

Ordinance #26-0303
2026 Ordinance Book, Page 60a

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 HHS Holdings, LLC, (Zoning Docket W-3690). 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 GB-S (Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Building Materials Supply; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Museum or Art Gallery; Nursery, Lawn and Garden Supply Store, Retail; Offices; Recreation Services, Indoor; Retail Store; School, Vocational or Professional; Services, A; Services, B; Storage Services, Retail; Warehousing; Wholesale Trade A), approved by the Winston-Salem City Council the _____ day of _____, 20____" 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 CERTIFICATE(S) OF OCCUPANCY:**
 - a. All existing opaque fencing shall be retained, and any missing fencing shall be installed to ensure fencing exists between the site and any adjacent residential zoning.
- **OTHER REQUIREMENTS:**
 - a. All buffering required as a part of rezoning case W-2570 shall be maintained.
 - b. The southern corner of the site abutting the rear parking area shall remain undeveloped as shown on the approved site plan.

- c. Any new or replacement free-standing signage shall be limited to one (1) monument sign with maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.