

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 Clifford Wilson, (Zoning Docket W-3432). 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 NB-S (Arts and Crafts Studio; Church or Religious Institution, Neighborhood; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices Neighborhood Organization, or Post Office; Museum or Art Gallery; Offices; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services, A; and Banking and Financial Services) approved by the Winston-Salem City Council the 4th day of May, 2020" and signed, provided the property is developed in accordance with requirements of the NB-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 BUILDING PERMITS:**
 - a. Proposed building plans shall be in substantial conformance with the approved elevations as verified by Planning staff.
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Building shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Developer shall complete all requirements of the driveway permit.

- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall only be located along South Main Street.