

**Winston-Salem City Council**  
**APPROVED**  
**October 21, 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 Pfafftown Center, Inc., (Zoning Docket W-3631). 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; Child Care, Drop-In; Club or Lodge; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Kennel, Indoor; Library, Public; Micro-Brewery or Micro-Distillery; Offices; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (with drive-through service); Restaurant (without drive-through service); Retail Store; Services A; Storage Services, Retail; Veterinary Services; Adult Day Care Center; Child Day Care Center; Residential Building, Multifamily; and Residential Building, Townhouse), approved by the Winston-Salem City Council the 21st day of October, 2024 " 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 ANY PERMITS:**
  - a. Developer shall photo-document the applicable historic resource, along with any existing structures on the site, using the Architectural Resources Documentation Form available from Historic Resources staff.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  - a. The developer shall obtain a driveway permit from both the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permits.
- **PRIOR TO THE SIGNING OF FINAL PLATS:**
  - a. Developer shall record a negative access easement along the frontage of Transou Road.

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- b. Developer shall record a cross-access easement with the remainder of the Pfafftown Center shopping center property. Any proposed parking agreements shall be referenced on the final plat.
  - c. Developer shall dedicate an additional ten (10) feet of right-of-way along the Transou Road site frontage.
- **PRIOR TO CERTIFICATE(S) OF OCCUPANCY**
    - a. The developer shall record a final plat with the above requirements shown.