

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 Frank Myers Investments, LLC, (Zoning Docket W-3489). 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 HB-S (Arts and Crafts Studio; Banking and Financial Services; Building Materials Supply; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Offices; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services, A; Testing and Research Lab; and Veterinary Services) approved by the Winston-Salem City Council the 4 day of October, 2021" 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 THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned property shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
  - b. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
    - Dedication of right-of-way radius at the intersection of University Parkway and Sunburst Circle; and
    - Installation of curb and gutter and sidewalk along the Sunburst Circle frontage.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Developer shall complete all requirements of the driveway permit.
  - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  
- **OTHER REQUIREMENTS:**
  - a. Freestanding signage shall be limited to two monument signs along the University Parkway frontage. Each sign shall have a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.