

Winston-Salem City Council
APPROVED
September 16, 2024

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 Duncan Properties, LLC, (Zoning Docket W-3626). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit to change the previously approved site plan from a proposed bank to a parking lot, approved by the Winston-Salem City Council the 16th day of September, 2024" 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 SIGNING OF PLATS:**
 - a. Developer shall record cross-access and parking agreements between the developer of PIN 6816-04-5308 and the owners of PIN 6816-04-8174.
 - b. The 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 or existing vegetated areas designated to remain, shall require a Staff Change approval at minimum or a Site Plan Amendment.