

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 Front Street Wallburg, LLC, (Zoning Docket W-3478). 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 changes related to modifying the overall site layout in a LI-S zoning district, approved by the Winston-Salem City Council the 2nd day of August, 2021" and signed, provided the property is developed in accordance with requirements of the LI-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 obtain a Watershed Permit from the Erosion Control Officer.
 - b. Developer shall obtain all necessary permits (including stormwater and wetlands impacts) from the North Carolina Department of Environmental Quality (NCDEQ) and/or the US Army Corp of Engineers.
 - c. Developer shall obtain a driveway permit from NCDOT. Improvements shall include:
 - Dedication of right-of-way for the extension of Business Park Drive to the eastern property line. Dedicated right-of-way should align with the adjacent, existing right-of-way;
 - Dedication of additional right-of-way along the frontage of Wallburg Road, including widening Wallburg Road to three lanes beginning a minimum of 200 feet north of Business Park Drive, and installation of curb and gutter and sidewalks along Wallburg Road;
 - Modification of the existing traffic signal at Business Park Drive to add a fourth leg and provide a two-lane approach at the intersection consisting of an exclusive left turn lane and a shared through-right lane. The cross-section should directly align with the existing leg of Business Park Drive. NCDOT must approve signal design;
 - Striping of a southbound left turn lane into Site Access 1 with a minimum of 200 feet of storage. In addition, a northbound right turn lane with 100 feet of storage and appropriate taper will be required at Site Access 1;
 - Provision of an exclusive southbound left turn and northbound right turn lanes on Wallburg Road at Business Park Drive (Site Access 1), including a minimum of

200 feet of full left turn storage and 100 feet of full right turn storage in addition to appropriate taper lengths;

- Striping of the center turn lane for a southbound left turn into Site Access 2 with 150 feet of storage. In addition, a northbound right turn-lane with 100 feet of storage and appropriate taper will be required at Site Access 2.
 - Realignment of Sherlie Weavil Road to intersect opposite Enterprise Park Boulevard and provision of a three-lane section on Sherlie Weavil Road from Wallburg Road to a minimum of 100 feet past the easternmost truck entrance;
 - Extension of the southbound left turn lane and provision of an exclusive right turn lane on Wallburg Road at Sherlie Weavil Road, as well as provision of a minimum of 150 feet of full left turn storage and 100 feet of full right turn storage with appropriate taper lengths; and
 - An internal connection with a minimum 150-foot throat to provide a secondary point of egress to the traffic signal.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The exterior materials for buildings may be architectural CMU, brick, stone, concrete and/or glass. Metal siding shall only be allowed on one side and only where a future phase/expansion is proposed. Any metal siding visible from a public way shall be screened. Exposed standard concrete blocks shall be prohibited. Any accessory building shall be of similar materials and designed to complement the principal structure(s).
 - b. All exterior HVAC equipment shall be screened from view of public streets.
 - c. All utilities on the site shall be underground.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. All NCDEQ requirements shall be completed.
 - c. Chain link fencing shall not be visible from any public right-of-way.
 - d. Buildings shall be constructed in substantial conformance with approved building elevations.
 - e. Prior to obtaining a Certificate of Occupancy for Warehouse 1 and Warehouse 2 (as shown on the proposed site plan), the developer shall complete all required improvements for Business Park Drive at the intersection with Wallburg Road and east of Wallburg Road and complete all required improvements to Wallburg Road north of the intersection with Business Park Drive.
- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to two (2) monument signs along Wallburg Road with a maximum height of eight (8) feet and a maximum copy area of seventy five (75) square feet.
 - b. Developer shall install fourteen (14) Primary Evergreens per 100 linear feet along all street frontage berms.
 - c. Developer shall continue the berm and street frontage plantings east along Sherlie Weavil Road to tie into the required bufferyard to fully screen the site from Sherlie Weavil Road.