

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 College Village Holdings, LLC, (Zoning Docket W-3387). 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 (Shopping Center, Small; Food or Drug Store; Offices; Retail Store; Recreational Services, Indoor; Restaurant without drive-through service; and Services, A), approved by the Winston-Salem City Council the 3rd day of December, 2018" 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 ANY PERMITS:**
  - a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit.
  - b. 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 along all property lines.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  - 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. Electronic Message Board signs shall not be permitted.