

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 Stephen Craver, Trustee for the Trust of Zula Veigh Craver, (Zoning Docket W-3331). 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 Motor Vehicle, Repair and Maintenance, approved by the Winston-Salem City Council the _____ day of _____, 20____" 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 THE ISSUANCE OF BUILDING PERMITS:**
 - a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
 - b. Developer shall complete all requirements of the driveway permit.
- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one (1) six (6) foot high monument sign with a maximum copy area of thirty-six (36) square feet. Electronic Message Board Signs shall not be permitted.
 - b. There shall be no exterior storage of inoperative motor vehicles or motor vehicles that are under repair.
 - c. There shall be no improvements on PIN 6833-28-5349 with the exception of the proposed bufferyard and fence as shown on site plan.