

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 Brookstown Development Partners LLC, (Zoning Docket W-3542). 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 PB-S, approved by the Winston-Salem City Council the 6th day of September, 2022" and signed, provided the property is developed in accordance with requirements of the PB-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. The developer shall obtain a driveway permit from the City of Winston-Salem. Required improvements include:
 - Dedication of right-of-way to the specifications of WSDOT;
 - Closure of all unused curb cuts with similar materials;
 - Removal of any existing streetlights at WSDOT's request;
 - Replace/Upgrade any pedestrian pedestal as required by WSDOT;
 - All improvements recommended by the approved TIA;
 - Installation of all public sidewalks as shown on the site plan; and
 - Installation of ADA detectable dome mats at all intersections where they are not currently present.
- **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.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. All required improvements of the driveway permit shall be completed.
 - b. Any damage to City-maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
 - c. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - d. All street trees shall be installed as shown on the site plan.
 - e. All improvements to First Street must be completed to WSDOT standards.

- **OTHER REQUIREMENTS:**
 - a. The use Services, A shall be further restricted not to allow tattoo parlors.
 - b. No freestanding signage shall be permitted.