



**TOWN OF HARRISBURG, NORTH CAROLINA  
HARRISBURG TOWN HALL  
BOARD OF ADJUSTMENT MEETING**

**February 6, 2024  
6:00 PM**

**AGENDA**

**1. CALL TO ORDER**

**A. PUBLIC PARTICIPATION VIA ZOOM**

1. PUBLIC PARTICIPATION VIA ZOOM\* - Harrisburg Town Hall's Council Chambers will be open for the public to attend the meeting in person. The public has the option to join the meeting virtually via the Zoom platform using the following link:

[Click Here for Zoom Meeting Link](#)

Webinar ID: 839 0121 0697

Passcode: 476569

Or One tap mobile:

+19292056099,,83901210697#,,,,\*476569# US (New York)

+13017158592,,83901210697#,,,,\*476569# US (Washington DC)

Or by phone

312.626.6799

301.715.8592

\*Anyone who wishes to participate in the meeting proceedings must be present.

**B. ROLL CALL**

**C. AGENDA ADOPTION**

**D. SPECIAL PRESENTATIONS**

**2. CONSENT AGENDA**

- A. Minutes from the January 10, 2024 meeting

**3. PUBLIC HEARINGS**

- A. H-2023-02-A: Venator Chemicals LLC - Appeal of Administrative Decision

**4. OLD BUSINESS**

**5. NEW BUSINESS**

**6. ADJOURNMENT**

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**Vision Statement**

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Harrisburg will be a distinctive, family-focused community where memories are made.

**Mission Statement**

Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice.

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## TOWN OF HARRISBURG

### Agenda Item Details

**Title:**

Minutes from the January 10, 2024 meeting

**Presenting Personnel:**

Zac Gordon, Planning Director

**Suggested Motion or Action:**

Motion to approve the January 10, 2024 meetings, as presented.

**Description/Background:**

Attached is the minutes from the January 10, 2024 BOA meeting.

**Recommendation:**

Staff recommends approval.

**Fiscal Impact:**

None

**Attachments:**

1. BOA 1-10-24

**TOWN OF HARRISBURG, NORTH CAROLINA  
HARRISBURG TOWN HALL  
BOARD OF ADJUSTMENT MEETING  
TUESDAY, JANUARY 10, 2024  
6:00 PM**

**MINUTES**

**1. CALL TO ORDER**

Ian Patrick called the meeting to order.

PRESENT: Kevin Schaffner, Monica Long, Ian Patrick, Michael Branham, Brandon Ross

ABSENT: Kevin Hutchins

STAFF: Zac Gordon, Shelley Dehart, Carly Bedgood

**2. CONSTENT AGENDA**

**A. Approval of October 3rd, 2023, Meeting Minutes**

Kevin Schaffner made a motion to approve the meeting minutes. Mike Branham seconded the motion. **The motion was unanimously approved (5-0).**

**3. PUBLIC HEARINGS - NONE**

**4. OLD BUSINESS - NONE**

**5. NEW BUSINESS**

**A. Board Training- Special Use Permit Training**

**Planning Director, Zac Gordon**, started the meeting off by giving a brief PowerPoint overview of Special Use Permits. Zac went over a flow chart of the steps required to obtain a Special Use Permit. He explained the Quasi-Judicial process that the Board of Adjustment was required to follow in hearing Special Use Permit. The hearing would begin with a presentation by staff and then the applicant/or their representative. Following these presentations, the Board would be required to consider the following criterion in considering the request:

- Land Use Plan (HALUP)
- Ingress and egress,
- Nuisances (odor, smoke, noise)
- Impact on future development
- Public health, safety, and welfare
- Other applicable provisions.

After consideration of these criterion, the Board would render a decision to either approve, approve with conditions, or deny the request.

**October 3rd, 2023**

**BOA Minutes**

Staff then conducted a mock Special Use Permit presentation using an actual prior Special Use Permit case. The Board went through the exercise of hearing the case, with presentations by staff and applicant and then reviewing and deciding whether the proposed special use met the criterion previously noted. Board members noted that the exercise was helpful to them in better understanding how a Special Use permit hearing would occur.

**6. ADJOURNMENT**

There being no further business, Ian Patrick made a motion to adjourn with a second from Michael Branham. **The motion was unanimously approved (5-0).**

Adopted on the 6<sup>th</sup> of February 2024

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Ian Patrick, Chairperson

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Carly Bedgood, Board Secretary



## **TOWN OF HARRISBURG**

### **Agenda Item Details**

**Title:**

H-2023-02-A: Venator Chemicals LLC - Appeal of Administrative Decision

**Presenting Personnel:**

Zac Gordon, Planning Director

**Suggested Motion or Action:**

Hold public hearing on H-2023-02-A: Venator Chemicals LLC - Appeal of Administrative Decision

**Description/Background:**

Venator Chemicals, LLC has filed an Appeal of an Administrative Decision that a Special Use Permit is required for a proposed industrial landfill at Venator's facility located at 5910 Pharr Mill Road. See attached application and Record Documents for further information. Staff will make a presentation at the February 6th meeting addressing the appeal..

**Recommendation:**

Following the public hearing, the Board of Adjustment should consider all facts and testimony and render a decision accordingly, through the finding of facts, to affirm or reverse on the matter being appealed.

**Fiscal Impact:**

None

**Attachments:**

1. H-2023-02-A - Public Hearing Letter VENATOR
2. Venator Appeal Application Fee
3. Venator Appeal Application
4. Venator BOA Appeal - Record Documents



## **Notice of Public Hearing**

To Whom It May Concern:

This letter is to inform you that Venator Chemicals has filed an application to appeal an administrative decision made by the Town associated with Special Use Permit development plan. See map attached for project location reference.

A public hearing on this request will be held on February 6, 2024, at 6:00 pm at Harrisburg Town Hall in the Town Council chambers. You are being notified of this public hearing in accordance with the requirements of Section 145.04.04 of the Harrisburg Unified Development Ordinance (UDO) and are invited to attend the meeting (in person or virtually) and provide input or ask questions. Please see instructions below on how to access this meeting virtually.

The number at Town Hall is 704-455-5614 if you have any questions prior to the meeting.

### **Virtual Meeting Information:\***

Please click this URL to join.

<https://us02web.zoom.us/j/81125073986?pwd=NDlyWEJKZTkYU3YxcDgxRXNncGpRdz09>

Passcode: 637157

Or join by phone: (929) 205-6099

Dial: (929) 205-6099

Webinar ID: 811 2507 3986

\*Anyone who wishes to participate in the meeting proceedings **must** be present.

### **H-2023-02(A) Venator Chemical Appeal of Administration Decision Public Hearing**

**Date:** Tuesday, February 6, 2024

**Time:** 6:00 PM

**Location:** Harrisburg Town Hall  
4100 Main Street  
Harrisburg, NC 28075

Sincerely,

Zachary D. Gordon, AICP (American Institute of Certified Planners)  
Planning Director  
Town of Harrisburg  
704-455-0709

Notice Date January 26, 2024

[illegible]

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## Carly Bedgood

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**From:** customerservice@harrisburgnc.org  
**Sent:** Friday, December 15, 2023 2:32 PM  
**To:** Carly Bedgood  
**Subject:** Receipt #R00657191

Town of Harrisburg  
4100 Main Street, Suite 101  
P.O. Box 100  
Harrisburg, NC 28075

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DATE : 12/15/2023 2:26 PM

OPER : 20

TKBY : 20

TERM : 20

REC# : R00657191

45100 - App Appeal Zoning Case Fee - App Appeal to Elected Board VENATOR 250.00 Zoning Case Fee - App Appeal to Elected Board 250.00

3 - GF CC Fee Credit Card Convenience Fees - GF ZONING 5.00 Credit Card Convenience Fees - GF 5.00  
100-49130 -5.00

Paid By:VENATOR

4 255.00AUTH:007146





Application No. H-2023-02-A

Date 12-15-23

### PETITION FOR AN APPEAL OF THE ZONING ADMINISTRATOR'S DECISION

In order to request an appeal of a decision made by the zoning administrator, please submit the following application and appropriate fee to the Town of Harrisburg Planning & Zoning Department. **If there are additional questions concerning this process, please call the Zoning Office at (704) 455-5614.** Town Offices are open from 8am to 5pm Monday through Friday.

To the Board of Adjustment:

I, Kevin Robinson, hereby appeal to the Board of Adjustment, the following decision of the Zoning Administrator: the attached November 15, 2023 email from Shelley DeHart, AICP, stating that, "based on the site use and proposal, we have determined a Special Use Permit is required."

I, Kevin Robinson, hereby request an interpretation of:

     The Zoning Atlas

  X   The following section(s) of the text of the Ordinance:

Insofar as the Atlas and/or the Ordinance related to the use of the property located at:

5910 Pharr Mill Road Harrisburg, N.C. 28075

Address

551-769-288-100-00

PIN

#### Statement by Appellant:

***In the space provided below, or on the back of this form, present your interpretation of the Ordinance provisions in question and state what reasons you have for believing that your interpretation is the correct one. In addition, state what facts you are prepared to prove to the Board of Adjustment that should the Board conclude that the decision of the Zoning Administrator was erroneous.***

The proposed use for the property is an onsite industrial landfill. On August 19, 2022, the Town issued the attached written determination stating that "[t]he purpose of this zoning determination is to comply with NCDEQ solid waste regulations for "Application Requirements for Industrial Solid Waste Landfills" codified in 15A NCAC 13B .0504 (6) which requires a letter from the unit of government having zoning jurisdiction over the site that the proposal meets all of the requirements of the local zoning ordinance, or that the site is not zoned" and concluding that "[t]he current zoning is an approved zoning class for the proposed onsite industrial landfill." This August 19, 2022 was not appealed, including by the town. Therefore, the August 19, 2022 letter is a final and binding interpretation of the Town's laws that the proposed onsite industrial landfill is permitted as of right on the property and does *not* require a special use permit. See *S.T. Wooten Corp. v. Board of Adjustment*, 210 N.C. App. 633 (2011). On November 15, 2023, the Town contradicted



this final and binding interpretation, writing that “based on the site use and proposal, we have determined a Special Use Permit is required.” The Town’s November 15, 2023 email contradicts the Town’s final and binding interpretation of its laws and must be reversed.

The Town’s November 15, 2023 email is also erroneous. The proposed onsite industrial landfill is not a “heavy industrial” use. The proposed onsite industrial landfill is either a light industrial use or a waste related use, both of which are permitted by right. Applicant reserves its rights to contend and assert as the application of other use categories to the proposed onsite industrial landfill.

Statement by the Zoning Administration Department Staff:

- The staff believes that the Ordinance section(s) in question should be interpreted as follows:

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- The reasons for the above stated interpretation are as follows:

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- Based upon this interpretation of the Ordinance, the Appellant was denied a permit. For the following reasons, and based upon the following facts which the staff is prepared to demonstrate to the Board, the decision of the Zoning Administrator should be upheld:

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I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information and belief.

\_\_\_\_\_  
Represented By

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number



\_\_\_\_\_  
Signature of Appellant

5910 Pharr Mill Road Harrisburg, N.C.  
28075

Address

704-455-4120  
Phone Number

## ATTACHMENT 1



### LETTER OF CONSISTENCY / ZONING VERIFICATION

August 19, 2022

Ms. Jonna Stein  
Environmental Health/Safety Manager  
[Jonna\\_stein@venatorcorp.com](mailto:Jonna_stein@venatorcorp.com)  
Venator Chemicals LLC  
5910 Pharr Mill Rd.  
Harrisburg, NC 28075  
704-455-4171

RE: Zoning/Code Verification Request  
Parcel Identification#: 55176928810000  
Physical Address: 5910 Pharr Mill Rd. Harrisburg, NC 28075

Ms. Jonna Stein:

Per your request, this letter of consistency/zoning verification is pertaining to the parcel listed below. Any proposed use must secure all appropriate and necessary approval from all regulatory agencies for which this parcel is located.

The purpose of this zoning determination is to comply with NCDEQ solid waste regulations for "Application Requirements for Industrial Solid Waste Landfills" codified in 15A NCAC 13B .0504 (6) which requires a letter from the unit of government having zoning jurisdiction over the site that the proposal meets all of the requirements of the local zoning ordinance, or that the site is not zoned.

A review of the property shows the following:

Per the official Town of Harrisburg zoning map, Parcel ID Number 55176928810000 is currently zoned EC (Employment Center). The property is governed by the rules and regulations of the Harrisburg Unified Development Ordinance.

Owner:

Venator Chemicals LLC

Location:

5910 Pharr Mill Rd.  
Harrisburg, NC 28075

PIN:

55176928810000

Zoning Classification:

EC (Employment Center)

The Town of Harrisburg is in receipt of a pre-application meeting summary form, site layout map and a preliminary site plan which shows the proposed onsite industrial landfill. The current zoning is an approved zoning class for the proposed onsite industrial landfill.

Conditional/Special Use Zone or Overlay:

There is no Overlay District on this site.



Special Exemptions:

None

Legal Nonconforming Issues:

None on file

Outstanding Zoning Violations:

None on file

Located within Harrisburg Municipal Limits:

Yes

Abutting Zoning Designations:

North: Cabarrus County

South: RL (Residential Low Density)

East: EC (Employment Center)

West: Cabarrus County

Current or Past Building Code Violations:

Contact 704-920-2128 (Building Standards) for records.

Site Plan Approval:

Nothing on file

There are no present violations of the provisions of the Harrisburg Unified Development Ordinance with respect to the Property and the Property conforms to all requirements of the Harrisburg Unified Development Ordinance.

There are no pending applications for rezoning, special exemption, or variance in connection with the Property nor any pending hearings, cases, appeals, or other proceedings which could affect the zoning classification of the Property or the conformance of the Property to applicable zoning laws, ordinances, or regulations.

If you have any further questions, please contact the Planning and Zoning Department at 704-455-0713.

Sincerely,

Tom Lesser, CZO  
Code Enforcement  
Town of Harrisburg  
704-455-0708  
[tlesser@harrisburgnc.org](mailto:tlesser@harrisburgnc.org)

## ATTACHMENT 2

**From:** Shelley DeHart <[sdehart@harrisburgnc.org](mailto:sdehart@harrisburgnc.org)>  
**Sent:** Wednesday, November 15, 2023 5:16 PM  
**To:** Michael Thomas <[michael\\_thomas@venatorcorp.com](mailto:michael_thomas@venatorcorp.com)>  
**Cc:** Zachary Gordon <[zgordon@harrisburgnc.org](mailto:zgordon@harrisburgnc.org)>  
**Subject:** Venator Corporation

[EXTERNAL E-MAIL]: Please exercise caution in opening links and attachments.

Dear Sir,

We apologize for the delayed response. Unfortunately, Craig Thomas is no longer with the Town so I will be filling in. Craig did share this project with the team, and based on the site use and proposal, we have determined a Special Use Permit is required. This action follows the same process as the previously issued Conditional Use Permit in 2022.

Here is the [link](#) to the Special Use Permit Application.

We can coordinate a zoom meeting to discuss further. Please send me some dates and times to review.

Shelley



**Shelley DeHart, AICP**  
Assistant Planning Director  
Planning & Zoning Department

704.455.0728 (office)  
704.453.4822 (cell)

[sdehart@harrisburgnc.org](mailto:sdehart@harrisburgnc.org)

4100 Main St.  
Harrisburg, NC 28075

[www.harrisburgnc.org](http://www.harrisburgnc.org)

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.



**INDEX OF RECORD DOCUMENTS**  
**APPEAL OF ADMINISTRATIVE DECISION BY**  
**VENATOR, LLC**  
**HARRISBURG BOARD OF ADJUSTMENT**  
**FEBRUARY 6, 2024**

1. **1-26-23:** Response by Shelley DeHart, Assistant Planning Director, to request by Zac Gordon, Planning Director, for basis of decision to require a Special Use permit for a proposed industrial landfill by Venator, LLC at its facility located at 5910 Pharr Mill Rd., Harrisburg.
2. **11-2-22:** Pre-application memo from Craig Thomas, Senior Planner to Michael Thomas for Venator proposed industrial landfill on their Pharr Mill Rd. site.
3. **1-26-23:** Excerpt from Harrisburg Unified Development Ordinance (UDO), Table 140.02.02.02-2, Permitted Uses by Nonresidential and Mixed-Use Zoning District, and Section 140.04.06 Special Use Permit Standards.
4. **11-15-22:** Email from Shelley DeHart to Michael Thomas with determination of need for a Special Use Permit for a proposed industrial landfill on Venator site located at 5910 Pharr Mill Rd., Harrisburg (with attachments).
5. **11-16-22:** Email from Shelley DeHart to Town staff (Mallory Hodgson, PW Director; Mary Herington, Town Engineer; Jeff Williams, Fire Marshall; and Zachary Gordon, Planning Director regarding pre-application meeting to discuss proposed industrial landfill by Venator, and basis for requiring a Special Use Permit (with attachments).
6. **1-26-23:** Response by Tom Lesser, Code Enforcement Officer, to request by Zac Gordon, Planning Director for basis of Zoning Verification Letter, dated 8-19-22, for a request by Venator Chemicals, LLC for a proposed industrial solid waste landfill on their site at 5910 Pharr Mill Rd., Harrisburg.
7. **8-19-22:** Consistency/Zoning Verification Letter from Tom Lesser, Code Enforcement Officer, to Jonna Stein, Environmental Health/Safety Manager for Venator Chemicals LLC, located at 5910 Pharr Mill Rd., Harrisburg.



**From:** [Shelley DeHart](#)  
**To:** [Zachary Gordon](#)  
**Subject:** RE: Venator Appeal  
**Date:** Friday, January 26, 2024 12:03:16 PM  
**Attachments:** [Pre App Preparation Memo.docx](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Zac – the determination of the SUP requirement was based on the existing land use – Heavy Industrial User which requires a SUP and is operating under an SUP- is proposing to add a landfill onsite to handle it's own disposal.

Shelley



**Shelley DeHart, AICP**  
Assistant Planning  
Director

704.455.0728 (Office)  
704.453.4822 (Cell)

4100 Main St.  
Harrisburg, NC 28075

[www.harrisburgnc.org](http://www.harrisburgnc.org)

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.

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**From:** Zachary Gordon <zgordon@harrisburgnc.org>  
**Sent:** Friday, January 26, 2024 11:45 AM  
**To:** Shelley DeHart <sdehart@harrisburgnc.org>  
**Subject:** FW: Venator Appeal

Shelley/Tom:

See emails below from Rich and Al Benshoff regarding provision of the record to Venator's attorney regarding the appeal on the 6<sup>th</sup>.

**Shelley** - In addition to the email you sent to Venator indicating that and SUP was required, Rich and Al are asking that we provide whatever documents you relied upon for the decision. I believe that would be the UDO Table of Uses. Was there anything else?

Tom – Same question. What documents did you rely upon to prepare the letter dated November 4' 2023 to Venator.





# MEMO



To: Michael Thomas

From/CC: Craig Thomas

Date: 11/2/2023

Re: Venator

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Site</b>                         | 5910 Pharr Mill Road<br>5517-69-2881                                                                                                                                                                                                                                                                                                                                                                            | 100.58 acres                                  |
| <b>Zoning</b>                       | EC<br>Employment<br>Center                                                                                                                                                                                                                                                                                                                                                                                      | HALUP – Light<br>Industrial                   |
| <b>Proposed Use</b>                 | Landfill                                                                                                                                                                                                                                                                                                                                                                                                        | Waste Related<br>Services Allowed<br>by Right |
| <b>Setbacks</b>                     | Front 20', Side 15', Rear 15'<br>(adjacent to residential 25')                                                                                                                                                                                                                                                                                                                                                  | Maximum Height<br>72 ft                       |
| <b>Parking</b>                      | 1 per 250 sq. ft GFA                                                                                                                                                                                                                                                                                                                                                                                            |                                               |
| <b>Process</b>                      | Pre-Application; Site Plan Review/SUP; Construction<br>Docs                                                                                                                                                                                                                                                                                                                                                     |                                               |
| <b>Sewer Allocation for<br/>Use</b> | N/A                                                                                                                                                                                                                                                                                                                                                                                                             |                                               |
| <b>Transportation</b>               | Site is currently utilized for basic chemical<br>manufacturing. The addition of a 3.6 acre landfill<br>would not require any traffic improvements.                                                                                                                                                                                                                                                              |                                               |
| <b>Findings</b>                     | <p>According to tax bills, the company was known as<br/>Chemical Specialties Inc from 2014-2017 and has<br/>been known as Venator Chemicals LLC since 2018.</p> <p>The land use, assembly or processing of chemicals, is<br/>characterized as Heavy Industrial in the UDO and<br/>requires a Special Use Permit. Chemical Specialties<br/>was granted a SUP in 2002 for an expansion of their<br/>business.</p> |                                               |

|                |                                                                                                                                                                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | The proposed landfill is a lined facility to replace the current unlined open lagoon. The proposed landfill would be covered weekly with a minimum of six inches compacted soil.                                                                                                                       |
| <b>Phase 1</b> | This would require the removal of some existing heritage trees. Applicant is aware tree mitigation is required and has ample space to re-plant trees elsewhere on site. Onsite industrial landfill will only receive onsite generated waste for waste management is "All other waste related services" |





## TOWN OF HARRISBURG, NORTH CAROLINA CODE OF ORDINANCES

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### TITLE XV: LAND USAGE (HARRISBURG UNIFIED DEVELOPMENT ORDINANCE (UDO))

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(Ordinance 08.09.21, 08/09/2021)

#### Chapter 140: Zoning Districts and Land Uses

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##### § 140.02 Zoning Districts and Standards

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###### 140.02.02 Nonresidential and Mixed-Use Districts

- A. **Applicability.** This Section establishes the factors necessary for designing a residential development, which include development types, permitted uses, housing types and standards, and site development standards.
- B. **Development Type.** Within the nonresidential and mixed-use districts, there are two specialized sub-districts: traditional neighborhood development and transit-oriented development. The sub-districts described in Table 140.02.02-1, *TND and TOD Descriptions*, are selectively permitted in each district as listed in the respective tables of this Section. The abbreviations defined in this table are used in subsequent tables in this Section

**Table 140.02.02-2, Permitted Uses by Nonresidential and Mixed-Use Zoning District**

| Key                            | TND - Traditional Neighborhood Development<br>TOD - Transit-Oriented Development | P – Permitted by Right<br>S – Permitted as Special Use |      |      |      | -- – Prohibited Use<br>P(L) – Permitted with Limitations |      |      |      |                            |
|--------------------------------|----------------------------------------------------------------------------------|--------------------------------------------------------|------|------|------|----------------------------------------------------------|------|------|------|----------------------------|
| Use Category                   | Specific Use                                                                     | Zoning Districts and Development Types                 |      |      |      |                                                          |      |      |      | Standards                  |
|                                |                                                                                  | MU                                                     |      | CC   | O-I  | NC                                                       | GC   | CD   | EC   |                            |
|                                |                                                                                  | TND                                                    | TOD  |      |      |                                                          |      |      |      |                            |
|                                | Tobacco Store or Vapor Shop                                                      | --                                                     | --   | --   | --   | --                                                       | S    | --   | --   | 140.04.04.U                |
|                                | CBD and Hemp Based Products                                                      | --                                                     | --   | --   | --   | --                                                       | S    | --   | --   | 140.04.04.V                |
|                                | All Other Retail Sales and Service                                               | --                                                     | --   | P    | --   | P                                                        | P    | --   | --   | N/A                        |
| Restaurant                     | Restaurant, Limited-Service (delivery, carryout, drive-thru)                     | S                                                      | S    | S    | --   | --                                                       | P    | --   | --   | 140.04.06.D                |
|                                | All Other Restaurants Uses                                                       | P                                                      | P    | P    | --   | P                                                        | P    | P    | --   | N/A                        |
| Sexually-Oriented Business     | All Sexually-Oriented Businesses                                                 | --                                                     | --   | --   | --   | --                                                       | S    | --   | --   | 140.04.04.L                |
| Vehicle Sales and Service Uses | Automobile Repair, Major                                                         | --                                                     | --   | --   | --   | --                                                       | S    | P    | P    | 140.04.06.D                |
|                                | Automobile Repair, Minor                                                         | --                                                     | --   | --   | --   | --                                                       | P    | P    | --   | N/A                        |
|                                | Car Wash                                                                         | --                                                     | --   | --   | --   | --                                                       | P    | --   | --   | N/A                        |
|                                | Fuel Sales                                                                       | --                                                     | --   | S    | --   | S                                                        | P(L) | --   | --   | 140.04.06.D<br>140.04.04.M |
|                                | Manufactured / Modular Home and Storage Building Sales                           | --                                                     | --   | --   | --   | --                                                       | S    | --   | --   | 140.04.04.N                |
|                                | Truck Stop, Travel Plaza                                                         | --                                                     | --   | --   | --   | --                                                       | S    | --   | --   | 140.04.06.D                |
|                                | Vehicle Sales and Rental                                                         | --                                                     | --   | --   | --   | --                                                       | P(L) | P(L) | P(L) | 140.04.04.O                |
|                                | All Other Vehicle Sales and Service Uses                                         | --                                                     | --   | --   | --   | --                                                       | P    | --   | --   | N/A                        |
| Industrial                     |                                                                                  |                                                        |      |      |      |                                                          |      |      |      |                            |
| Heavy Industrial               | All Heavy Industrial Uses                                                        | --                                                     | --   | --   | --   | --                                                       | --   | --   | S    | 140.04.06.D                |
| Light Industrial               | Contractor's Office (with outdoor storage)                                       | --                                                     | --   | --   | --   | --                                                       | --   | --   | P    | N/A                        |
|                                | Contractor's Office (without outdoor storage)                                    | --                                                     | --   | --   | P(L) | P(L)                                                     | P(L) | P    | P    | 140.04.04.P                |
|                                | Micromanufacturing                                                               | P(L)                                                   | P(L) | P(L) | --   | --                                                       | P(L) | P    | P    | 140.04.04.Q                |
|                                | Publishing Industry                                                              | --                                                     | --   | --   | P    | P                                                        | P    | P    | P    | N/A                        |
|                                | Scientific Research & Development Services                                       | --                                                     | --   | S    | --   | --                                                       | --   | P    | P    | 140.04.06.D                |
|                                | All Other Light Industrial Uses                                                  | --                                                     | --   | --   | --   | --                                                       | --   | P    | P    | N/A                        |
| Resource Extraction            | All Resource Extraction Uses                                                     | --                                                     | --   | --   | --   | --                                                       | --   | --   | S    | 140.04.06.H                |
| Self-Service Storage           | All Self-Service Storage Uses                                                    | --                                                     | --   | --   | --   | --                                                       | S    | P    | P    | 140.04.06.I                |
| Warehousing and Storage        | All Warehousing and Storage Uses                                                 | --                                                     | --   | --   | --   | --                                                       | P    | P    | P    | N/A                        |



## TOWN OF HARRISBURG, NORTH CAROLINA CODE OF ORDINANCES

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### TITLE XV: LAND USAGE (HARRISBURG UNIFIED DEVELOPMENT ORDINANCE (UDO))

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(Ordinance 08.09.21, 08/09/2021)

#### Chapter 140: Zoning Districts and Land Uses

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#### § 140.04 Land Use Standards (Administrative and Special)

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##### 140.04.06 Special Use Standards

- A. **Generally.** Special Use Permit approval is a quasi-judicial procedure whereby the Board of Adjustment (BOA) verifies that a special use, as denoted in the use tables in § 140.02, *Zoning Districts and Standards*, complies with the requirements of this UDO and is appropriate for the location in question.
- B. **Purpose.** The purpose of a Special Use Permit review is to ensure that a use generally deemed incompatible with permitted uses in a given zoning district can be considered for approval with certain conditions placed on the use as denoted in in this Section.
- C. **Applicability.** An application is required for the establishment of a new special use, a change to a special use, or the expansion of a special use that has not been approved.
- D. **General Criteria.** In determining whether to approve, approve with conditions, or deny a special use, the (BOA) shall consider any applicable standards from § 140.04, *Land Use Standards*, and the provisions of this Section in making its final decision. The BOA shall consider the following general criteria for each use below in addition to specific standards listed per use:
  1. *HALUP.* The proposed special use will be in harmony with the area in which it is to be located and in general conformance with the HALUP;
  2. *Ingress and Egress.* Adequate measures will be taken to provide ingress and egress to minimize traffic hazards and traffic congestion on the public roads;
  3. *Nuisances.* The proposed use will not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas;
  4. *Orderly Development.* The establishment of the proposed use will not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district;
  5. *Health, Safety, and Welfare.* The establishment, maintenance, and operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare; and
  6. *Other Provisions.* The proposed use complies with all other applicable provisions of this UDO.
- E. **Campground, Private.**
  1. *No Permanent Residences.* Campgrounds shall not be used as permanent residences except for one owner or manager and up to three permanent maintenance personnel.
  2. *Towed Vehicles.* Towed vehicles within the Campground shall not exceed eight feet in width.
  3. *Tenure.* No person, other than the owner or operator shall stay in any Campground more than 90 days per calendar year.
  4. *Minimum Area and Dimensions.*
    - a. *Area.* Camp sites shall be a minimum of 1,250 square feet and at least 25 feet in width.



**From:** [Shelley DeHart](#)  
**To:** [michael\\_thomas@venatorcorp.com](mailto:michael_thomas@venatorcorp.com)  
**Cc:** [Zachary Gordon](#)  
**Subject:** Venator Corporation  
**Date:** Wednesday, November 15, 2023 5:16:22 PM  
**Attachments:** [ZVL 5910 Pharr Mill Rd.doc](#)  
[image001.png](#)  
[letter of intent harrisburg zoning.pdf](#)  
[SCANNED DOCUMENTS.pdf](#)

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Dear Sir,

We apologize for the delayed response. Unfortunately, Craig Thomas is no longer with the Town so I will be filling in. Craig did share this project with the team, and based on the site use and proposal, we have determined a Special Use Permit is required. This action follows the same process as the previously issued Conditional Use Permit in 2022.

Here is the [link](#) to the Special Use Permit Application.

We can coordinate a zoom meeting to discuss further. Please send me some dates and times to review.

Shelley



**Shelley DeHart, AICP**  
Assistant Planning Director  
Planning & Zoning Department

704.455.0728 (office)  
704.453.4822 (cell)

[sdehart@harrisburgnc.org](mailto:sdehart@harrisburgnc.org)

4100 Main St.  
Harrisburg, NC 28075

[www.harrisburgnc.org](http://www.harrisburgnc.org)

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.



# VENATOR

Harrisburg Planning and Zoning Department  
4100 Main Street  
Harrisburg, NC 28075

## **Property Location**

Physical Location: 5910 Pharr Mill Rd Harrisburg, NC 28075  
Parcel I.D. 55176928810000

## **Venator proposed landfill info:**

Based on preliminary studies, approximately 30,000 to 35,000 cubic yards (CY) of sediments have accumulated in SWMU-5, an unlined sedimentation pond onsite. As removal of these sediments is proposed in the near future, Venator wishes to develop an onsite industrial landfill to receive these sediments and manage them onsite.

The proposed landfill will also serve as long-term disposal for management of process wastewater sediments. In addition, once the sediments have been removed, SWMU-5 will be re-engineered with an impermeable liner to prevent future releases to the subsurface environment. Once completed, the re-configured SWMU 5 will continue to operate as a wastewater settling lagoon prior to NPDES discharge under NPDES permit to the Rocky River. This wastewater is from plant process and captured stormwater from specific areas around the plant to prevent runoff.

The wastewater sediments from the on-site lagoon will be the only material received by this landfill. Tree buffers will remain as shown on the development plan to minimize view from public rights-of-way. This sediment is currently in an open unlined lagoon. It does not currently and is not expected to produce any odors or attract animal vectors. The landfill will be constructed with an HDPE liner to a design approved by North Carolina DEQ Solid Waste Section. There will be uncovered waste in the landfill during placement of the waste, but waste will be covered weekly with a minimum of six inches of compacted soil cover.

The sediments are largely inert but do have concentrations of metals that have the potential to affect groundwater. These sediments are currently in an unlined open lagoon which can currently interact with the groundwater, so moving them to a lined landfill and re-constructing the existing lagoon into a lined lagoon is the resolution to an existing issue. Groundwater is currently monitored site-wide, including downgradient of this lagoon, annually.

The landfill will be situated approximately 500 feet from the lagoon location, and material will be transported by dump truck, completely within the property boundaries. After initial construction, it is anticipated that sediment will be cleared from the lagoon and placed in the landfill approximately once every several years, depending on the sediment accumulation rate.

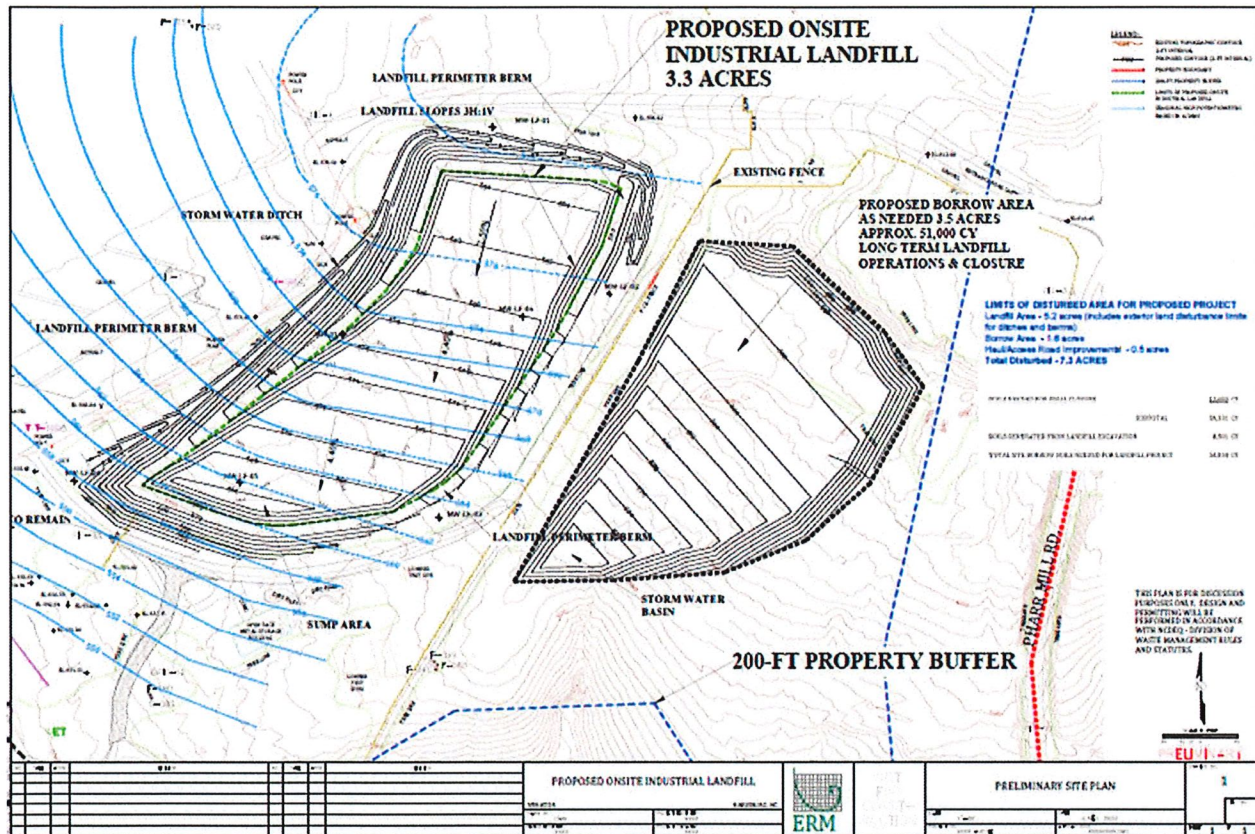
Groundwater and surface water will be sampled twice per year from wells situated around the downgradient perimeter of the landfill in accordance with a monitoring plan subject to NCDEQ approval.

# VENATOR

The samples will be analyzed for a list of suspected constituents from the waste as well as constituents known as potential products of anaerobic conditions typically present in landfills and other constituents as required by NCDEQ Solid Waste Section. If constituents are detected in the groundwater that are suspected to be a product of landfill leachate permeating the liner, the operation plans require an investigation to be performed and a resolution implemented.

State regulations on landfill are put in place to protect public health by protecting groundwater surface water and minimizing attraction of disease vectors(animals). These regulations also minimize public nuisance (odor, visual). Compared to many landfills, the waste that will be placed in the proposed landfill is largely inert and innocuous. No new waste is being brought to the site, this the proposed work is to move waste that is currently open and in an unlined lagoon into a lined and covered containment, and to have a future receptacle as this sediment continues to be produced.

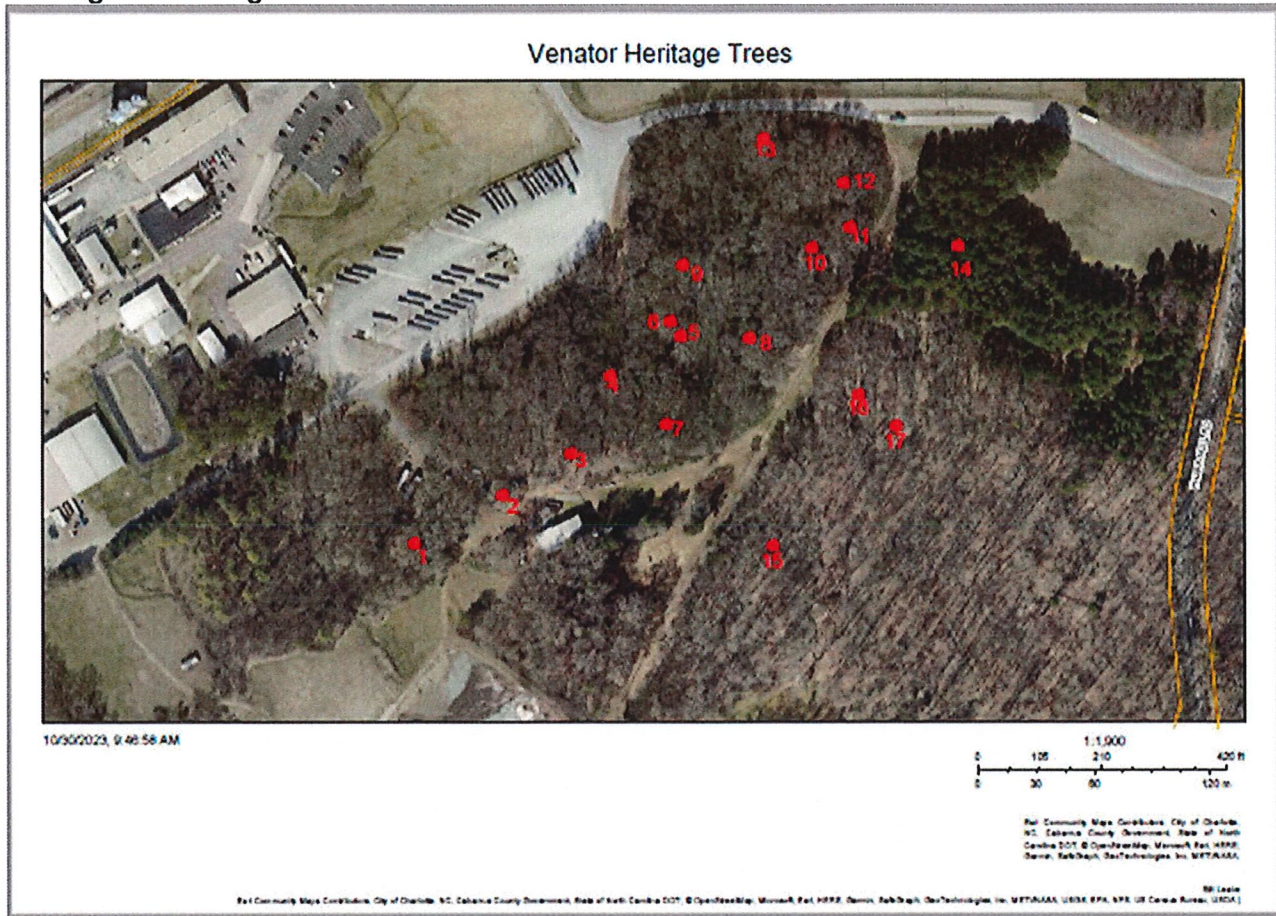
## Venator proposed landfill



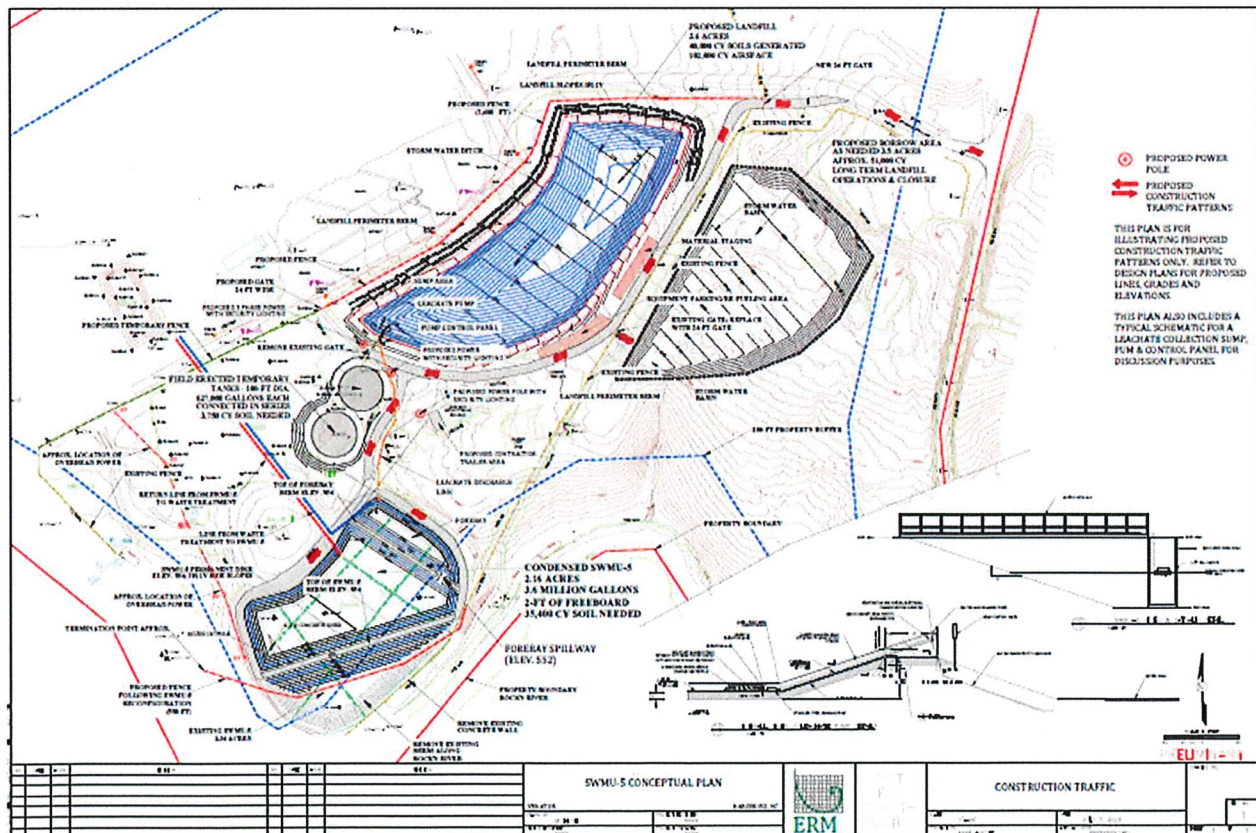


# VENATOR

## Heritage Tree Mitigation



## Site Plan Construction:



# VENATOR

If you have any questions or concerns regarding this project, please contact me by email at [Michael\\_thomas@venatorcorp.com](mailto:Michael_thomas@venatorcorp.com) or by phone 704-455-4139

Sincerely,

*MICHAEL THOMAS*

Michael Thomas  
Construction Project Manager  
Venator Chemicals LLC



**Town of Harrisburg**  
**Unified Development Ordinance**

**3.5. CONDITIONAL USE PERMITS**

**3.5.1. APPLICABILITY.**

**3.5.1.1.** Conditional uses are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration. Conditional uses ensure the appropriateness of the use at a particular location within a given zoning district.

**3.5.1.2.** Only those uses that are enumerated as conditional uses in a zoning district, as set forth in § 4.6, Table 4.6-1 of this Ordinance, shall be authorized by the City Council.

**3.5.3. APPROVAL PROCEDURE.**

**3.5.2.1.** No conditional use permit shall be authorized, developed, or otherwise carried out until the applicant has secured approval of the conditional use by the Board of Adjustment and approval of a final site plan by the Administrator.

**3.5.2.2.** Applications for conditional use permit approvals shall be filed with the Administrator as illustrated in Figure 3.5-1. Pre-application meetings with the Administrator prior to filing are required.

**3.5.2.3.** Major site plan applications shall be filed concurrently with conditional use permit applications. The information shall be provided to the Board of Adjustment during their deliberations.

**3.5.2.4.** The Board of Adjustment shall conduct a quasi-judicial hearing in accordance with the requirements of § 3.1.7 of this Ordinance. The Board of Adjustment shall conduct a quasi-judicial hearing and shall deny the request, approve the request; or approve the request with conditions.

**3.5.2.5.** The Board of Adjustment may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use. The conditions shall become a part of the conditional use permit approval and shall be included in the final site plan application.

**3.5.2.6.** Violations of any of the conditions shall be treated in the manner as set forth in § 1.6 of this Ordinance.

**3.5.2.7.** An application for a conditional use permit that has been denied may be resubmitted only if there has been a substantial change in circumstances, as determined by the Administrator, or if substantial revisions have been made to the application for development approval.

**3.5.2.8.** Minor field alterations or minor revisions to approved conditional uses may be approved by the Administrator if the conditional use still meets the intent of the standards established with the original approval. Minor alteration/revisions shall be limited to changes that do not increase the intensity, density, or character of the use. If the Administrator determines that the change is not minor, the applicant shall be required to apply for a revised Conditional Use Permit. The applicant may appeal the decision of the Administrator to the Board of Adjustment.



**Chemical Specialties, INC Petition for Conditional Use- Additional Chemical  
Storage Tanks, Rail Road Spur, and Parking Lot Expansion**

**3.5.3. APPROVAL CRITERIA.**

Uses permitted subject to conditional use review criteria shall be permitted only after review and approval by the Board of Adjustment only if the applicant demonstrates that:

**3.5.3.1.** The proposed conditional use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

- *The proposed tanks, rail road spur, and parking facility is proposed on Chemical Specialties existing site. The expansion of this Industrial use is permitted based on the conditional use process, and will meet all applicable zoning requirements per the UDO (i.e., landscaping, height, and screening).*

**3.5.3.2.** Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

- *Per the site plan provided, existing ingress and egress will be used.*

**3.5.3.3.** The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

- *The applicant has stated in the petition that the proposed expansion will be consistent with the current facility operation.*

**3.5.3.4.** The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

- *The proposed use is an expansion of an existing use.*

**3.5.3.5.** The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

- *The applicant states that the proposed expansion is consistent with the current facility operation.*

**3.5.3.6.** Compliance with any other applicable Sections of this Ordinance.

- *The applicant has provided adequate information per the ordinance pertaining to this proposed development.*
- *The applicant shall be required to submit a final site plan to the zoning office for review to ensure that all applicable sections have been addressed if the applicant receives approval from the Board.*

**11.7. SUPPLEMENTAL DESIGN STANDARDS FOR LIGHT INDUSTRIAL (I-1) DISTRICT.**

**11.7.1. SCOPE.**

In addition to all other design and improvement regulations within this Ordinance, sites and buildings within the I-1 District are regulated in accordance with specific standards as listed below.

**11.7.2. CRITERIA.**

The following design elements shall be promoted in order to minimize the impacts of industrial development on the surrounding community and to enhance the appearance for industrial development in an I-1 zone:

- Loading and unloading areas shall not be visible from any public street. Screening of such areas shall be required in accordance with Article 7. If such areas face a parcel which is zoned or developed residentially, the rear setback shall be increased by fifty percent (50%).



- All noises, noxious odors, vibrations, emissions of smoke, dust, or gases shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas in conformance with the Industrial Performance Standards of this Ordinance.

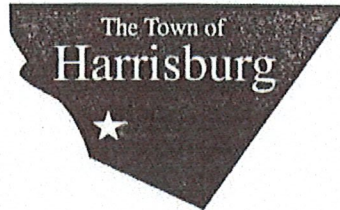
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#### **3.5.4. SCOPE OF APPROVAL.**

The approval of a conditional use permit shall authorize the applicant to apply for final site plan approval pursuant to § 3.6 of this Ordinance. All approvals of conditional use permits require approval of the site plan. Any conditional use permit approval shall become null and void if a required site plan is not approved within 12 months after the date of the approval. No zoning clearance permit may be issued until the final major site plan and conditional use permits are approved. Final major site plan approval may require approval of variances. Approval of a conditional use permit does not authorize any development activity.

#### **3.5.5. SUBSEQUENT APPLICATIONS.**

Subsequent applications for a conditional use permit shall be handled in the same manner as that for rezonings prescribed in § 3.3.8.



**TOWN OF HARRISBURG  
STATE OF NORTH CAROLINA**

**ORDER GRANTING A CONDITIONAL USE**

Application Number: 24 – C

The Board of Adjustment for the Town of Harrisburg, having held a public hearing on March 18, 2002, to consider application number 24 – C, submitted by Chemical Specialties, Inc., Princeton, NJ, has petitioned the Town of Harrisburg for a **CONDITIONAL USE PERMIT**. This applicant is proposing the construction of eighteen, 25,500-gallon, storage tanks, a railroad spur to the proposed tank location, and additional parking area. The proposed location is at 5910 Pharr Mill Rd., (PIN 5507-58-8061) Harrisburg, NC. This board having heard all of the evidence and arguments presented at the hearing, makes the following **CONCLUSION**:

1. It is the Board's **CONCLUSION** that, the proposed construction of the eighteen, 25,500-gallon, storage tanks, a railroad spur to the proposed tank location, and additional parking area, will meet the requirements of the Unified Development Ordinance that has been adopted by the Town of Harrisburg, and in addition, the condition set forth by this board that a study by the Cabarrus County Planning Dept. concerning the need for an access turn lane into Chemical Specialties on Pharr Mill Rd. and the need for additional screening and/or buffering. This conclusion is based on the following **FINDINGS OF FACT**:

**SEE ATTACHED SHEET**

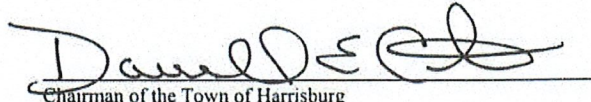
"Working Together For A Successful Future"

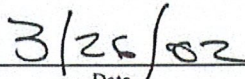




THEREFORE, based upon all the foregoing, IT IS ORDERED by a vote of 5 – 0 that the CONDITIONAL USE PERMIT be GRANTED, subject to the acquisition of all pertinent reviews, approvals and permits.

Ordered this 25<sup>th</sup> day of March 2002.

  
Chairman of the Town of Harrisburg  
Planning and Zoning Board

  
Date

  
Secretary

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the superior Court of Cabarrus County within thirty days after the date of this order.

**Town of Harrisburg Conditional Use for Property Chemical  
Specialties Pharr Mill Road, Harrisburg, NC 28075**

**Applicant-** Chemical Specialties Inc  
5910 Pharr Mill Road  
Harrisburg, NC 28075

**Property Owner-** Rockwood Specialties Inc  
22 Chambers Street  
Princeton, NJ

**Property Location-** 5910 Pharr Mill Road  
Harrisburg, NC 28075  
(PIN) 5507-58-8061

**Property Zoning-** I-1 Light Industrial

**Property Size-** 101.68 Acres

**Request-** The applicant has requested to construct 18, 25,500 Gallon chemical storage tanks, a railroad spur to the proposed tank location, and additional parking area. The tanks, spur and parking area will be used in conjunction with their current activities.

**Additional Facts-** The applicant has submitted a complete application which includes the "Findings of Fact" sheet along with a site plan showing where the proposed additions are to be placed.

The public hearing notices have been published as required by the Town of Harrisburg Unified Development Ordinance.

The adjacent property owners have been notified by US Mail.

A sign has been placed on the property stating the time, date, and location of the public hearing.

A final site plan will be submitted to the Cabarrus County Zoning Office for review contingent on board approval.





## APPLICATION FOR CONDITIONAL USE PERMIT

(type or print in black ink)

1. Applicant: Chemical Specialties, Inc.
2. Applicant's Address: 5910 Pharr Mill Road
3. Applicant's telephone. Home NA Work: (704) 455-4171
4. Location of subject property:
  - (a) Street Address: 5910 Pharr Mill Road
  - (b) Cabarrus County PIN# 5518605417
5. Name and address of owner (if different from applicant): Rockwood Specialties, Inc  
22 Chambers Street, Princeton, NJ
6. Area of subject property (acres or square feet): 101.68 acres
7. Current zoning classification: Light Industrial (I-1)
8. Existing land use: Manufacture of industrial, inorganic chemicals
9. Description of use requested: Addition of storage tanks, railroad spur, and parking lot expansion

### General Requirements

10. The Zoning Ordinance imposes the following general requirements on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to the attached Plans, where applicable, how the proposed use satisfies these requirements.
  - (a) The Board must find that the use(s) as proposed, "are not detrimental to the public health or general welfare". Proposed changes are consistent with current facility operation.
  - (b) The Board must find that the use(s) as proposed, "are appropriately located with respect to the transportation facilities, water supply, fire and police protection, waste disposal, etc." Proposed changes are consistent with current facility operation.
  - (c) The Board must find the use(s) as proposed "will not violate neighborhood character nor adversely affect surrounding land uses". Proposed changes are consistent with current facility operation.

11. The Zoning Ordinance also imposes SPECIFIC REQUIREMENTS on the use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Council, the proposed use(s) will comply with specific requirements concerning the following:

Fee: \_\_\_\_\_ Received by: \_\_\_\_\_ Staff Use Only; Date: \_\_\_\_\_



- (a) Nature of use (type, number of units, and/or area): Chemical storage tanks: Eighteen  
(18) 25,500 gallon chemical storage tanks. Expansion of existing trailer parking area.
- (b) Accessory uses (if any): No Changes
- (c) Setback provisions: Proposed tanks are 50 feet from northwest property line and  
are within applicable setback provisions as stated in Table 4.7-1 (Dimensional and Density  
Standards).
- (d) Height provisions: Proposed changes are consistent with current facility provisions.
- (e) Off-street parking and loading provisions: A new railroad spur will be constructed  
adjacent to existing spur and additional trailer parking will be added.
- (f) Sign provisions: Not applicable
- (g) Provisions for screening, landscaping and buffering: Not applicable
- (h) Provisions for vehicular circulation and access to streets: Vehicular access is adequate  
for proposed changes. No changes to street access are proposed.
- (i) Adequate and safe design for grades, paved curves and gutters, drainage systems, and treatment  
or turf to handle storm waters, prevent erosion, subdue dust: Tank farm will be designed with spill containment diking.
- (j) Adequate, safe, and convenient arrangement of pedestrian circulation facilities, roadways,  
driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:  
Not applicable
- (k) An adequate amount and safe location of play areas children and other recreational uses  
according to the concentration of residential occupancy: Not applicable
- (l) Fences, walls, or year-round screen planting abutting residential districts to protect residences  
from parking lot illumination, headlights, fumes, heat, blowing papers, and dust to reduce the  
visual encroachment on privacy and residential neighborhood character:  
Proposed tanks are consistent with existing tanks.



(m) Open space (including flood hazard areas): No change

(n) Improvements within the common open space: No change

(o) Parking areas: Trailer parking area to be expanded.

(p) Sidewalks, trails, and bikeways: No change

(q) Lighting and utilities: No change

(r) Site furnishings: No change

(s) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare, and convenience: Not anticipated

Required Attachments/Submittals

1. Typed metes and bounds description of the subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records print-out of names and addresses of all immediately adjacent property owners, including any directly across a street.
3. Scaled site plan herewith on letter, legal, or ledger paper. Larger sized copies will be accepted; if 21 folded copies are submitted for distribution.

*I hereby dispose and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Planning Department.*

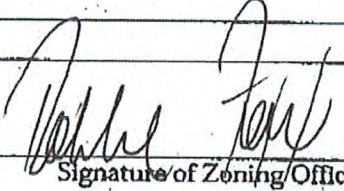
2/13/02  
Date

H.B. Howie  
Signature of Owner or Agent



Staff Use Only:

Date received: \_\_\_\_\_ ☒ Accepted ☐ Rejected  
Reason rejected: \_\_\_\_\_

  
Signature of Zoning Official

Process Record

1. Scheduled for Planning and Zoning Commission consideration:

Date: 3-18-07 Time: 7:00 Location: town hall

2. Date advertised, written notice(s) sent, and property posted: Belitz

3. Record of decision: Motion to: ☒ Approve ☐ Deny

Non-Work-

Yea Nay

|                                     |                          |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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Turn home Necessities for Planning  
Recommendation  
Landscaping Reg-

4. Planning and Zoning Commission recommendation: ☐ Approved ☐ Denied  
If denied, was an appeal filed? \_\_\_\_\_

5. Date applicant notified of Planning and Zoning Commission action: \_\_\_\_\_

6. Scheduled for City Council consideration:

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Location: \_\_\_\_\_

7. Dates advertised: (a) First notice: \_\_\_\_\_ (b) Second notice: \_\_\_\_\_

8. City Council recommendation: ☐ Approved ☐ Denied

9. Date applicant notified of Council action: \_\_\_\_\_

10. Comments: \_\_\_\_\_

**Town of Harrisburg Conditional Use for Property Chemical  
Specialties Pharr Mill Road, Harrisburg, NC 28075**

**Applicant-** Chemical Specialties Inc  
5910 Pharr Mill Road  
Harrisburg, NC 28075

**Property Owner-** Rockwood Specialties Inc  
22 Chambers Street  
Princeton, NJ

**Property Location-** 5910 Pharr Mill Road  
Harrisburg, NC 28075  
(PIN) 5507-58-8061

**Property Zoning-** I-1 Light Industrial

**Property Size-** 101.68 Acres

**Request-** The applicant has requested to construct 18, 25,500 Gallon chemical storage tanks, a railroad spur to the proposed tank location, and additional parking area. The tanks, spur and parking area will be used in conjunction with their current activities.

**Additional Facts-** The applicant has submitted a complete application which includes the "Findings of Fact" sheet along with a site plan showing where the proposed additions are to be placed.

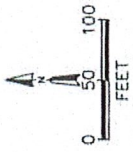
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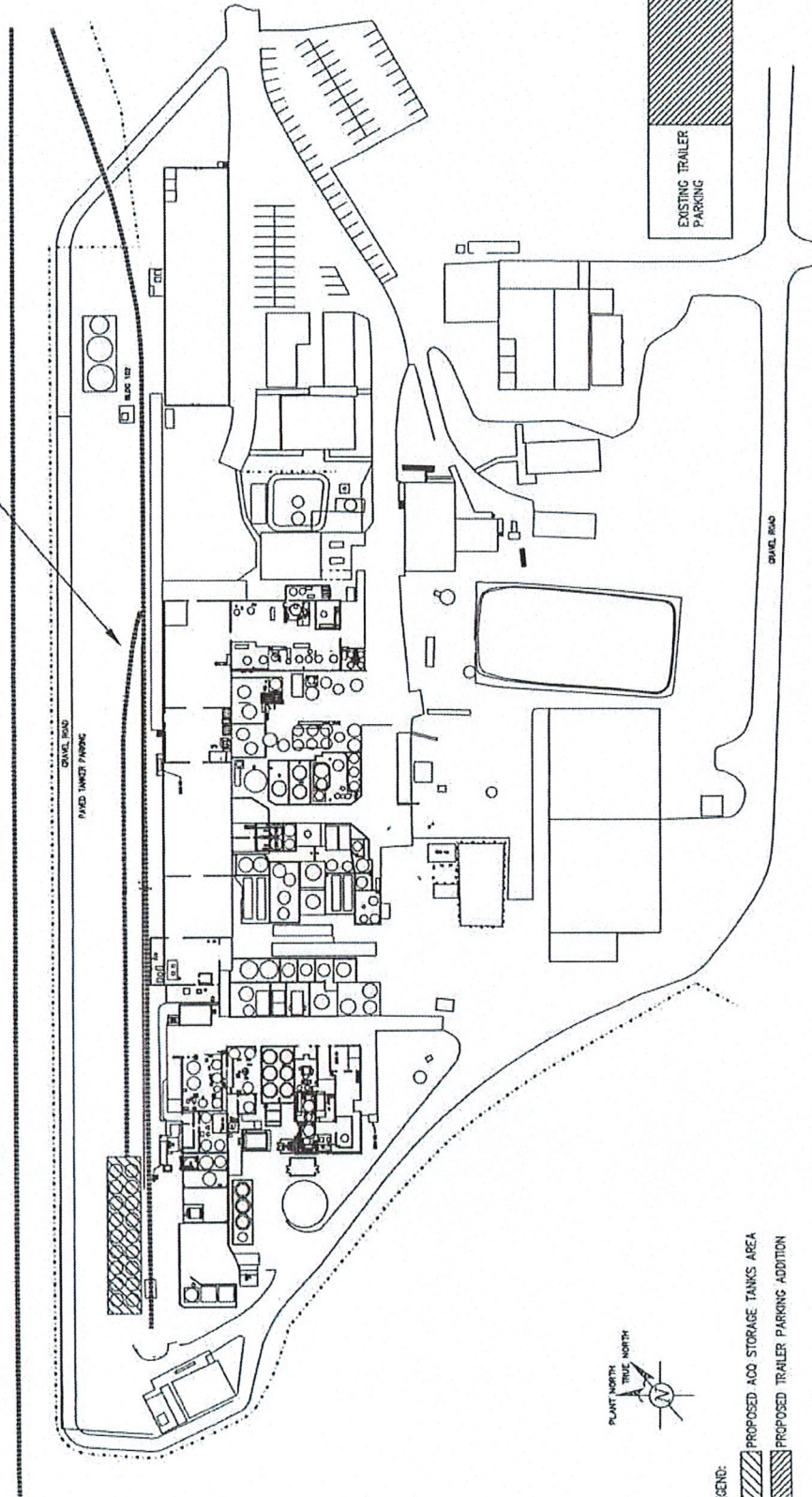
A sign has been placed on the property stating the time, date, and location of the public hearing.

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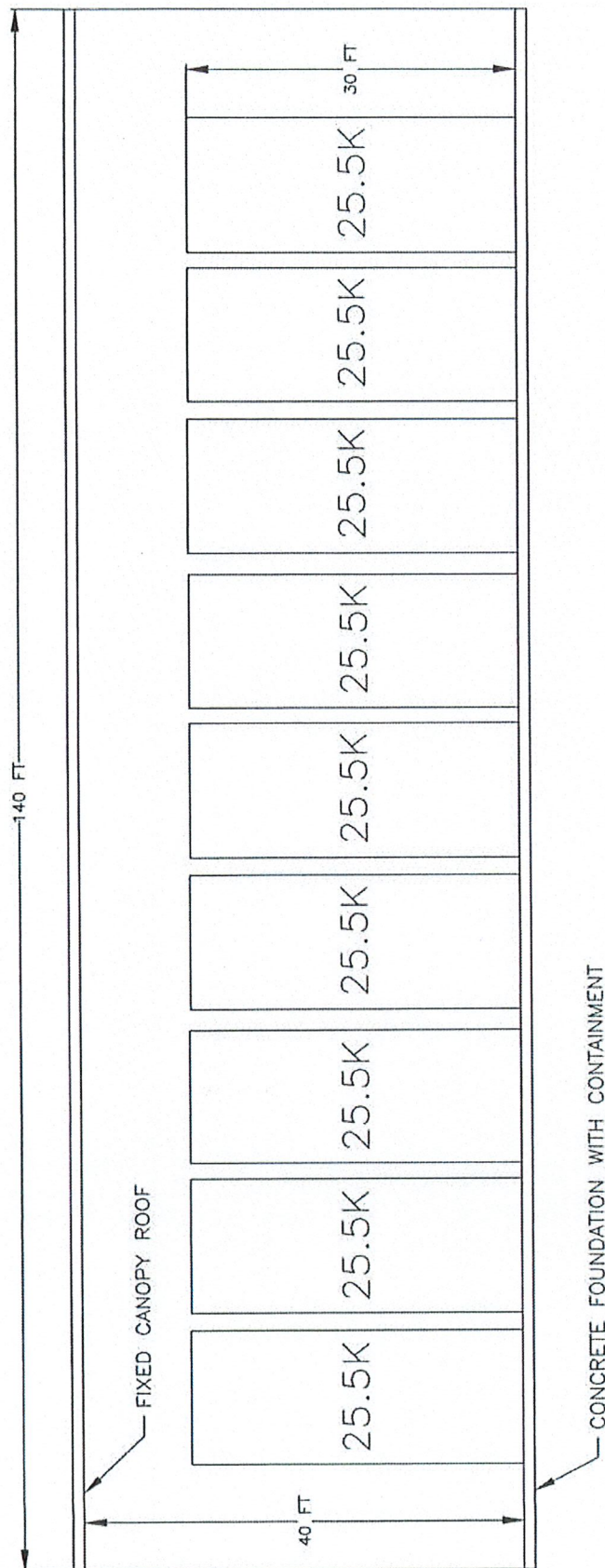
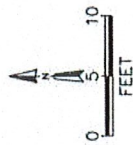
PROPOSED NEW RAILROAD SPUR



- LEGEND:
- PROPOSED ACQ STORAGE TANKS AREA
  - PROPOSED TRAILER PARKING ADDITION

|                                                             |                                                                                                                                            |                       |                             |                     |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------|---------------------|
| <p><b>Delta</b><br/>Environmental<br/>Consultants, Inc.</p> | <p>TITLE: SITE MAP- PROPOSED ACQ STORAGE TANK AREA &amp; TRAILER PARKING<br/>CHEMICAL SPECIALTIES, INC.<br/>HARRISBURG, NORTH CAROLINA</p> |                       |                             |                     |
|                                                             | <p>DWN: NTH</p>                                                                                                                            | <p>DES: TR</p>        | <p>PROJECT NO: E002-404</p> | <p>FIGURE NO: 1</p> |
|                                                             | <p>CHKD: TR</p>                                                                                                                            | <p>DATE: 01/15/02</p> | <p>APPRO: REV:</p>          |                     |
|                                                             |                                                                                                                                            |                       |                             |                     |



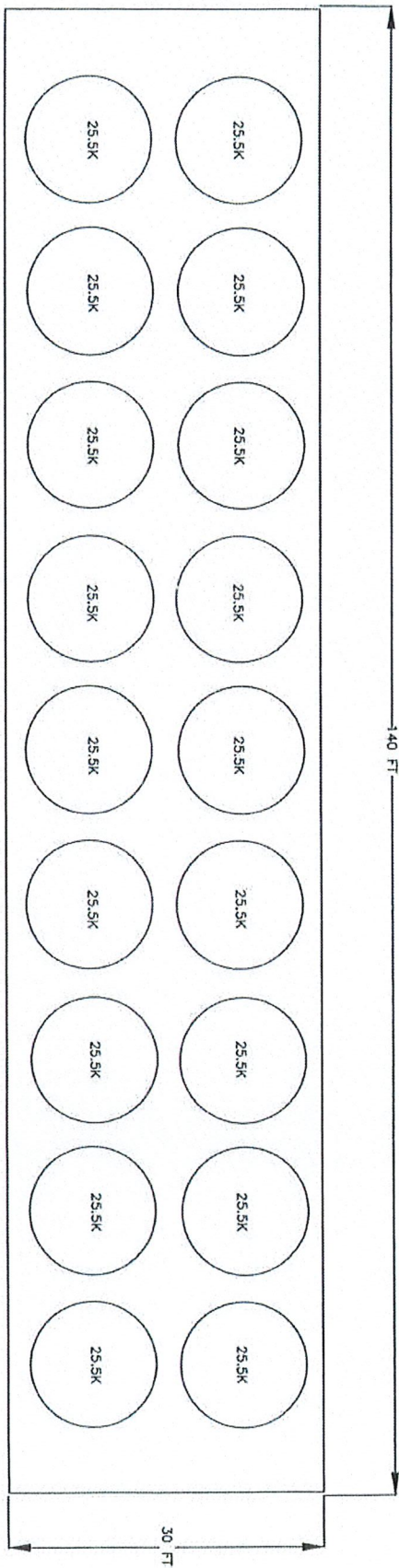


NOTE: ALL VOLUMES IN GALLONS



TITLE:  
ACQ STORAGE TANK AREA- PROFILE VIEW  
CHEMICAL SPECIALTIES, INC.  
HARRISBURG, NORTH CAROLINA

|          |          |           |              |
|----------|----------|-----------|--------------|
| DRAWN:   | NTH      | DES.:     | PROJECT NO.: |
| CHECKED: | TR       | APPROVED: | E002-404     |
| DATE:    | 01/14/02 | REV.:     | FIGURE NO.:  |
|          |          |           | 2            |



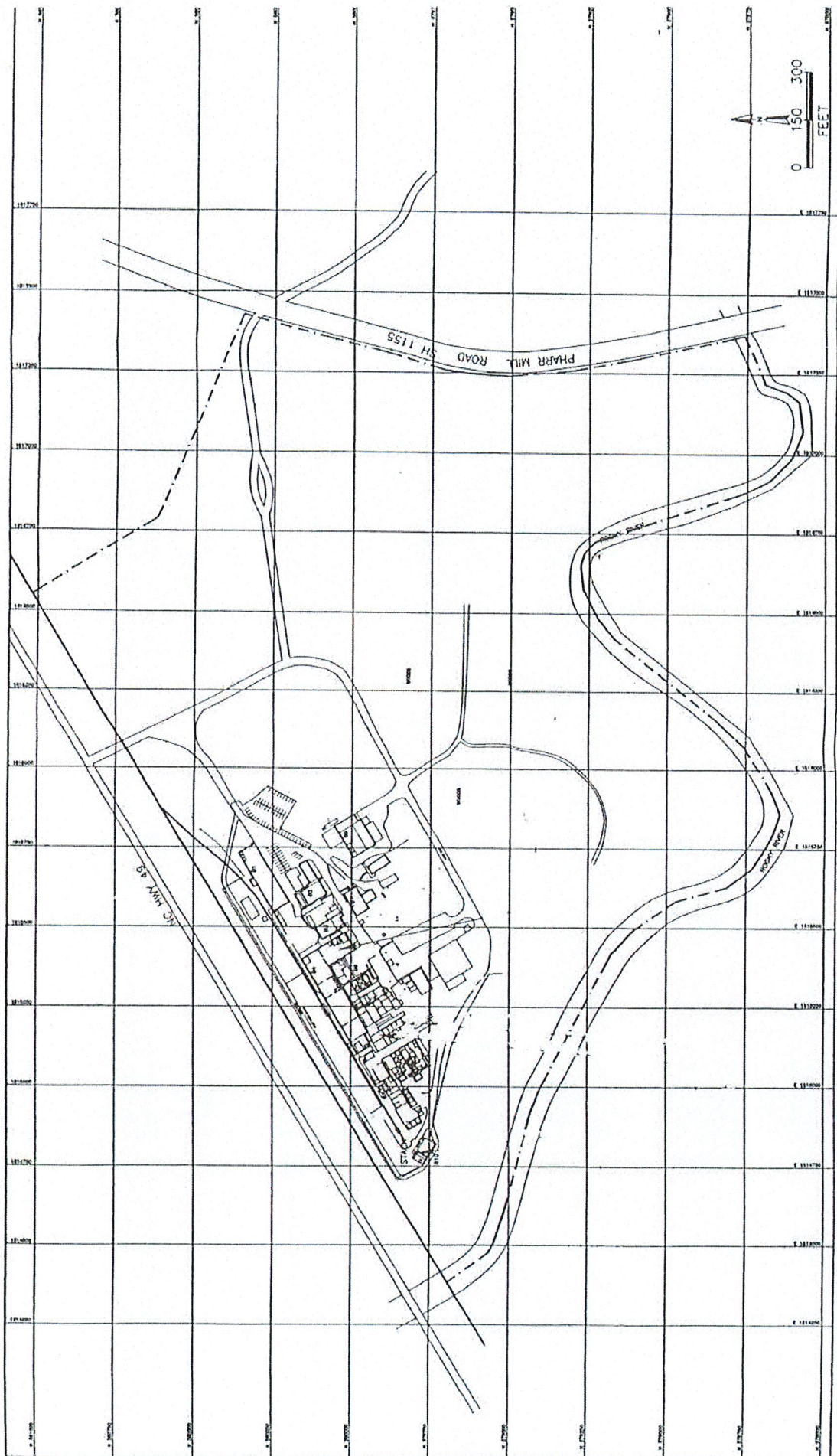
NOTE:  
 1. ALL VOLUMES IN GALLONS  
 2. ALL TANKS ARE 12 FT DIAMETER AND 30 FT TALL



TITLE:  
 PROPOSED ACQ STORAGE TANKS AREA  
 CHEMICAL SPECIALTIES, INC.  
 HARRISBURG, NORTH CAROLINA

|       |          |       |              |
|-------|----------|-------|--------------|
| DWN:  | NTH      | DES.: | PROJECT NO.: |
| CHKD: | TR       | APPD: | E002-404     |
| DATE: | 01/14/02 | REV.: | FIGURE NO.:  |
|       |          |       | 3            |





|                                                                                                                                             |                                                                                       |  |              |  |                                 |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|--------------|--|---------------------------------|--|
| <br><b>Delta</b><br>Environmental<br>Consultants, Inc. | <b>TITLE:</b><br>SITE MAP<br>CHEMICAL SPECIALTIES, INC.<br>HARRISBURG, NORTH CAROLINA |  |              |  | <b>PROJECT NO.:</b><br>E002-404 |  |
|                                                                                                                                             | <b>DWG:</b><br>NTH                                                                    |  | <b>DES.:</b> |  | <b>FIGURE NO.:</b><br>4         |  |
|                                                                                                                                             | <b>CHKD:</b><br>TR                                                                    |  | <b>APPD:</b> |  |                                 |  |
|                                                                                                                                             | <b>DATE:</b><br>01/14/02                                                              |  | <b>REV.:</b> |  |                                 |  |





*Handwritten signature/initials*

## FAX TRANSMITTAL

### DEVELOPMENT SERVICES DEPARTMENT

NO. PAGES: 2 DATE: 3-8, 2002

TO: Doug Honeycutt

FAX NO.: 704-455-1206

FROM: Saundra Adcock

PHONE NO.: (704) 920-2879 FAX NO.: (704) 920-2144

COMMENTS: \_\_\_\_\_

Could you place signs for these cases?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**The Town of  
Harrisburg**

**PUBLIC HEARING NOTICE**  
 Town of Harrisburg  
 Planning and Zoning  
 Commission Meeting  
 March 18, 2002, 7:00 p.m.  
 Harrisburg Town Hall  
 Harrisburg, North Carolina

**CONDITIONAL USE**

Petition 27C - The Berkley Group, LLC., Charlotte, NC, has petitioned the Town of Harrisburg for a Conditional Use Application per the requirements of the Town of Harrisburg Unified Development Ordinance, Section 3.5. The applicant is proposing construction of a 185-foot Monopole Wireless Telecommunications Tower. The proposed location for this tower is 105 Hwy 49 South (PIN 5507-45-3667), Harrisburg, NC. The property is currently zoned I-1, Light Industrial.

Petition 24-C - Chemical Specialties, INC, 5910 Pharr Mill Road, Harrisburg, NC 28075, has petitioned the Town of Harrisburg for a Conditional Use application per the requirements of the Town of Harrisburg Unified Development Ordinance, Section 3.5, for constructing additional chemical storage tanks, railroad spur and expansion of a parking lot on their property.

Petition 22-C - Timothy Hurst, 5670 Morehead Road, Harrisburg, NC 28075 (5508-01-6168), has petitioned the Town of Harrisburg for a Conditional Use Application per the requirements of the Town of Harrisburg Unified Development Ordinance, Section 3.5, for a proposed Outdoor Recreational Facility (Golf Driving Range).

If you have questions concerning these board cases, call Robbie Fox at 704-920-2138.

HH4411229

## The Charlotte Observer

**CONNECTING  
FOR YOUR CONVENIENCE**

CALL (704) 358-5894/5896/5910 or Toll Free 1-800-852-2789  
by deadline with your corrections or Fax to (704) 358-5737

|                 |
|-----------------|
| AD NUMBER       |
| <b>4411299</b>  |
| RUN DATE        |
| Sun 3-3 2x5     |
| PUBLICATION     |
| <b>CBR</b>      |
| SALESPERSON     |
| R013 Linda Post |



STATE OF NORTH CAROLINA  
CABARRUS COUNTY

## INDIVIDUAL DEED

Printed and for sale by  
 Kohn-Loring Co., Charlotte, N. C.

This Deed Made this 15th day of

June, A. D. 1965, by and between

F. W. PHARR and wife,

SARAH W. PHARR

of the County of Cabarrus and State of North Carolina  
 Parties of the first part, and

MINERAL RESEARCH & DEVELOPMENT CORP.

of the County of Mecklenburg and State of North Carolina  
 part Y of the second part:

WITNESSETH, that the said parties of the first part, in consideration of One Hundred Dollars (\$100.00) and other valuable considerations to them paid by the part Y of the second part, the receipt of which is hereby acknowledged have bargained and sold, and by these presents do grant, bargain, sell and convey unto the said party of the second part and its successors and assigns ~~that~~ all that certain parcel

of land, situate, lying and being in  
No. 1 Township, Cabarrus County, State of  
 North Carolina, and more particularly described as follows:

BEGINNING at the point of intersection of the center line of Rocky River with the center line of N. C. Highway 49 (100 ft. in width) and runs thence along the center line of said N. C. Highway 49 N. 62-32 E. 1780.6 ft. to a point in the center of said Highway and in the Jay W. Blackwelder line; thence continuing with the Blackwelder line and in the right-of-way for Highway 49 in two courses as follows: (1) S. 86-56 E. 68.4 ft. (2) N. 37-05 E. 80.9 ft. to a point in the center line of said Highway; thence with the center line of said Highway N. 62-32 E. 284.8 ft. to a point in said Highway in the A. R. Hoover, Jr. line; thence with the Hoover line S. 71-27 E. 1319.2 ft. to a point in the center line of the right-of-way of Pharr's Mill Road (30 ft. in width); thence with the center line of Pharr's Mill Road in four (4) courses as follows: (1) S. 24-41 W. 258.7 ft. (2) S. 17-37 W. 300.0 ft. (3) S. 15-53 W. 638.0 ft. (4) S. 1-42 E. 532.5 ft. to a point in Stallings Estate line; thence with the Stallings Estate line S. 80-00 W. 534.4 ft. to a point in the center line of Rocky River; thence with the center line of Rocky River as it meanders in fourteen (14) courses and distances as follows: (1) N. 10-53 W. 277.5 ft. (2) N. 29-43 W. 146.2 ft. (3) N. 89-00 W. 108.7 ft. (4) S. 62-37 W. 165.3 ft. (5) S. 43-14 W. 288.0 ft. (6) S. 42-45 W. 247.9 ft. (7) S. 66-54 W. 272.0 ft.

(OVER)

EXHIBITED  
 Tax Supervisor Office

Date 6-15-65 By [Signature]



## RECORD 350

(9) N. 53-43 W. 221.5 ft. (9) N. 23-20 W. 371.7 ft. (10) N. 47-39 W. 275.9 ft.  
 (11) N. 56-31 W. 242.4 ft. (12) N. 66-40 W. 292.4 ft. (13) N. 61-52 W. 204.3 ft.  
 (14) N. 23-01 W. 363.0 ft. to the point or place of BEGINNING and containing  
 101.88 acres, more or less, all as shown on survey of the property of Mineral  
 Research & Development Corp. made by S. Glenn Hawfield, Jr. Registered  
 Engineer, dated April 8, 1965, to which reference is hereby made.

BEING a portion of Tract I of the same property conveyed to the parties of the  
 first part herein from John S. Pharr and wife, Ora T. Pharr, dated May 5, 1944,  
 and recorded in Book 177, Page 202 in the Cabarrus County Public Registry.

This conveyance is made subject to the right of way of North Carolina Highway  
 49, the right of way for Pharr's Mill Road and the right of way for Southern  
 Railroad as shown on Map above referred to.

I.R. Stamps-\$55.00.

TO HAVE AND TO HOLD the aforesaid parcel  
 of land and all privileges and appurtenances thereto belonging to the said  
 party of the second part, its  
 successors  
 and assigns, to its and their only use and behoof forever.  
 And the parties of the first part for themselves  
 their heirs, executors and administrators, covenant with the said party of  
 the second part, its successors and assigns, that they are seized of said premises  
 in fee, and have right to convey the same in fee simple; that the same are free and clear  
 from all incumbrances, and that they will warrant and defend the said title to the same  
 against the lawful claims of all persons whomsoever. The 1965 taxes have been pro-  
 rated between the parties of the first part and party of the second part and  
 the party of the second part assumes and agrees to pay all of the 1965 taxes  
 when assessed.

IN TESTIMONY WHEREOF, the said party of the first part to these presents have  
 hereunto set their hand, seal, and seal, the day and year above written.

Signed, sealed and delivered  
 in the presence of

*F. W. Pharr* (Seal)  
 F. W. PHARR

*Sarah W. Pharr* (Seal)  
 SARAH W. PHARR (Seal)



STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I, H.H. Watts, a Notary Public for said County and State do hereby certify that F.W. Pharr and Sarah W. Pharr, his wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal, this 15th day of June, A.D. 1965.

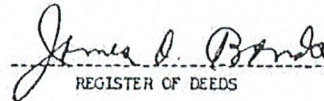
H.H. Watts - Notary Public.  
My commission expires 12-6-1966.

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

The foregoing certificate of H.H. Watts, a Notary Public of Cabarrus County is adjudged to be correct. Let the instrument and the certificate be registered. This 15th day of June, A.D. 1965.

Helen E. McClanrock - Deputy Clerk Superior Court.

Filed on June 15th, 1965 at 3:10 P.M. and recorded in Deed Book No. 350 page 246.

  
REGISTER OF DEEDS

Prepared by Byrum and Byrum, Attys, Charlotte, N.C.

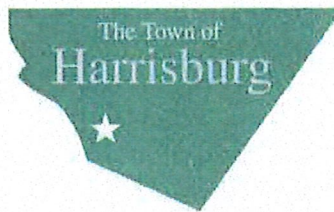
NORTH CAROLINA  
CABARRUS COUNTY

This is to certify that this is a true  
and exact copy of Deed  
filed in this office and recorded in  
Book 350 Page 246. Witness my  
hand and seal this the 27th day of ,  
September, 2001.

Linda F. McAbee, Register of Deeds

By Ramela B. Davis  
Assistant - Deputy





February 21, 2002

Dear Adjacent Property Owner:

This letter is to inform you that Chemical Specialties, INC, 5910 Pharr Mill Road, Harrisburg, NC 28075, has petitioned the Town of Harrisburg for a Conditional Use Application per the requirements of the Town of Harrisburg Unified Development Ordinance, Section 3.5, for constructing additional chemical storage tanks, rail road spur and expansion of a parking lot on their property.

The Town of Harrisburg Planning and Zoning Commission will hold a public hearing to review this request on March 18<sup>th</sup>, 2002. The meeting will take place at Town Hall located at 5125 Highway 49 South Harrisburg, North Carolina. The public hearing will begin at 7:00 p.m. and will be open to the public for comments

If you have any questions or comments regarding this request, please contact our office at (704) 920-2137.

Sincerely,

Robbie Foxx  
Zoning Officer

"Working Together For A Successful Future"



## Property Owner List For Chemical Specialties, Conditional Use Application

### Applicant:

Chemical Specialties, INC  
5910 Pharr Mill Road  
Harrisburg, NC 28075

### Adjacent Owners:

Emmy Pharr  
1642 Old Charlotte Rd.  
Concord, NC 28025

George Hill  
5650 Blackwelder Road  
Concord, NC 28027

Kenneth Alan McGee  
5872 Pharr Mill Road  
Harrisburg, NC 28075

Mrs. Frank Pharr  
1509 Robinhood Drive  
Wilmington, NC 28401

Michigan Packaging  
777 Third Street, N.W.  
Massillon, OH 44648

Lela C. Teeter  
3150 Shamrock Road  
Harrisburg, NC 28075

Gordon Titcomb  
6205 Pharr Mill Road  
Concord, NC 28025

Spencer Lee Ritchie  
3210 Shamrock Road  
Harrisburg, NC 28075



Joe Stallings  
3550 Stallings Road  
Harrisburg, NC 28075

Donald E, Jr. & Sherry Starnes  
6312 River Front Drive  
Harrisburg, NC 28075

Patrick Wilkerson  
6305 River Front Drive  
Harrisburg, NC 28075

Joel Hiott  
6805 Timberwood Drive  
Harrisburg, NC 28075

Michael Smith  
6811 Timberwood Drive  
Harrisburg, NC 28075

David Hodgin  
6817 Timberwood Drive  
Harrisburg, NC 28075





February 11, 2002

Mr. Robbie Fox  
Office of Development Services  
P. O. Box 707  
Concord, NC 28026-0707

**Subject: Conditional Use Permit Application**  
Chemical Specialties, Inc.  
Harrisburg, North Carolina

Dear Mr. Fox:

Per your request, attached is an application package for Chemical Specialties, Inc. (CSI) for Conditional Use Permitting of proposed changes at CSI's facility. Included in the package are:

- Completed application forms
- Copy of the Property Deed
- List of Adjacent Property Owners
- Plan and Profile Drawings of the proposed project (Figures 1, 2, 3, & 4)
- Check for the application fee of \$350

Please review the information and if you should have any questions, please contact me at (704) 455-4171.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Howie", is written over a light blue horizontal line.

Heath Howie  
Compliance Manager

Enclosures

PO Box 1330 • 5910 Pharr Mill Road • Harrisburg, NC 28075 • 704-455-5181  
Main Fax 704-455-6507 • Purchasing and Transportation Fax 704-455-5987  
Lab Fax 704-455-1123 • Accounting and PoleCare Fax 704-455-1940  
Engineering Fax 704-454-5348

# CHECK LIST FOR BOARD CASES

TYPE:

☐ Variance

☒ Conditional Use

☐ NonConforming

APPLICANT

Chemical Specialties

CASE #:

MEETING DATE:

3-18-02



LIST OF ADJACENT PROPERTY OWNERS



LETTER TO ADJACENT PROPERTY OWNERS

date mailed: \_\_\_\_\_



NEWSPAPER NOTICE

Independent Tribune date sent: \_\_\_\_\_

Cabarrus Neighbors date sent: \_\_\_\_\_



SIGN - date requested: \_\_\_\_\_



FINDING OF FACTS



ALL INFORMATION TO PHYLLIS



NOTIFICATION OF BOARD DECISION

date mailed: \_\_\_\_\_



**Chemical Specialties, Inc**  
**Adjacent Property Owners**

| P.I.N. #   | Name                                           | Street                  | City       | State | Zip   |
|------------|------------------------------------------------|-------------------------|------------|-------|-------|
| 5518407413 | Emmy L. Pharr                                  | 1642 Old Charlotte Road | Concord    | NC    | 28025 |
| 5518405179 | Emmy L. Pharr                                  | 1642 Old Charlotte Road | Concord    | NC    | 28025 |
| 5518610058 | George & Ann Hill                              | 5650 Blackwelder Road   | Concord    | NC    | 28027 |
| 5518712052 | Kenneth Alan McGee<br>K & C Auto Salvage       | 5872 Pharr Mill Road    | Harrisburg | NC    | 28075 |
| 5518502696 | Mrs. Frank W. Pharr                            | 1509 Robinhood Drive    | Wilmington | NC    | 28401 |
| 5518708493 | Michigan Packaging<br>c/o Delaware Corporation | 777 Third Street, N.W.  | Massillon  | OH    | 44648 |
| 5517481618 | Lela C. Teeter                                 | 3150 Shamrock Road      | Harrisburg | NC    | 28075 |
| 5517891868 | Michigan Packaging<br>c/o Delaware Corporation | 777 Third Street, N.W.  | Massillon  | OH    | 44648 |
| 5517799300 | Gordon N. Titcomb                              | 6205 Pharr Mill Road    | Concord    | NC    | 28025 |
| 5517583488 | Spencer Lee Fitchie<br>Frances T. Ritchie      | 3210 Shamrock Road      | Harrisburg | NC    | 28075 |
| 5517686948 | Joe M. Stallings & Others                      | 3550 Stallings Road     | Harrisburg | NC    | 28075 |
| 5517684911 | Joe M. Stallings & Others                      | 3550 Stallings Road     | Harrisburg | NC    | 28075 |
| 5517781759 | Joe M. Stallings & Others                      | 3550 Stallings Road     | Harrisburg | NC    | 28075 |
| 5517687709 | Donald E. Jr & Sherry Starnes                  | 6312 River Front Drive  | Harrisburg | NC    | 28075 |
| 5517683714 | Patrick J. & Karen D. Wilkerson                | 6305 River Front Drive  | Harrisburg | NC    | 28075 |
| 5517681652 | Joel D. & Brenda M. Hlott                      | 6805 Timberwood Drive   | Harrisburg | NC    | 28075 |
| 5517680516 | Michael & Crystal W. Smith                     | 6811 timberwood Drive   | Harrisburg | NC    | 28075 |
| 5517588449 | David N., Jr. & Karen J. Hodgkin               | 6817 Timberwood Drive   | Harrisburg | NC    | 28075 |





**From:** [Shelley DeHart](#)  
**To:** [Mallory Hodgson](#); [Mary Herington](#); [Jeff Williams](#); [Zachary Gordon](#)  
**Subject:** Pre-Application Venatore Landfill  
**Date:** Thursday, November 16, 2023 1:46:30 PM  
**Attachments:** [Town of Harrisburg Pre-Application.pdf](#)  
[PROPOSED CONSTRUCTION TRAFFIC SITE PLAN 7-25-23 REV 5-\(D\) Land.pdf](#)  
[letter of intent harrisburg zoning.pdf](#)  
[Pre-Application-Form-2023 Venator.pdf](#)  
[image001.png](#)

---

Good afternoon,

FYI - The operator of this business is proposing to move forward with their project. I found an earlier pre-application meeting summary (2022) that identified this project as an administrative project. After careful consideration of the project, the use, and review of the UDO, we have determined that a special use permit is required. I spoke with the applicants today and we are working up a schedule for them. I'm going to schedule another pre-application meeting for them to review the project again with the team. I will target our next DRC meeting.

Thanks!

Shelley



**Shelley DeHart, AICP**  
Assistant Planning Director  
Planning & Zoning Department

704.455.0728 (office)  
704.453.4822 (cell)

[sdehart@harrisburgnc.org](mailto:sdehart@harrisburgnc.org)

4100 Main St.  
Harrisburg, NC 28075

[www.harrisburgnc.org](http://www.harrisburgnc.org)

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.



# VENATOR

Harrisburg Planning and Zoning Department  
4100 Main Street  
Harrisburg, NC 28075

## **Property Location**

Physical Location: 5910 Pharr Mill Rd Harrisburg, NC 28075  
Parcel I.D. 55176928810000

## **Venator proposed landfill info:**

Based on preliminary studies, approximately 30,000 to 35,000 cubic yards (CY) of sediments have accumulated in SWMU-5, an unlined sedimentation pond onsite. As removal of these sediments is proposed in the near future, Venator wishes to develop an onsite industrial landfill to receive these sediments and manage them onsite.

The proposed landfill will also serve as long-term disposal for management of process wastewater sediments. In addition, once the sediments have been removed, SWMU-5 will be re-engineered with an impermeable liner to prevent future releases to the subsurface environment. Once completed, the re-configured SWMU 5 will continue to operate as a wastewater settling lagoon prior to NPDES discharge under NPDES permit to the Rocky River. This wastewater is from plant process and captured stormwater from specific areas around the plant to prevent runoff.

The wastewater sediments from the on-site lagoon will be the only material received by this landfill. Tree buffers will remain as shown on the development plan to minimize view from public rights-of-way. This sediment is currently in an open unlined lagoon. It does not currently and is not expected to produce any odors or attract animal vectors. The landfill will be constructed with an HDPE liner to a design approved by North Carolina DEQ Solid Waste Section. There will be uncovered waste in the landfill during placement of the waste, but waste will be covered weekly with a minimum of six inches of compacted soil cover.

The sediments are largely inert but do have concentrations of metals that have the potential to affect groundwater. These sediments are currently in an unlined open lagoon which can currently interact with the groundwater, so moving them to a lined landfill and re-constructing the existing lagoon into a lined lagoon is the resolution to an existing issue. Groundwater is currently monitored site-wide, including downgradient of this lagoon, annually.

The landfill will be situated approximately 500 feet from the lagoon location, and material will be transported by dump truck, completely within the property boundaries. After initial construction, it is anticipated that sediment will be cleared from the lagoon and placed in the landfill approximately once every several years, depending on the sediment accumulation rate.

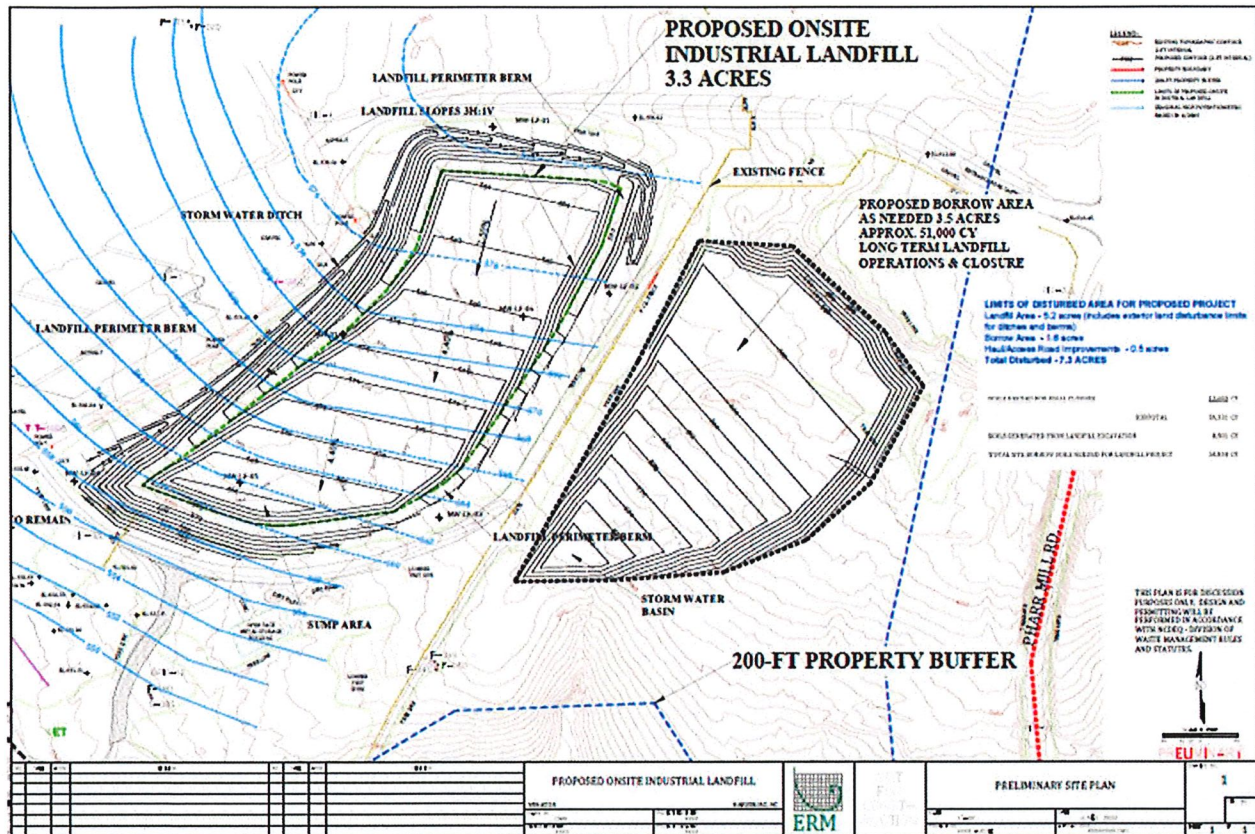
Groundwater and surface water will be sampled twice per year from wells situated around the downgradient perimeter of the landfill in accordance with a monitoring plan subject to NCDEQ approval.

# VENATOR

The samples will be analyzed for a list of suspected constituents from the waste as well as constituents known as potential products of anaerobic conditions typically present in landfills and other constituents as required by NCDEQ Solid Waste Section. If constituents are detected in the groundwater that are suspected to be a product of landfill leachate permeating the liner, the operation plans require an investigation to be performed and a resolution implemented.

State regulations on landfill are put in place to protect public health by protecting groundwater surface water and minimizing attraction of disease vectors(animals). These regulations also minimize public nuisance (odor, visual). Compared to many landfills, the waste that will be placed in the proposed landfill is largely inert and innocuous. No new waste is being brought to the site, this the proposed work is to move waste that is currently open and in an unlined lagoon into a lined and covered containment, and to have a future receptacle as this sediment continues to be produced.

## Venator proposed landfill









# VENATOR

If you have any questions or concerns regarding this project, please contact me by email at [Michael\\_thomas@venatorcorp.com](mailto:Michael_thomas@venatorcorp.com) or by phone 704-455-4139

Sincerely,

*MICHAEL THOMAS*

Michael Thomas  
Construction Project Manager  
Venator Chemicals LLC

# Pre-Application Conference Summary

A pre-application meeting is required prior to submitting certain land development applications to the Town of Harrisburg. This pre-application meeting summary will be filled out at the pre-application meeting or in advance, and will be used as a cover sheet for your development application. Submit to [planning@harrisburgnc.org](mailto:planning@harrisburgnc.org)

## 1. General Information

Project Name: Venator Chemicals - Onsite Industrial Landfill Date: 11/1/20

Development Request Type: 
 ☐ Rezoning 
 ☐ Residential 
 ☒ Non-Residential 
 ☐ Other \_\_\_\_\_

Project Location/Address: 5910 Pharr Mill Road 28075

Tax Map and Parcel Number (PIN): 55176928810000

Size of Parcel (square feet or acreage): 100.58 Street Frontage (feet): 1840

Current Land Use: EC Flood Zone: NA

Project Description: \_\_\_\_\_

## 2. Type of Application Required (select all that apply)

a. Administrative Applications: 
 ☐ Minor Site Plan 
 ☐ Major Site Plan 
 ☐ Floodplain Development Permit 
 ☐ Administrative Adjustment 
 ☐ Zoning Clearance 
 ☐ Construction Plans 
 ☐ Sign Permit 
 ☐ Driveway Permit 
 ☐ Certificate of Compliance and Occupancy 
 ☐ Certificate of Nonconformity Adjustment

b. Legislative Applications: 
 ☐ UDO Text Amendment 
 ☐ Zoning Map Amendment (rezoning) 
 ☐ Conditional Zoning Approval 
 ☐ Certificate of Appropriateness

c. Quasi-Judicial Applications: 
 ☐ Variance 
 ☐ Floodplain Variance 
 ☒ Special Use Permit 
 ☐ Appeal of Administrative Decision

d. Subdivision Applications: 
 ☒ Minor 
 ☐ Major 
 ☐ Preliminary Plat 
 ☐ Final Plat

## 3. Site Plan Requirements

a. Will this request require a site plan? ☒ Yes ☐ No

b. Miscellaneous site plan requirements: 
 ☐ Architectural Elevations 
 ☐ Landscaping Plan 
 ☐ Lighting Plan 
 ☐ Flood Prevention Plan 
 ☐ Tree Survey 
 ☐ Other \_\_\_\_\_

c. Has a copy of the required application(s), including required attachments been provided and reviewed with Applicant by Staff? ☐ Yes ☐ No ☐ N/A

d. Will this request require a Traffic Impact Analysis? ☐ Yes ☒ No ☐ N/A

e. Has a copy of the TIA Procedures Manual been provided and reviewed with Applicant by Staff? ☐ Yes ☐ No ☐ N/A



### 3. Site Plan Requirements (cont'd.)

- f. Has the applicant been made aware that a TIA Scoping Meeting will need to take place between the applicant, the Town, NCDOT, and the Consultant, and that a Scoping Agreement will need to be signed prior to submitting an application? ☐ Yes ☒ No ☐ N/A
- e. Has a copy of the Commercial Design Standards been provided and reviewed with Applicant by Staff? ☐ Yes ☐ No ☐ N/A

### 4. Storm Water Requirements

- a. Is the site a development that cumulatively disturbs more than 10,000 SF or a redevelopment that cumulatively disturbs 1 acre or more? ☐ Yes ☐ No
- b. Has the Town of Harrisburg Stormwater Drainage Manual been made available to the applicant, and has staff explained the need for a Storm Water Concept Meeting? ☐ Yes ☐ No ☐ N/A

### 5. Fees

See Town of Harrisburg's Schedule of Fees.

### 6. Additional Requirements

Site Contact Michael Thomas at 704-340-5722 or michael\_thomas@venatorcorp.com

### 7. Participant Information and Acceptance of Requirements

- a. Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Signature: \_\_\_\_\_
- b. Planning Staff: \_\_\_\_\_  
Signature: \_\_\_\_\_
- c. Engineering Staff: \_\_\_\_\_  
Signature: \_\_\_\_\_
- d. Fire Staff: \_\_\_\_\_  
Signature: \_\_\_\_\_
- e. NCDOT Staff: \_\_\_\_\_  
Signature: \_\_\_\_\_
- f. Other Signature: \_\_\_\_\_
- g. Date: \_\_\_\_\_









## PRE-APPLICATION MEETING SUMMARY

A pre-application meeting is required prior to submitting certain land development applications to the Town of Harrisburg. This pre-application meeting summary will be filled out at the pre-application meeting or in advance, and will be used as a cover sheet for your development application.

### General Information

1. Project Name: Venator Chemicals - Onsite Industrial Landfill
2. Development Request Type:  
☐ REZONING   ☐ RESIDENTIAL   ☒ NON-RESIDENTIAL  
☐ OTHER \_\_\_\_\_
3. Property Location: 5910 Pharr Mill Road 28075
4. PIN(s): 551 -- 769 -- 288 ; 100 -- 00 -- ; -- --
5. Size of Parcel (square feet or acreage): 100.58
6. Street Frontage (feet): 1,840 feet
7. Current Land Use: EC
8. Flood Zone: NA

### Type of Application Required (Check all that apply)

#### Rezoning

- ☐ Rezoning
- ☐ Conditional Rezoning

#### Residential (If no rezoning)

- ☐ Preliminary Plat
- ☐ Subdivision Construction Drawings
- ☐ Minor Plat
- ☐ Final Plat (Please refer to Final Plat application and checklist)
- ☐ Site Plan

#### Non-Residential (If no rezoning)

- ☒ Site Plan Review

#### Miscellaneous

- ☐ Conditional Use Permit
- ☐ Improvement Guarantee
- ☐ Performance Bond
- ☐ Sign Permit
- ☐ Zoning Clearance
- ☐ Variance
- ☐ Annexation
- ☐ Other \_\_\_\_\_



### Site Plan Requirements

1. Will this request require a site plan? ☒ YES ☐ NO

2. Type of Plan (check all that apply):

#### Residential

- ☐ Preliminary Plat
- ☐ Subdivision Construction Drawings
- ☐ Minor Plat
- ☐ Final Plat
- ☐ Site Plan

#### Miscellaneous

- ☐ Architectural Elevations
- ☐ Landscaping Plan
- ☐ Lighting Plan
- ☐ Flood Prevention Plan
- ☐ Tree Survey

#### Non-Residential

- ☐ Major Site Plan
- ☒ Minor Site Plan

3. Has a copy of Appendix B been provided to the applicant, and have the requirements of Appendix B been reviewed by staff with the Applicant? ☐ YES ☒ NO ☐ N/A
4. Will this request require a Traffic Impact Analysis? ☐ YES ☒ NO ☐ N/A
5. Has a copy of Appendix F been provided to the applicant, and have the requirements of Appendix F been reviewed by staff with the Applicant? ☐ YES ☒ NO ☐ N/A
6. Has the applicant been made aware that a Scoping Meeting will need to take place between the applicant, the Town, NCDOT, and the Consultant, and that a Scoping Agreement will need to be signed prior to submitting an application? ☐ YES ☒ NO ☐ N/A
7. If elevations are required, has a copy of Appendix E been provided to the applicant, and have the requirements of Appendix E been reviewed by staff with the applicant?  
☐ YES ☒ NO ☐ N/A

### Storm Water Requirements

1. Is the site a development that cumulatively disturbs more than 10,000 SF or a redevelopment that cumulatively disturbs 1 acre or more? ☐ YES ☐ NO
2. If yes, has the Town of Harrisburg Stormwater Drainage Manual been made available to the applicant, and has staff explained the need for a Storm Water Concept Meeting?  
☐ YES ☐ NO ☐ N/A

## Review Fees

### 1. Planning/Zoning Required Review Fees (Check all that apply):

|                                                                            |                                                    |              |
|----------------------------------------------------------------------------|----------------------------------------------------|--------------|
| <input type="checkbox"/> Preliminary Plat                                  | \$1000.00 plus \$25.00 per lots/<br>units          |              |
| <input type="checkbox"/> Recombination Plat                                | \$50.00 per map sheet                              |              |
| <input type="checkbox"/> Sketch Plat Review                                | \$100.00                                           |              |
| <input type="checkbox"/> Subdivision Construction Drawings                 | \$2000.00 plus \$50.00 per acre                    |              |
| <input checked="" type="checkbox"/> Minor Site Plan Review                 | \$500.00 plus \$5.00 per acre                      | 536          |
| <input type="checkbox"/> Vested Rights                                     | \$400.00                                           |              |
| <input type="checkbox"/> Vested Rights Extension                           | \$150.00                                           |              |
| <input type="checkbox"/> Minor Site Plan Final Inspection and COC Letter   | \$50.00 Residential<br><del>\$100</del> Commercial |              |
| <input type="checkbox"/> Rezoning Amendment – Residential (<10 acres)      | \$400.00 plus \$5.00 per acre                      |              |
| <input type="checkbox"/> Rezoning Amendment - Nonresidential/Mixed Use     | \$1000.00 plus \$25.00 per acre                    |              |
| <input type="checkbox"/> Rezoning Amendment – Residential (>10 acres)      | \$2500.00 plus \$25.00 per acre                    |              |
| <input type="checkbox"/> Conditional District Rezoning                     | \$2500.00 plus \$25.00 per acre                    |              |
| <input type="checkbox"/> Combined Residential Rezoning & Preliminary Plat  | \$4000.00 plus \$25.00 per lot                     |              |
| <input type="checkbox"/> Conditional Use Permit                            | \$1000.00 plus \$5.00 per acre                     |              |
| <input type="checkbox"/> Re-advertising cost (due to applicant action)     | Greater of \$200 or actual cost                    |              |
| <input type="checkbox"/> Architectural Review                              | \$300.00                                           |              |
| <input type="checkbox"/> Appeal of Planning Board Decision on Arch. Review | \$250.00                                           |              |
| <input type="checkbox"/> Rezoning Protest Petition                         | \$250.00                                           |              |
| <input type="checkbox"/> Street Name Change Petition                       | \$500.00 plus street sign costs                    |              |
| <input type="checkbox"/> Variance Application - Residential                | \$500.00                                           |              |
| <input type="checkbox"/> Variance Application - Nonresidential             | \$600.00                                           |              |
| <input type="checkbox"/> Appeal of Administrator/Interpretation Request    | \$300.00                                           |              |
|                                                                            | <b>TOTAL</b>                                       | <b>\$536</b> |



2. Engineering Review Fees (Check all that apply):

|                                                                                         |                                 |                |
|-----------------------------------------------------------------------------------------|---------------------------------|----------------|
| <input type="checkbox"/> Residential Construction Plans (Water/Sewer)                   | \$2500.00 plus \$100 per acre   |                |
| <input type="checkbox"/> Residential Construction Plans (Roadway/Storm Water System)    | \$2500.00 plus \$100 per acre   |                |
| <input type="checkbox"/> Residential Construction Plans (Storm Water Quality/Detention) | \$2000.00 plus \$100 per acre   |                |
| <input type="checkbox"/> Commercial Construction Plans (Water/Sewer)                    | \$2500.00 plus \$100 per acre   |                |
| <input type="checkbox"/> Commercial Construction Plans (Roadway/Storm Water System)     | \$2500.00 plus \$100 per acre   |                |
| <input type="checkbox"/> Commercial Construction Plans (Storm Water Quality/Detention)  | \$2000.00 plus \$100 per acre   |                |
| <input type="checkbox"/> NCDOT Utility Encroachment Application Review                  | \$100.00                        |                |
| <input type="checkbox"/> NCDOT Driveway Permit Review                                   | \$50.00                         |                |
| <input type="checkbox"/> NCDENR-DWQ Application Review/Execution                        | \$100.00                        |                |
| <input type="checkbox"/> NCDENR-PWS Application Review/Execution                        | \$100.00                        |                |
| <input type="checkbox"/> Letter of Intent to Serve - Water and Sewer                    | \$500.00 plus water model fee   |                |
| <input type="checkbox"/> Conditional Rezoning Plan Review                               | \$200.00                        |                |
| <input type="checkbox"/> Preliminary Plat Review                                        | \$300.00                        |                |
| <input type="checkbox"/> Annual Storm Water BMP Inspection/Certification Review         | \$300.00                        |                |
| <input checked="" type="checkbox"/> Grading Plan                                        | \$500.00 plus \$100.00 per acre | \$1,300        |
|                                                                                         | <b>TOTAL</b>                    | <b>\$1,300</b> |

Notes:

1. Additional Engineering fees may apply. Please review the Town of Harrisburg Fee Schedule.
2. All applicable inspection fees will be due prior to the release of plans for final approval.
3. Water and sewer connection and development fees will be due prior to connection or installation of water and sewer services.
4. Town of Harrisburg encroachment fees will be due at time of encroachment installation, if applicable.
5. For final plat submittal requirements and fees, please review the final plat application and checklist.



3. Fire Review Fees (Check all that apply):

| Commercial Plans or Commercial Upfit Fees Based on SF                                |                   |              |
|--------------------------------------------------------------------------------------|-------------------|--------------|
| <input type="checkbox"/> Less than 4,999                                             | \$200.00          |              |
| <input type="checkbox"/> 5,000 to 9,999                                              | \$250.00          |              |
| <input type="checkbox"/> 10,000 to 24,999                                            | \$350.00          |              |
| <input type="checkbox"/> 25,000 to 49,999                                            | \$500.00          |              |
| <input type="checkbox"/> 50,000 or greater                                           | \$.02 per sq. ft. |              |
| <input type="checkbox"/> Site Review for Commercial / Subdivisions                   | \$200.00          |              |
| <input checked="" type="checkbox"/> Site Review for Rezoning Commercial/Subdivisions | \$200.00          | 200          |
| <input type="checkbox"/> Subdivision Plat/Site Plan Review                           | \$200.00          |              |
|                                                                                      | <b>TOTAL</b>      | <b>\$200</b> |

**Additional Requirements**

Site Contact: Jonna Stein at 704-455-4171 or [jonna\\_stein@venatorcorp.com](mailto:jonna_stein@venatorcorp.com)

**Please provide three separate checks made payable to the Town of Harrisburg:**

**Planning \$536**

**Engineering \$1,300**

**Fire \$200**





**Participant Information and Acceptance of Requirements**

4. Applicant \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Email Signature \_\_\_\_\_
5. Planning Staff Craig Thomas  
Signature Craig Thomas
6. Engineering Staff Patrick Kennes  
Signature Pat Kennes
7. Fire Staff \_\_\_\_\_  
Signature \_\_\_\_\_
8. NCDOT Staff \_\_\_\_\_  
Signature \_\_\_\_\_
9. Other Signature \_\_\_\_\_
10. Date \_\_\_\_\_



### PRE-APPLICATION MEETING SUMMARY

A pre-application meeting is required prior to submitting certain land development applications to the Town of Harrisburg. This pre-application meeting summary will be filled out at the pre-application meeting or in advance, and will be used as a cover sheet for your development application.

#### General Information

1. Project Name: Venator Chemicals - Onsite Industrial Landfill
2. Development Request Type:  
☐ REZONING   ☐ RESIDENTIAL   ☒ NON-RESIDENTIAL  
☐ OTHER \_\_\_\_\_
3. Property Location: 5910 Pharr Mill Road 28075
4. PIN(s): 551 -- 769 -- 288 ; 100 -- 00
5. Size of Parcel (square feet or acreage): 100.58
6. Street Frontage (feet): 1,840 feet
7. Current Land Use: EC
8. Flood Zone: NA

#### Type of Application Required (Check all that apply)

##### Rezoning

- ☐ Rezoning
- ☐ Conditional Rezoning

##### Residential (If no rezoning)

- ☐ Preliminary Plat
- ☐ Subdivision Construction Drawings
- ☐ Minor Plat
- ☐ Final Plat (Please refer to Final Plat application and checklist)
- ☐ Site Plan

##### Non-Residential (If no rezoning)

- ☒ Site Plan Review

##### Miscellaneous

- ☐ Conditional Use Permit
- ☐ Improvement Guarantee
- ☐ Performance Bond
- ☐ Sign Permit
- ☐ Zoning Clearance
- ☐ Variance
- ☐ Annexation
- ☐ Other \_\_\_\_\_



### Site Plan Requirements

1. Will this request require a site plan? ☒ YES ☐ NO

2. Type of Plan (check all that apply):

#### Residential

- ☐ Preliminary Plat
- ☐ Subdivision Construction Drawings
- ☐ Minor Plat
- ☐ Final Plat
- ☐ Site Plan

#### Miscellaneous

- ☐ Architectural Elevations
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- 4. Will this request require a Traffic Impact Analysis? ☐ YES ☒ NO ☐ N/A
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- 1. Is the site a development that cumulatively disturbs more than 10,000 SF or a redevelopment that cumulatively disturbs 1 acre or more? ☐ YES ☐ NO
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|                                                                            |                                                    |              |
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|                                                                                         | <b>TOTAL</b>                    | <b>\$1,300</b> |

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| <input type="checkbox"/> 10,000 to 24,999                                            | \$350.00          |              |
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| <input type="checkbox"/> 50,000 or greater                                           | \$.02 per sq. ft. |              |
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| <input checked="" type="checkbox"/> Site Review for Rezoning Commercial/Subdivisions | \$200.00          | 200          |
| <input type="checkbox"/> Subdivision Plat/Site Plan Review                           | \$200.00          |              |
|                                                                                      | <b>TOTAL</b>      | <b>\$200</b> |

**Additional Requirements**

Site Contact: Jonna Stein at 704-455-4171 or [jonna\\_stein@venatorcorp.com](mailto:jonna_stein@venatorcorp.com)

**Please provide three separate checks made payable to the Town of Harrisburg:**

**Planning \$536**

**Engineering \$1,300**

**Fire \$200**





**Participant Information and Acceptance of Requirements**

4. Applicant \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Email Signature \_\_\_\_\_
5. Planning Staff \_\_\_\_\_  
Signature Craig Thomas  
Craig Thomas
6. Engineering Staff \_\_\_\_\_  
Signature Patrick Kennes  
Pat Kennes
7. Fire Staff \_\_\_\_\_  
Signature \_\_\_\_\_
8. NCDOT Staff \_\_\_\_\_  
Signature \_\_\_\_\_
9. Other Signature \_\_\_\_\_
10. Date \_\_\_\_\_





**From:** [Tom Lesser](#)  
**To:** [Zachary Gordon](#); [Shelley DeHart](#)  
**Subject:** RE: Venator Appeal  
**Date:** Friday, January 26, 2024 1:37:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Craig emailed me the request. I had no knowledge of any future uses. Not sure if he was aware of that at the time of the request but nothing was relayed to me. I did a zoning verification letter just to verify the zoning. I completed the letter and sent it to Craig for review. He then took payment I believe and sent the letter to the requestor. I used Cabarrus County GIS and my case histories for code enforcement to check the address.



**Tom Lesser, CZO**  
**Planning and Zoning**  
**Department**  
**Code Enforcement**

**(Office) 704-455-0708**

**4100 Main St.**  
**Harrisburg, NC 28075**

[www.harrisburgnc.org](http://www.harrisburgnc.org)

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review by anyone at any time.

---

**From:** Zachary Gordon <[zgordon@harrisburgnc.org](mailto:zgordon@harrisburgnc.org)>  
**Sent:** Friday, January 26, 2024 1:24 PM  
**To:** Tom Lesser <[tlesser@harrisburgnc.org](mailto:tlesser@harrisburgnc.org)>; Shelley DeHart <[sdehart@harrisburgnc.org](mailto:sdehart@harrisburgnc.org)>  
**Subject:** RE: Venator Appeal

Sorry Tom – it was the one attached (8-19-22)

Thanks,



**Zachary D. Gordon, AICP**  
Planning Director  
Planning and Zoning Department

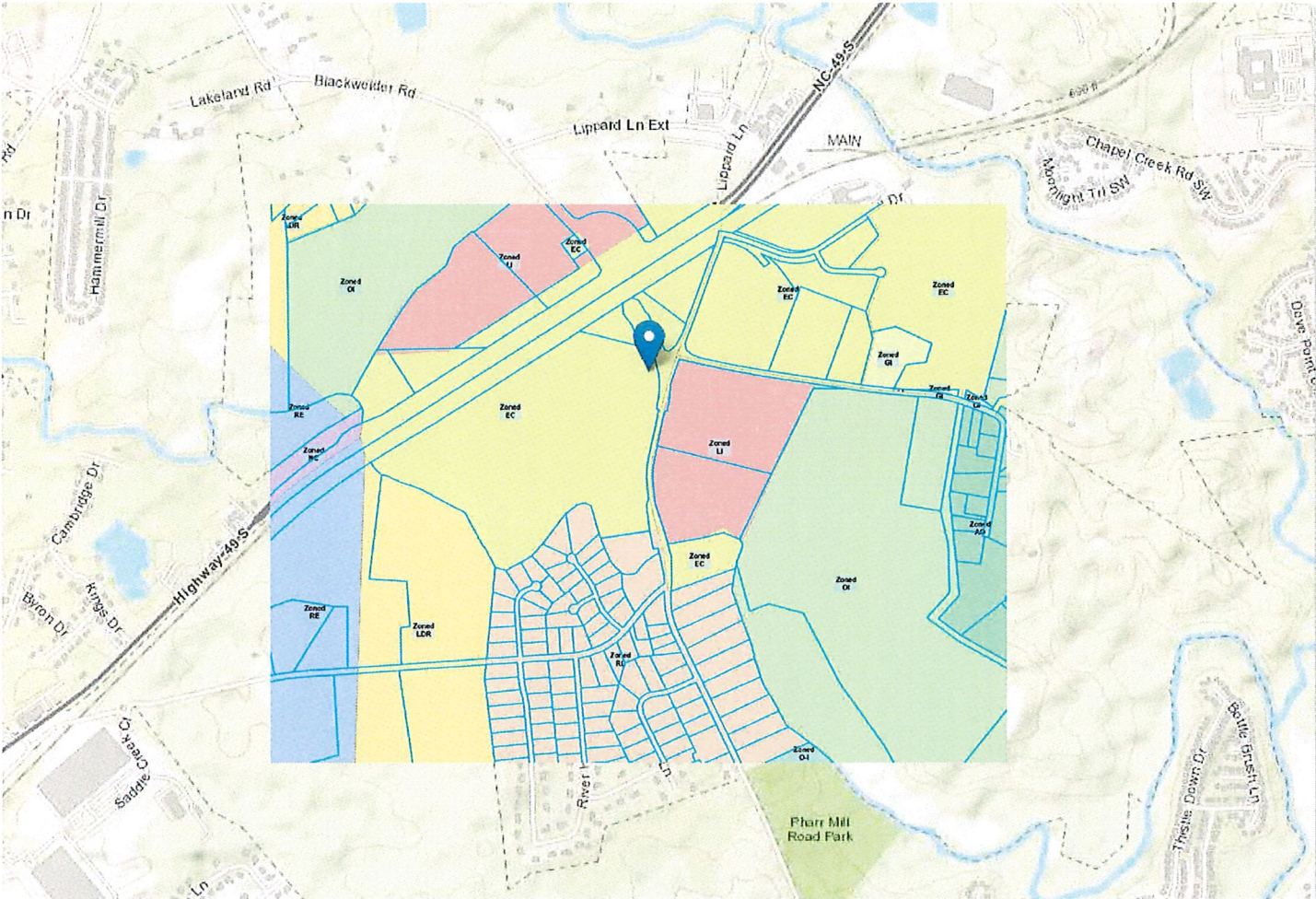
(704) 794-2756 (c)  
(704) 455-0709 (o)

4100 Main St.  
Harrisburg, NC 28075

[www.harrisburgnc.org](http://www.harrisburgnc.org)

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

|                   |                                        |                    |                    |
|-------------------|----------------------------------------|--------------------|--------------------|
| Physical Address: | 5910 PHARR MILL RD HARRISBURG NC 28075 | PIN14:             | 55176928810000     |
| Account Name 1:   | VENATOR CHEMICALS LLC                  | Account Name 2:    |                    |
| Mailing Address:  | PO BOX 1330                            | Mailing City:      | HARRISBURG         |
| Mailing State:    | NC                                     | Mailing Zip Code:  | 28075              |
| Property Real ID: | 01-009 -0020.00                        | Plat Book:         | 00000              |
| Plat Page:        | 00000                                  | Land Units:        | 100.58             |
| Units Type:       | AC                                     | Land Value:        | AC                 |
| Building Value:   | 2569450                                | OBXF Value:        | undefined          |
| Assessed Value:   | 5914980                                | Market Value:      | 5914980            |
| Sale Year:        | null                                   | Sale Month:        | null               |
| Sale Price:       | null                                   | Deed Book:         | null               |
| Deed Page:        | null                                   | Fire District:     |                    |
| Zoning:           | EC                                     | Elementary School: | Harrisburg ES      |
| Middle School:    | Roberta Road MS                        | High School:       | Jay M. Robinson HS |
| Precinct Name:    | undefined                              | Legal Description: | undefined          |
| Floodway:         | Yes                                    | 100 Yr Flood:      | Yes                |
| 500 Yr Flood:     | Yes                                    | Watershed          | undefined          |
| FIRM Panel Number | undefined                              |                    |                    |









LETTER OF CONSISTENCY / ZONING VERIFICATION

August 19, 2022

Ms. Jonna Stein  
Environmental Health/Safety Manager  
[Jonna\\_stein@venatorcorp.com](mailto:Jonna_stein@venatorcorp.com)  
Venator Chemicals LLC  
5910 Pharr Mill Rd.  
Harrisburg, NC 28075  
704-455-4171

RE: Zoning/Code Verification Request  
Parcel Identification#: 55176928810000  
Physical Address: 5910 Pharr Mill Rd. Harrisburg, NC 28075

Ms. Jonna Stein:

Per your request, this letter of consistency/zoning verification is pertaining to the parcel listed below. Any proposed use must secure all appropriate and necessary approval from all regulatory agencies for which this parcel is located.

The purpose of this zoning determination is to comply with NCDEQ solid waste regulations for "Application Requirements for Industrial Solid Waste Landfills" codified in 15A NCAC 13B .0504 (6) which requires a letter from the unit of government having zoning jurisdiction over the site that the proposal meets all of the requirements of the local zoning ordinance, or that the site is not zoned.

A review of the property shows the following:

Per the official Town of Harrisburg zoning map, Parcel ID Number 55176928810000 is currently zoned EC (Employment Center). The property is governed by the rules and regulations of the Harrisburg Unified Development Ordinance.

Owner:  
Venator Chemicals LLC

Location:  
5910 Pharr Mill Rd.  
Harrisburg, NC 28075

PIN:  
55176928810000

Zoning Classification:  
EC (Employment Center)



The Town of Harrisburg is in receipt of a pre-application meeting summary form, site layout map and a preliminary site plan which shows the proposed onsite industrial landfill. The current zoning is an approved zoning class for the proposed onsite industrial landfill.

Conditional/Special Use Zone or Overlay:

There is no Overlay District on this site.

Special Exemptions:

None

Legal Nonconforming Issues:

None on file

Outstanding Zoning Violations:

None on file

Located within Harrisburg Municipal Limits:

Yes

Abutting Zoning Designations:

North: Cabarrus County

South: RL (Residential Low Density)

East: EC (Employment Center)

West: Cabarrus County

Current or Past Building Code Violations:

Contact 704-920-2128 (Building Standards) for records.

Site Plan Approval:

Nothing on file

There are no present violations of the provisions of the Harrisburg Unified Development Ordinance with respect to the Property and the Property conforms to all requirements of the Harrisburg Unified Development Ordinance.

There are no pending applications for rezoning, special exemption, or variance in connection with the Property nor any pending hearings, cases, appeals, or other proceedings which could affect the zoning classification of the Property or the conformance of the Property to applicable zoning laws, ordinances, or regulations.

If you have any further questions, please contact the Planning and Zoning Department at 704-455-0713.

Sincerely,

Tom Lesser, CZO  
Code Enforcement  
Town of Harrisburg





704-455-0708

[tlessner@harrisburgnc.org](mailto:tlessner@harrisburgnc.org)