

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 Donald A. Joyce Revocable Trust, Michael A. Joyce, and Rachel Joyce Maxcy Heirs, (Zoning Docket W-3464). 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 (Convenience Store; Restaurant (with drive-through service); Restaurant (without drive-through service); Services, A; Offices; Retail Store; and Food or Drug Store), approved by the Winston-Salem City Council the 17th 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 THE ISSUANCE OF GRADING PERMITS:**

- a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas, vegetation designated to remain, or in 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 obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Dedication of 75 feet of right-of-way from the centerline of Union Cross Road and 40 feet of right-of-way from the centerline of Sedge Garden Road; and
 - Installation of sidewalk along the Sedge Garden Road frontage.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. All rooftop HVAC equipment shall be screened from view of the adjacent public streets.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall complete all requirements of the driveway permit.
 - b. Building(s) 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 for each parcel along Union Cross Road and one monument sign along Sedge Garden Road. Each sign shall have a maximum height of 6 feet and a maximum copy area of 36 square feet.
 - b. Developer shall install the plantings required in a 10-foot Type I bufferyard in place of a streetyard, as shown on the proposed site plan. Spacing of shrubs in this bufferyard shall not be greater than 18 inches, measured tip to tip.