

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 Village at Robinhood, LLC, (Zoning Docket W-3460). 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 (Motor Vehicle, Repair and Maintenance; Retail Store; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Banking and Financial Services; Offices; Services, A; Testing and Research Lab; Veterinary Services; Recreational Services, Indoor; Theater, Indoor; Child Care, Drop-In; Club or Lodge; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Vocational or Professional; and Utilities), approved by the Winston-Salem City Council the 3rd day of May, 2021" 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 proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
  - b. Any retaining wall shall be earth tone in color or shall match the color of the primary building as verified by Planning staff.
  
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - a. Any damage to City-maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the City of Winston-Salem.
  - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

- **OTHER REQUIREMENTS:**
  - a. 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.
  - b. Storage of tires and/or other appurtenances must occur completely within the building.