

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 Prime Property, LLC, (Zoning Docket W-3575). 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 to HB-S (Two-Phase) (Storage Services, Retail-Internal Access; Hotel or Motel; and Shopping Center, Small), approved by the Winston-Salem City Council the 1st day of May, 2023" and signed, provided the property is developed in accordance with requirements of the HB-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 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 streets.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. All required improvements of the driveway permit shall be completed.

- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
 - b. All proposed landscaping shall be consistent (with respect to species) with existing landscaping in the overall development.
 - c. No exterior amplification, exterior loudspeakers, or similar devices (including a customer call system) that are audible outside the boundaries of the subject property shall be installed.
 - d. All storage tanks and trash containers located on the subject property shall be screened in a manner architecturally compatible with the buildings located on the subject property and utilizing the same building materials as the principal building.
 - e. No structure of a temporary nature shall be allowed on the property except that during construction, a construction trailer may be utilized.

- f. No temporary signage shall be allowed except that new business announcements signs may be used during the construction phase.
- g. All utility lines shall be entirely underground, provided however, equipment such as transformers, junction boxes, and meters may be located above ground.