

**ORDER GRANTING/DENYING
CONDITIONAL USE PERMIT
TOWN OF MINT HILL, NORTH CAROLINA**

APPLICANT: Sami Nafisi

APPLICATION NO. CUP97-4
(Amendment to CUP96-15)

ADDRESS: 6407 Idlewild Road, Suite 3-211

Charlotte, N. C. 28212

A request for a Conditional Use Permit to allow construction of an automatic car wash and lube shop located at 4300 Wilgrove-Mint Hill Road, Tax Parcel #137-112-13

heard by the Town Board of Commissioners in accordance with the provisions of the Zoning Ordinance on September 25, 1997, has been granted. The decision is as follows (state the reason for granting/denying the request and any conditions set forth in the decision):

Approval of site plan as per Section 10.701 of the Mint Hill Ordinance along with other applicable sections with the following conditions: (1) ~~One~~ free-standing sign, with both businesses not to exceed 32 sq. ft. (2) Contract for cooperative parking be provided for the parking spaces that cross the property line onto the Texaco property. This contract will have to be renewed if the property is ever sold. (3) The parking spaces must be 9 ft. X 20 ft. (4) The requirement that the two properties be combined be waived.

If granted, this permit shall expire: September 25, 1999
(Date)

Beth Q. Hamrick
Clerk

Robt G. Taylor
Mayor

Copy to Applicant and Zoning Administrator 10/8/97
(Date)

Note: Conditional Use Permits expire two years from date of approval if the Planning Board finds that no progress has been made to develop in accordance with approved plans.

BOX: CUP97-4

** Because a sign permit was never obtained, and the sign ordinance was amended for ground mounted signs, and because the lot is separate from Texaco Station, one ground mounted sign would be allowed in accordance w/ Mint Hill's current standards. 4/27/00 shem*