

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 Calco, Inc., (Zoning Docket W-3519). 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 (Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Offices; and Food or Drug Store), approved by the Winston-Salem City Council the 2nd day of May, 2022" 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 GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Closing the westernmost driveway connecting to Southpark Boulevard (as shown on the proposed site plan);
 - Construction of sidewalks along Southpark Boulevard and Peters Creek Parkway, including construction of a concrete pad for a future bus stop shelter along Peters Creek Parkway (as shown on the proposed site plan).
 - Installation of curb and gutter improvements along Southpark Boulevard; and
 - Installation of a left-turn lane on Southpark Boulevard (as shown on the proposed site plan).

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. If the property is subdivided, the developer shall record a plat in the office of the Register of Deeds. The plat shall show tentative building locations, all access easements, and any necessary utility easements.
 - 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. Developer shall complete all requirements of the driveway permit.