



Winston-Salem

August 11, 2020

City Attorney's Office

City of Winston-Salem
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
Fax 336.748.3816
www.cityofws.org


Burgess Jenkins
2025 Sussex Lane
Winston-Salem, N.C. 27104

Re: Camel City Commercial LLC Special Use Permit W-3443

Dear Mr. Jenkins,

Please find enclosed the Order of the City Council of the City of Winston-Salem directing that a special use permit be issued, the approved special use permit and site plan. Should you have any questions, please do not hesitate to let me know.

Sincerely,


Angela L. Carmon, City Attorney

Enclosures: Order, Special Use Permit and Site Plan
pc: Aaron King Planning and Development services Director
Sandra Keeney, City Clerk



Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joiner; Denise D. Adams, Mayor Pro Tempore, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Morticia "Tee-Tee" Parmon, Northeast Ward; Annette Scippio, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

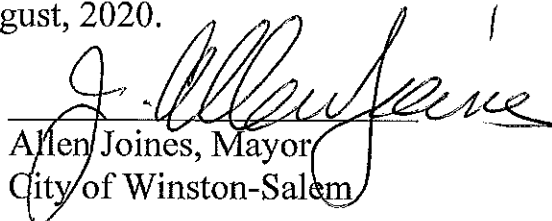
NORTH CAROLINA)
FORSYTH COUNTY) WINSTON-SALEM CITY COUNCIL
) SPECIAL USE PERMIT OF CAMEL CITY
) COMMERCIAL, LLC FOR A PARKING
) REDUCTION FOR A RESTAURANT
) (without drive-through service) IN GMA-2 (W-3443)

On August 3, 2020, the Mayor and Winston-Salem City Council (“Council”) conducted, in the above-referenced matter, a public hearing, virtually, with no objections thereto being received, in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of special use permits. During the hearing, Burgess Jenkins appeared and presented testimony for the applicant/petitioner and evidence in support of the petition in accordance with the applicable law regarding special use permits. No one appeared in opposition to said petition. Planning and Development Services Director Aaron King presented the staff report from the Winston-Salem/Forsyth County Planning Board (hereinafter “staff report”). City Attorney Angela Carmon was present to provide legal advice to the Mayor and Council during the public hearing.

After presentation of all testimony and evidence, the Council, based upon the staff report, testimony and evidence presented at the hearing: (1) found that the petition meets all requirements of the City’s Unified Development Ordinance (“UDO”); (2) affirmed the four findings as required by Section 3.2.13(E)(6)(a) of the Unified Development Ordinances, and detailed on the first page of the special use permit in the Council’s Agenda materials for said item; and (3) approved the site plan included with the special use permit request and the conditions set forth in the special use permit.

Based upon the foregoing, the Council hereby orders that a special use permit be granted to CAMEL CITY COMMERCIAL, LLC for a parking reduction for a Restaurant (without drive-through service) in Growth Management Area 2 consistent with the motion approved by Council and this Order.

This the 10th day of August, 2020.

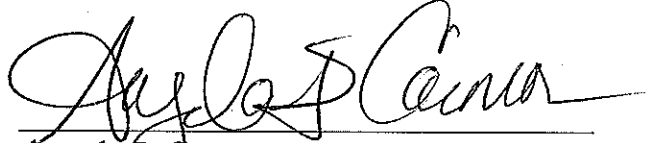

Allen Joines, Mayor
City of Winston-Salem

CERTIFICATE OF SERVICE

The undersigned hereby certifies that she is: an attorney at law licensed to practice in the State of North Carolina, attorney for the City of Winston-Salem, and a person of such age and discretion to be competent to serve process.

That on the 11th day of August, 2020 she served a copy of the attached **ORDER, SPECIAL USE PERMIT, SITE PLAN AND COVER LETTER** by placing a copy of each in a postpaid envelope and addressed to the person hereinafter named, at the place and address stated below, which is the last known address, and by depositing said envelope and its contents in the United States mail in Winston-Salem, North Carolina.

CITY OF WINSTON-SALEM



Angela L. Carmon
City Attorney

ADDRESSEES:

For Petitioner

Burgess Jenkins
2025 Sussex Lane,
Winston-Salem, NC 27104

Aaron King, Planning and Development Services Director
City of Winston-Salem
P.O. Box 2511
Winston-Salem, N.C. 27102

Sandra Keeney, City Clerk
City of Winston-Salem
P.O. Box 2511
Winston-Salem, N.C. 27102

**DOCKET W-3443
SPECIAL USE PERMIT
OF CAMEL CITY COMMERCIAL, LLC
ISSUED BY THE CITY COUNCIL OF THE CITY OF WINSTON-SALEM**

The City Council of the City of Winston-Salem hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Accordingly, the City Council of the City of Winston-Salem hereby issues this special use permit for a parking reduction for a Restaurant (without drive-through service) in Growth Management Area 2 in accordance with Section 3.2.13E of the Zoning Ordinance of the *Unified Development Ordinances* to Camel City Commercial, LLC to be established on the following described property:

PIN 6825-78-5091

This special use permit is further issued pursuant to approval of the site plan entitled Remedy Coffee House and Bar and identified as Attachment "A", attached hereto and incorporated herein.

The site shall be developed in accordance with Attachment "A", provided the property is developed in accordance with requirements of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

