

Z-23-96 Harps Mill Road, south side, at its southeastern intersection with Litchford Road, being Map 1717.08 79 9598. Approximately 1.5 acres amending the existing Shopping Center Conditional Use District.

Conditions: (2/26/96)

1. 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).
2. Access onto Litchford Road will be limited to one point and constructed along the common boundary of tax parcels 1717.08-79-9278 and 1717.08-79-9598.
3. Cross Access Benefiting Parcels 1717.08-79-9278, 1717.08-79-9598, and 1717.08-89-2500 shall be limited to the Harps Mill Road and Litchford Road access points and encompass the areas of the subject parcel as set forth in zoning case Z60-95 and illustrated on **Exhibit A attached to that case.**
4. The use of the subject parcel (Wake County PIN # 1717.08-79-9598) shall be limited to all uses allowed in the Office and Institution-1 District and the following commercial land uses allowed in the Shopping Center District as set forth in the table of permitted uses in Code Section 10-2071.
 - a. Bank;
 - b. Beauty, nail, manicure, cosmetic art, barbershop,
 - c. Eating establishments-without on-premise consumption of alcohol;
 - d. Food store; and
 - e. All retail sales with the exception that highway retail sales uses are limited to automotive service and repair facilities only.

Any allowable commercial use will be restricted to occupying either the entire existing 3520 square feet of facility or some portion thereof. In no instance is the existing building footprint to be enlarged to accommodate single or multiple commercial uses.

(Exhibits can be found in the case file located in the Planning Department.)