

CITY - SPECIAL USE DISTRICT PERMIT

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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 Jemsite Development, LLC, (Zoning Docket W-3343). 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 Site Plan Amendment for Banking and Financial Services, approved by the Winston-Salem City Council the 6th day of November, 2017" 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 GRADING PERMITS:**
 - a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Exhibit A" as verified by Planning staff. The brick color of the exterior walls shall be consistent with the brick color of the adjacent LIDL store.
 - b. An engineered lighting plan shall be submitted to the Inspections Division which complies with the following: (1) maximum pole height of twenty-five (25) feet; (2) full cut-off fixtures; (3) any wallpacks or attached lighting shall be angled downward and away from all public streets; and (4) no more than 0.5 ft/candle along all public right-of-ways and adjacent to residential zoning. Developer shall select a fixture that will be used throughout all the subject property.

- c. Cross access easements to PIN 6817-83-4588 shall be recorded.
- d. All rooftop HVAC equipment located on the subject property shall be completely screened from view along all public streets.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Lighting shall be installed per approved lighting plan and certified by an engineer.
- b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
- c. Developer voluntarily agrees to retrofit the existing off-site "Pond 1" to current water quality and quantity standards in accordance with sections 75-301-75-305 of the Winston-Salem Code of Ordinances. The retrofitted Pond 1 shall be designed to treat stormwater from all of former Tract 8, (as depicted on the site plan), which is approximately 5.8 acres. (Pond 1 is the westernmost Pond on the Crowne Apartments site).
- d. Developer further agrees to obtain the necessary permanent easements for himself, for subsequent transferees of the former Tract 8 property (as depicted on the site plan), and for the City to enter upon the property, located at 100 Crowne Park Drive (PIN# 6817-84-3029), for the purposes of access, inspection, maintenance, repair and reconstruction.
- e. The developer and/or subsequent transferees within former Tract 8 (as depicted on the site plan) will maintain the stormwater pond and will enter into an operation and maintenance agreement acceptable to the City Attorney's Office. All easements and maintenance requirements shall be assumed by subsequent transferees. Nothing in these conditions shall obligate the City to inspect, maintain, repair, or reconstruct Pond 1.

- **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. Freestanding signage for the subject property shall be constructed of the same material as the signage on PIN 6817-83-4588. The monument sign shall consist of a brick base with a brick cap or precast cap.
- b. Streetyard plantings for the entire subject property shall consist of Shumard Oaks (*Quercus shumardi*) or comparable variety for the trees and Carissa Holly (*Ilex cornuta* 'Carissa') or comparable variety for the shrubs which shall be the primary plant materials. Additional trees and shrubs may be used to supplement the required species listed above. In addition, a staggered double row of shrubs shall be provided within the required streetyard.
- c. The property shall be subject to the time restrictions governing the operation of front-end loaders for refuse collection, as set forth in Section 46-5(a)(1) of the Code of Ordinances.
- d. If Pond 1 ceases to be used to provide drainage, per the requirements in Chapter 75, to all of former Tract 8, the developer or subsequent owners shall provide alternate stormwater management for former Tract 8 (as depicted on the site plan) in another location consistent with the above mentioned standards.