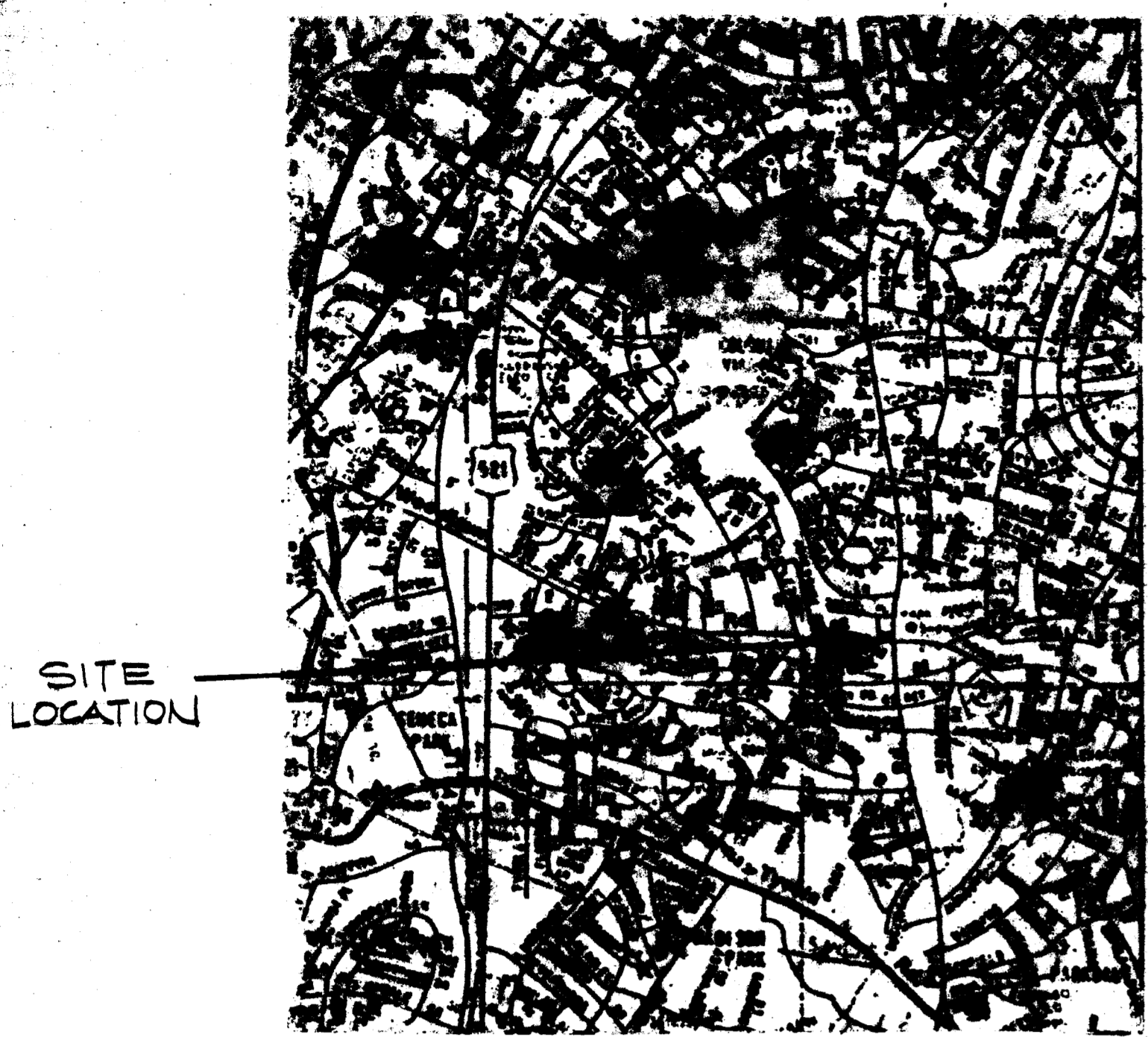
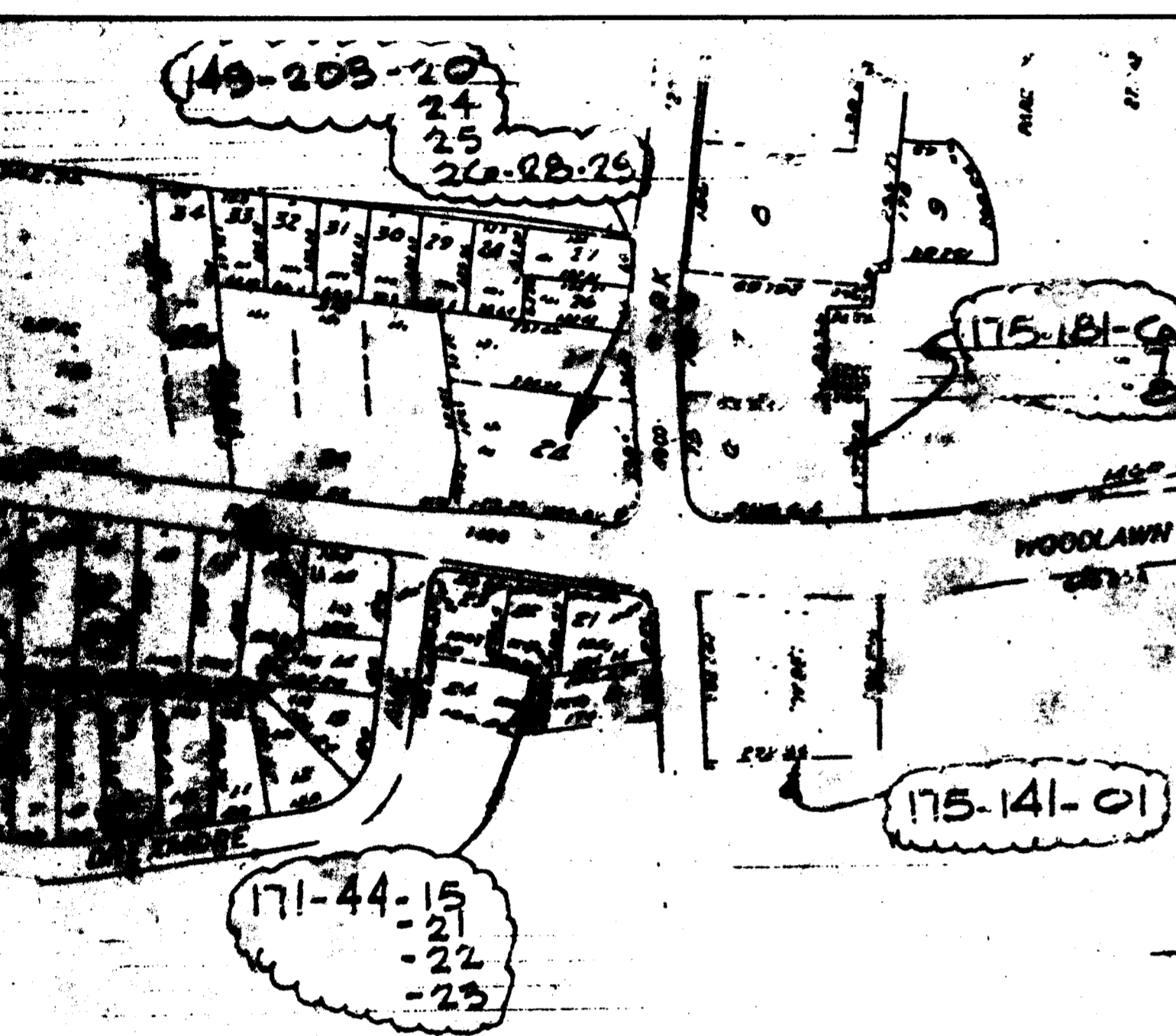


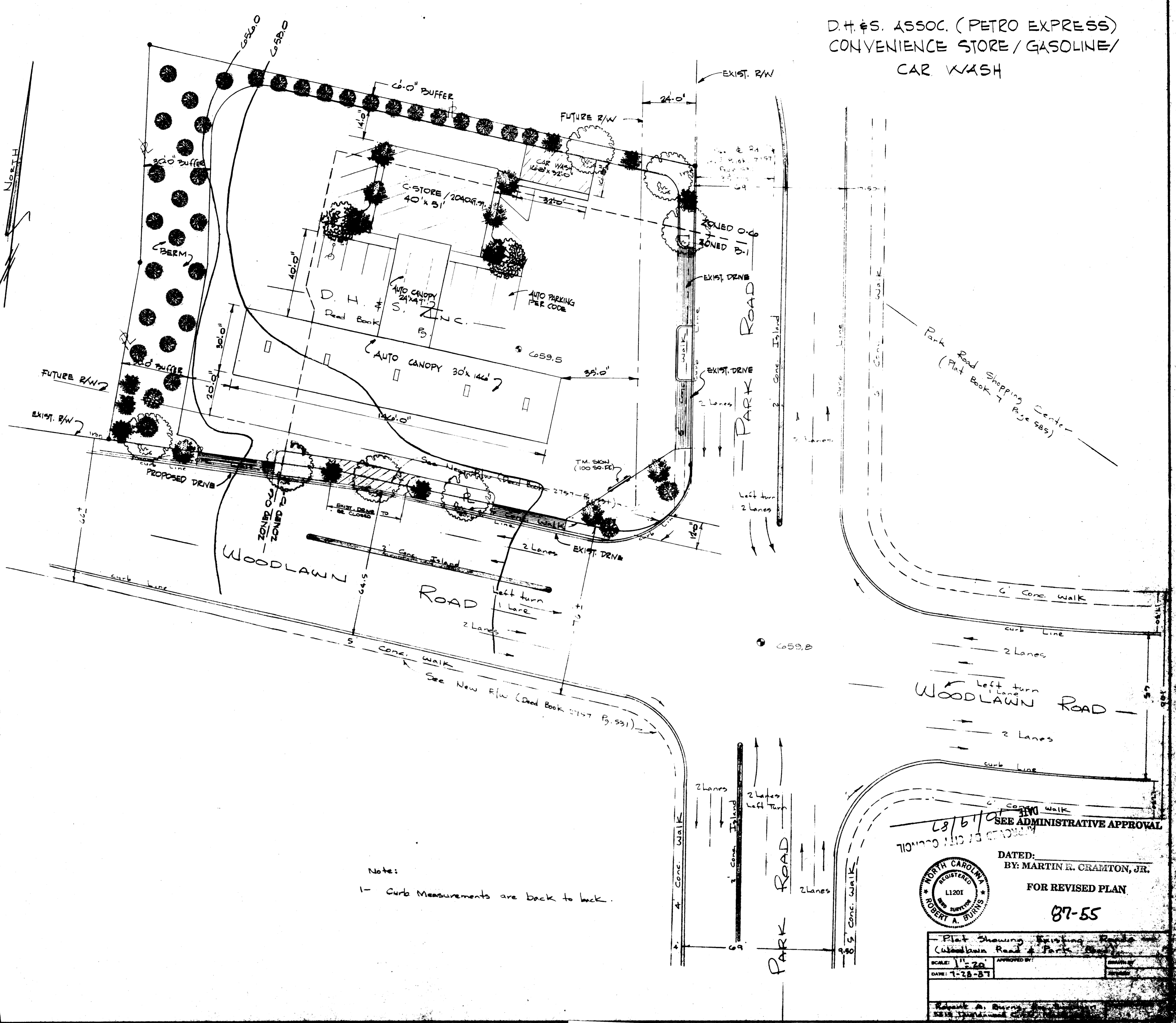
D. H. & S. ASSOC. (PETRO EXPRESS)
 CONVENIENCE STORE / GASOLINE /
 CAR WASH



VICINITY MAP
 SCALE - NTS



ADJOINING PARCEL
 MAP - NTS



LANDSCAPE LEGEND

- PYRUS CALLERYANA "BRADFORD PEAR"
- CEDAR TREE
- PRUNUS LAUROCERASUS
- SCHIPKA LAUREL
- HELLENI HOLLY
- NANDINA DOMESTICA DWARF NANDINA
- ACER PALMATUM
- JAPANESE MAPLE

Note:
 1 - Curb Measurements are back to back.

SEE ADMINISTRATIVE APPROVAL
 DATED:
 BY MARTIN E. CRAMTON, JR.
 FOR REVISED PLAN
 87-55

Plat Showing Existing Roads and	
Cumberland Road & Park Road	
SCALE: 1" = 20'	APPROVED BY:
DATE: 7-28-87	

PARALLEL CONDITIONAL USE PERMIT

This is a parallel conditional use permit approved by the Charlotte City Council to D. H. & S. Associates owner(s) and successors-in-interest of the property described as tax parcel 149-203-20 and described in detail further in the ordinance, identified below, approved by the City Council.

In approving this parallel conditional use permit, the Charlotte City Council amended section 3200 of the City of Charlotte Zoning Ordinance and the official zoning map. The property now has a parallel conditional use district zoning classification of B-1(CD).

This parallel conditional use permit is subject to and incorporates by reference all of the following: the schematic plan, the supporting text, all attached conditions, and sections 3200, 3201, 3202, 3203, 3204, and 1300 of the City of Charlotte Zoning Ordinance, all of which preceding are binding upon the property and all subsequent development and use of the property. A failure to comply with any of the above may result in revocation of the parallel conditional use permit in accordance with the authority of the City Council under section 1300 of the City of Charlotte Zoning Ordinance.

Three years from the date of approval of this parallel conditional use permit, the Planning Commission shall determine if active efforts to develop in accordance with approved plans have occurred. If active efforts to develop have not occurred, then a report shall be forwarded to the City Council which may recommend that action be initiated to remove the parallel conditional use district in accordance with section 1300.

BEGINNING at an iron in the westerly right-of-way margin of Park Road, said iron being located in the dividing line between Lots 2 and 3 of the property of David Alexander as shown on a plat thereof recorded in Map Book 1438 at Page 490 in the Mecklenburg County Public Registry, said iron being located South 83°37'50" East, approximately 30.67 feet from the common front corner of Lots 2 and 3, as shown on said map; thence with the westerly right-of-way margin of Park Road South 04°04'38" East 133.84 feet to a point (see map recorded in Book 2757 at Page 534 in said Registry); thence with the westerly right-of-way margin of Park Road and the northerly right-of-way margin of Woodlawn Road and following the arc of a circular curve to the right having a radius of 30.00 feet an arc distant of 53.40 feet to a point in the westerly right-of-way margin of Woodlawn Road; thence with the westerly right-of-way margin of Woodlawn Road (1) North 84°44'23" West 124.89 feet to a point, and (2) North 87°36'13" West 105.42 feet to an iron; thence North 06°00' East 82.54 feet to a point; thence North 04°37'50" West 97.41 feet to an iron; thence South 83°37'30" East 253.52 feet to the point and place of BEGINNING, said tract being shown on that certain plat entitled "Property of D.H. & S. Associates" dated November 12, 1986 prepared by Robert A. Burns, Registered Land Surveyor.

TOGETHER WITH AND INCLUDING all of the area within the rights-of-way of Park Road and Woodlawn Road acquired by Union Oil Company of California by deed recorded in Book 2828 at Page 311 and by the Pure Oil Company by deed recorded in Book 2038 at Page 329, both in the Mecklenburg County Public Registry.

Being in all respects the same property conveyed to the Pure Oil Company by deed recorded in Book 2038 at Page 329 and to Union Oil Company of California by deed recorded in Book 2828 at Page 311 in the Mecklenburg County Public Registry, subject, however, to that certain right-of-way deed to the City of Charlotte recorded in Book 2757 at Page 531 in said Registry. Reference is made to that certain Affidavit recorded in Book 2766 at Page 263 in said Registry.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 19____, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, beginning on Page _____.

CITY CD
 Petition No. 87-55
 D. H. & S. Associates
 APPROVED BY CITY COUNCIL
 DATE 10/19/87

AN ORDINANCE AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of a one (1) acre site on the northwest corner of Park and Woodlawn Roads from O-6 & B-1 to B-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on August 17, 1987; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

- The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
- The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from O-6 and B-1 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

EXHIBIT A
 Legal Description--Park Road Property:
 Being all that certain tract or parcel of land lying, being and situate in the city of Charlotte, County of Mecklenburg, and State of North Carolina, and being more particularly described as follows:

Pat Sharkey
 City Clerk