plant materials. Little Lime® Panicle Hydrangea (*Hydrangea paniculata*) shall be used as to supplement the required species listed above. Additional trees and shrubs may be used to supplement the required species. Primary shrubs shall be maintained at a minimum height of three (3) to four (4) feet upon maturity.