

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 Quality Oil Company, LLC and NCDOT, (Zoning Docket W-3419). 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 a Convenience Store, approved by the Winston-Salem City Council the 7th day of October, 2019" 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 ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. Required improvements include:
 - Installation of sidewalk along Solomon Drive.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a negative access easement along the frontage of Union Cross Road and a blanket cross-access easement to the parcel located to the south as shown on the site plan.
 - b. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. All rooftop mechanical equipment shall be screened from view of adjacent streets.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Large variety street trees along Pecan Lane shall be of the same species as those on the opposite side of Pecan Lane.

- **OTHER REQUIREMENTS:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.