

Z-39-91 Litchford Road, east side, at its southern intersection with Harps Mill Road, being Parcel 704, Tax Map 326, rezoned to Shopping Center Conditional Use District.

CONDITIONS:

A. Access onto Harps Mill Road will be limited to one point and aligned and constructed as shown on the approved subdivision plan #S-74-88 (shown on map recorded in Map Book 1988, Page 1648).

B. Access onto Litchford Road will be limited to one point and constructed along the common boundary of Lots one and two (tax map page 326, parcels 703 and 704) of map of Litchford Place Subdivision recorded in Map Book 1988, Page 1648.

C. Before the issuance of a grading or building permit for parcel 704, the owner of this parcel will submit for approval of the City Attorney's Office cross access agreements between the owners of parcels 703 and 704 and between the owners of parcels of 704 and 705 (see attached Exhibit E).

D. The use of Lot 704 shall be limited to all uses permitted in an Office and Institution-I district plus an automobile service station and retail convenience store usually associated with such service stations. The size of the convenience store will not exceed 800 square feet.

E. If an automobile service station is constructed on Lot 704, the signage for a free standing sign shall be limited to a low profile sign.