

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 Coe Revocable Living Trust, Betty R Coe, and Steve H Coe, (Zoning Docket W-3545). 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 (Academic Biomedical Research Facility; Arts and Craft Studio; Banking and Financial Services; Car Wash; Child Care, Drop-In; Food or Drug Store; Furniture and Home Furnishings Store; Motor Vehicle, Repair and Maintenance; Museum or Art Gallery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Restaurant (With Drive-Through Service); Restaurant (Without Drive-Through Service); Retail Store; Services A; Services B; Testing and Research Lab; Utilities; and Veterinary Services), approved by the Winston-Salem City Council the 3rd day of October, 2022," 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 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:
 - Match the grass planting strips to the south and maintain the exact width throughout the property
 - Provide a connection to the sidewalks to the north of the site.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the driveway permit.

- **OTHER REQUIREMENTS:**
 - a. No overnight, outside storage of motor vehicles is allowed on this site.