



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

**June 3, 2025
6:00 PM**

AGENDA

1. CALL TO ORDER

A. PUBLIC ACCESS TO LIVE MEETING VIA YOUTUBE

Harrisburg Town Hall's Council Chambers will be open for the public to attend the meeting in person. The public has the option to watch the meeting virtually via the YouTube platform using the link below or attend in person.

All persons wishing to address the Board for public comment or speak to a specific agenda item must be present in person.

<https://www.youtube.com/@HarrisburgNC/streams>

B. SPECIAL PRESENTATIONS

2. CONSENT AGENDA

A. Consideration of Approval of minutes from the March 4, 2025, meeting

3. PUBLIC HEARINGS

A. H-2025-01-SUP Royal Empire Tattoo Studio

4. OLD BUSINESS

5. NEW BUSINESS

6. ADJOURNMENT

Vision Statement

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.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of minutes from the March 4, 2025, meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of March 4, 2025 as presented.

Description/Background:

Attached are the minutes from the March 4, 2025, Board of Adjustment.

Recommendation:

Approve as presented.

Fiscal Impact:

Attachments:

1. Draft minutes for 3-4-25

**TOWN OF HARRISBURG, NORTH CAROLINA
VENTURE CHURCH AUDITORIUM
BOARD OF ADJUSTMENT MEETING
MARCH 4, 2025
5:30 PM**

MINUTES

1. CALL TO ORDER

Chairman Ian Patrick called the meeting to order.

PRESENT: Ian Patrick (Chair), Monica Long, Brandon Ross, Michael Branham (Vice Chair), Sonya Rorie (ALT 2)

ABSENT: Kevin Schaffner (ALT 1), Steven Larson (ETJ)

STAFF: Shelley Dehart, Carly Bedgood, Rich Koch (Legal Counsel)

A. SPECIAL PRESENTATIONS – NONE.

1. PUBLIC ACCESS TO LIVE MEETING VIA YOUTUBE (Information only)

2. AGENDA ADOPTION: Chairman Ian Patrick informed the board and audience that Venator Chemicals has withdrawn their current application for a Special Use Permit; therefore, this item has been removed from the agenda.

Board member Monica Long motioned to approve the amended agenda with a second by Michal Branham. The motion was unanimously passed 5-0.

2. CONSENT AGENDA

Board member Monica Long made a motion to approve the consent agenda. Michael Branham seconded the motion.

The motion passed 5-0.

3. PUBLIC HEARINGS- CONTINUED ITEM

A. H-2023-02-SUP Venator Chemicals: Consider a request by Venator Chemicals for a special use permit (SUP) to add an onsite industrial landfill supporting operations at its facilities located at 5910 Pharr Mill Road.

This item has been removed from the agenda under action item 1.A (2). Chairman Ian Patrick informed the board and audience that Venator Chemicals has withdrawn their current application for a Special Use Permit; therefore, this item has been removed from the agenda.

4. OLD BUSINESS - NONE

March 4, 2025
BOA Minutes

5. NEW BUSINESS - NONE

6. ADJOURNMENT

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

Adopted on the 3rd of June 2025

Ian Patrick, Chairperson

Carly Bedgood, Board Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2025-01-SUP Royal Empire Tattoo Studio

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion:

- The Board finds special use permit H-2025-01 in compliance with the specific review criteria of Sections 145.04.03 and 145.01.07 of the Unified Development Ordinance (UDO); and
- Approve SUP H-2025.01 for Royal Empire Tattoo with the following conditions:
 1. The applicant shall obtain permit approval from all state, local, or federal agencies.
 2. A trash enclosure shall be constructed to house the commercial trash bin on the site.
 3. The applicant has two (2) years from the date of approval to obtain all necessary permits.

Description/Background:

The applicant has requested that the Board of Adjustment consider and approve a Special Use Permit authorizing the establishment of a new tattoo business within an existing 6000 square foot +/- commercial strip center located on Morris Drive. The proposed commercial suite is approximately 1000 sq. ft. in area and located at the eastern end of the building (Suite #6).

The applicant has the burden of production to demonstrate compliance with both the “Special Use Permit – Specific Review Criteria” and “Common Decision Criteria,” in order to be granted a “Special Use Permit.” Please see staff report for more detailed information.

Recommendation:

If the Board finds the proposed tattoo studio use meets the applicable criteria for granting the requested special use permit, staff recommends that approval be made subject to the following conditions:

1. The applicant shall obtain permit approval from all state, local, or federal agencies.
2. A trash enclosure shall be constructed to house the commercial trash bin on the site.
3. The applicant has two (2) years from the date of approval to obtain all necessary permits.

Fiscal Impact:

N/A

Attachments:

1. H-2025-01 Royal Tattoo Studio Staff Report
2. Attachment A-Quasi App Signed
3. Attachment B_SUP_Tattoo_Studio_Findings
4. Attachment C_Worksheet_Boardmembers_



Special Use Permit H-2025-01 (SUP)
Town of Harrisburg SUP Request
June 3, 2025

Applicant: Fernando Arredondo
Royal Empire Private Tattoo Studio, LLC
9918 Porta Ferry Dr.
Charlotte, NC 28213

Property Owner: David and Stephen Knorr, Harrisburg Investment Group

Property Location: 112 Morris Dr, #6, Harrisburg, NC 28075
PIN # 5507-46-9285-0000

Current Zoning: GC (General Commercial)

Property Size: .465 acres +/-

Staff Report By: Shelley DeHart, Assistant Planning Director

Request: **The applicant has requested a Special Use Permit to establish a tattoo business within an existing commercial center, which is an allowed use subject to Special Use review criteria in Section 140.04.06 of the Unified Development Ordinance.**

BACKGROUND: The applicant has requested that the Board of Adjustment consider and approve a Special Use Permit authorizing the establishment of a new tattoo business within an existing 6000 square foot +/- commercial strip center located on Morris Drive. The proposed commercial suite is approximately 1000 sq. ft. in area and located at the eastern end of the building (Suite #6).

As required by the UDO:

1. The applicant has submitted a complete application (along with required fees) which includes the Findings of Fact sheet.
2. Abutting property owners have been notified of the public hearing by U.S. Mail.
3. A legal notice has been published pursuant to the UDO.
4. A public hearing sign has been placed on the property.

H-2025-01 (SUP)

June 3, 2025

REVIEW CRITERIA:

The Board of Adjustment shall consider the decision criteria found in Section 140.04.06 and 145.04.03 of the UDO, and “Common Decision Criteria” found in Table 145.01.07-1 of the UDO.

For ease of review and consideration, all of the decision criteria are enumerated below.

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 shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
3. *Nuisances*. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas;
4. *Orderly Development*. The establishment of the proposed use shall 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. The request complies with the applicable standards of this UDO and the Town Code, and the applicant has provided proof of compliance with any preceding and applicable county, state, or federal requirements; and
7. The request substantially conforms to any associated prior approval for the development, including, but not limited to: Special Use Permit, Conditional Zoning, Site Development Plan, etc.; and
8. The request promotes the purposes of this UDO as established in 144.01.02, *Purposes*, and in other applicable purpose statements in this UDO; and
9. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare (Duplicate to #5); and
10. The administrative body has considered the recommendation of Staff in the public meeting or hearing; and
11. The request is consistent with applicable policies of the most recently adopted HALUP, any applicable utility plans, and adopted capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the HALUP, the request does not impair the implementation of the HALUP; and
12. Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided; and
13. The request demonstrates compatibility with surrounding conforming and permitted land uses

H-2025-01 (SUP)

June 3, 2025

and structures and with the essential character of the general vicinity of design, façade treatment, setbacks, building materials, and reasonably anticipated negative impacts; and

14. *Other Sections.* Compliance with any other applicable Sections of this UDO.

Common Decision Criteria	All Applications ¹	Legislative Applications	Quasi-Judicial Applications ¹
The request complies with the applicable standards of this UDO and the Town Code, and the applicant has provided proof of compliance with any preceding and applicable county, state, or federal requirements.	♦		
The request substantially conforms to any associated prior approval for the development, including, but not limited to: Special Use Permit, Conditional Zoning, Site Development Plan, etc.	♦		
The request promotes the purposes of this UDO as established in 144.01.02, <i>Purposes</i> , and in other applicable purpose statements in this UDO.	♦		
The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare	♦		
The administrative body has considered the recommendation of Staff in the public meeting or hearing.		♦	♦
The request is consistent with applicable policies of the most recently adopted HALUP, any applicable utility plans, and adopted capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the HALUP, the request does not impair the implementation of the HALUP.		♦	♦
Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.		♦ ²	♦ ³
The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the essential character of the general vicinity of design, façade treatment, setbacks, building materials, and reasonably anticipated negative impacts.		♦ ²	♦
TABLE NOTES: ♦ = Basic review criteria applies ¹ Excluding Appeals of Administrative Decisions ² Excluding UDO Text Amendments ³ Excluding Variances			

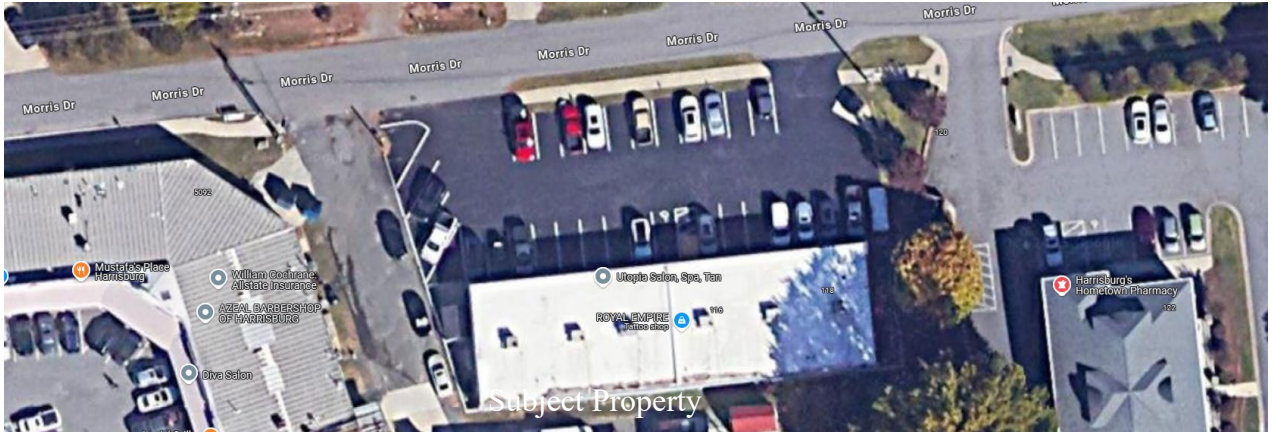
The burden of production is on the applicant to show that an application complies with applicable decision criteria. Once the applicant meets that burden, the burden of production shifts to the Town and the opponents of the application. The applicant has provided a letter of narrative responses to the decision criteria supporting its application and will be providing testimony at the public hearing. See attachment B.

Staff Analysis

The subject property is just under one-half acre in size and currently developed as a commercial strip center. The zoning designation of the property is GC, General Commercial and its Future Land Use Category designation is “Mixed Use.” The purpose of this GC district is to provide for areas of light to general commercial, office, and institutional development sites that provide excellent transportation access (Table 140.01.03-1, Zoning Districts in the UDO.) The proposed “Tattoo Parlor” use is categorized as “Indoor Entertainment “within Table 140.02.2-2 of the UDO, this use is allowed, subject to the granting of a Special Use Permit.

The site is currently improved with a 6000 (+/-) square foot commercial building, 30 parking spaces, a trash receptacle pad (not enclosed) and minimal landscaping. County records indicate the structure was built in 1987. The site is considered non-conforming in relation to today’s standards, including landscaping, trash enclosure, and architecture. Adequate parking and utilities exist to service operations for the proposed use and the entire commercial center.

H-2025-01 (SUP)
June 3, 2025



RECOMMENDATION:

As previously noted, the applicant has the burden of production to demonstrate compliance with both the “Special Use Permit – Specific Review Criteria” and “Common Decision Criteria,” in order to be granted a “Special Use Permit.”

If the Board finds the proposed tattoo studio use meets the applicable criteria for granting the requested special use permit, staff recommends that approval be made subject to the following conditions:

1. The applicant shall obtain permit approval from all state, local, or federal agencies.
2. A trash enclosure shall be constructed to house the commercial trash bin on the site.
3. The applicant has two (2) years from the date of approval to obtain all necessary permits.

Attachment A – Application

Attachment B – Applicant Finding of Fact Letter

Attachment C – Board of Adjustment Worksheet.



Harrisburg NC

The right side of opportunity

Planning & Zoning Department
4100 Main Street Ste 102, Harrisburg, NC 28075
(704) 455-5614

Quasi-Judicial Approval Application

1. Application Type (select all that apply)

- Variance
 Floodplain Variance
 Special Use Permit
 Appeal of Administrative Decision

2. Project Information

- a. Project Name: Royal Empire Private Tattoo Studio.
- b. Project Location/Address: 112 MDIRIS Dr #6 Harrisburg NC 28075.
- c. Tax Map and Parcel Number (PIN): 5507 4692 850000
- d. Zoning: Existing: GC Proposed: GC
- e. Land Use: Existing: Commercial Proposed: Commercial
- f. Description of Request (attach separate sheet if needed):

planing on request for special permit for tattoo shop.


3. Contact Information

- a. Project Manager/Contact Person: Hilda E Ramirez
 Company: Royal Empire Private Tattoo Studio LLC.
 Address: 9918 Porta Ferry Dr. Charlotte NC City, State, Zip: 28213
 Phone Number: 619 930 0498 Email Address: Royalempire Pts@gmail.com
- b. Applicant Name (if different than above): Fernando Arredondo
 Company: Royal Empire Private Tattoo Studio LLC.
 Address: 9918 Porta Ferry Dr Charlotte NC City, State, Zip: 28213
 Phone Number: 469 570 2402 Email Address: Royal empire Pts@gmail.com
- c. Owner Name: David & Stephen Knorr.
 Company: Harrisburg investment group.
 Address: 4343 Fast Lane City, State, Zip: Concord NC 28025
 Phone Number: 704 458-7583 Email Address: Dave@theknorrgroup.com

4. Owner's Consent

HARRISBURG INVESTMENT GROUP ("Owner") certifies that it is the owner of the property located at 112 MORRIS DR. ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes, DAVE KNORN as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature:  Date: 3-26-25

5. Affidavit of Completeness and Accuracy (to be completed by the Individual submitting the application)

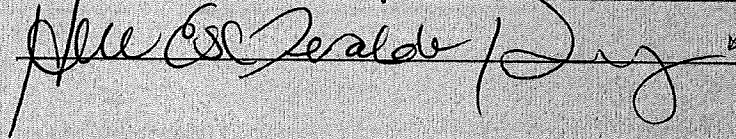
Project Name: Royal Empire Private tattoo studio Submittal Date: 3-28-25

STATEMENT OF COMPLETENESS AND ACCURACY:

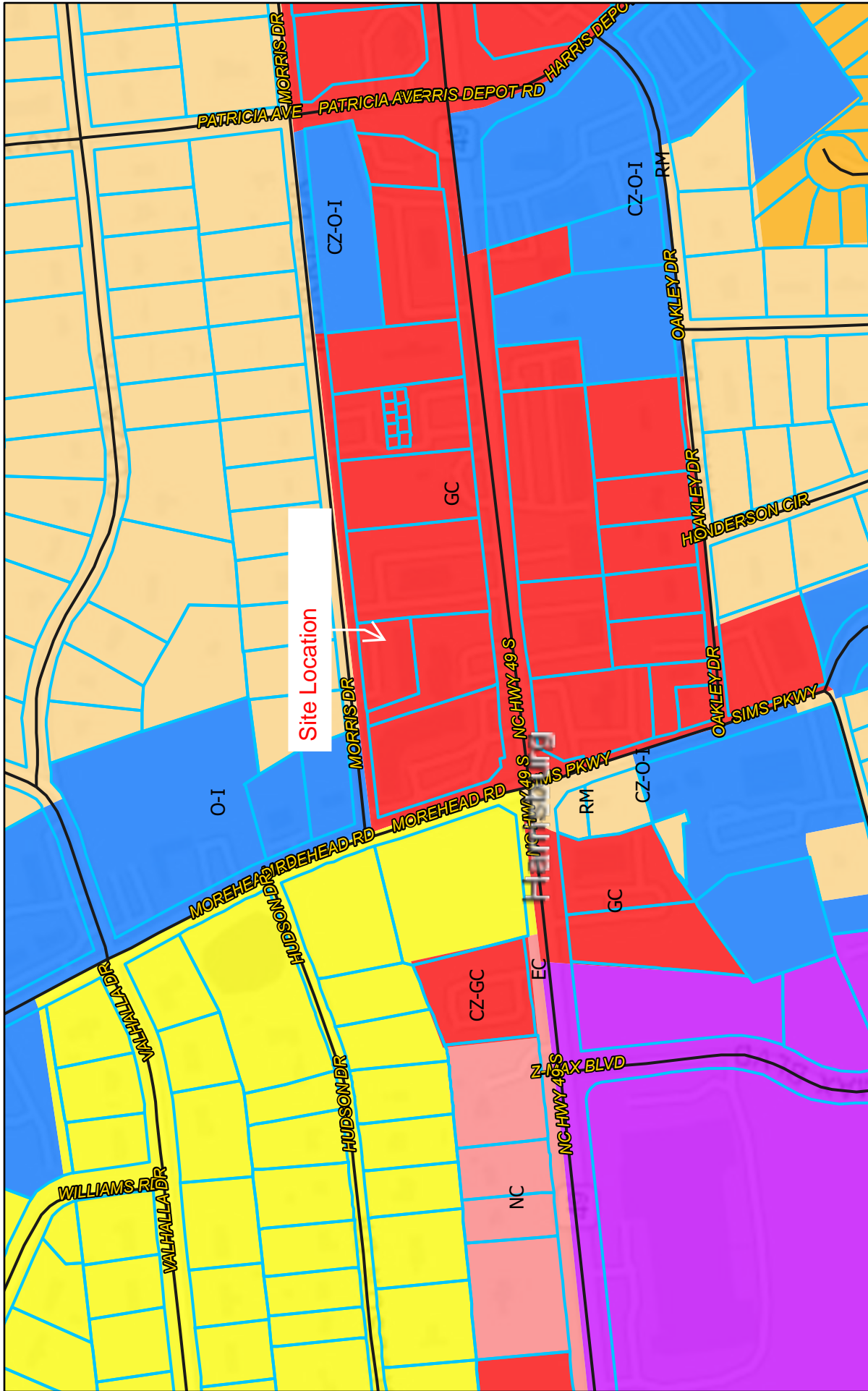
I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning and Zoning Department of Harrisburg, North Carolina, and will not be returned.

I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required to process this application. I further consent to the Town of Harrisburg to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Applicant Name: Hilda Esmeralda Ramirez

Applicant Signature: 

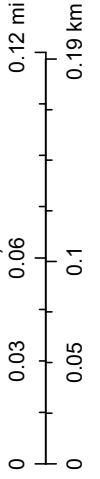
W



May 20, 2025

- Street Network
- ▭ Municipal District
- ▭ TOWN OF HARRISBURG
- ▭ HarrisburgPlanningArea
- ▭ Parcels
- ▭ Zoning
- ▭ EC - Employment Center
- ▭ GC - General Commercial
- ▭ NC - Neighborhood Commercial
- ▭ O-I - Office and Institutional
- ▭ RH - Residential, High Density
- ▭ RL - Residential, Low Density
- ▭ RM - Residential, Medium Density

1:4,345



State of North Carolina DOT, City of Charlotte, NC, County of Cabarrus,
 State of North Carolina DOT, Esri, HERE, Garmin, GeoTechnologies, Inc.,

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Lat: 35.321925036816005 Lon: -80.65979097610996

Special Use Permit Finding Worksheet – Tattoo Studio

This worksheet accompanies the Quasi-Judicial Application for a Special Use Permit for a private tattoo studio located in Harrisburg, NC. The applicant has rented the location for six months and completed minor cosmetic updates including new flooring, painting, and mirror installation. No structural modifications have been made. Below are the responses to the required review criteria.

1. Ingress and Egress

The studio has a dedicated entrance and adequate parking. There is no obstruction to nearby roads, and customer traffic is low due to it being a private studio operating by appointment only.

2. Nuisances

The studio operates quietly, with no loud noise, odors, dust, smoke, or other disturbances. All tattooing is done indoors in a controlled, clean environment.

3. Orderly Development

The tattoo studio fits with other commercial uses in the area and does not prevent or conflict with ongoing development. No structural changes have been made to the property.

4. Other Sections

The studio complies with all applicable zoning and building code regulations. No major remodeling or structural changes have been made—only cosmetic improvements like flooring and painting.

5. Staff Recommendation

This will be reviewed and considered by the administrative body during the hearing.

6. Consistency with HALUP and Plans

The studio is consistent with the Harrisburg Area Land Use Plan (HALUP), supporting small businesses and service-oriented use within commercial zones. It does not interfere with any utility or capital improvement plans.

7. Adequate Facilities

The property is fully equipped with water, sewer, electricity, and solid waste services. No additional infrastructure is needed.

8. Compatibility

The studio blends in with surrounding businesses in terms of size and style. No signage or building features make it stand out disruptively. As a private, appointment-only business, it has minimal impact on the neighborhood.

	<p>SPECIAL USE STANDARDS (SECTION 140.04.06)</p> <p>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;</p> <p>2 Ingress and Egress . 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;</p> <p>3 Nuisances . The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas:</p> <p>4 Orderly Development . The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.</p> <p>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</p> <p>6 Other Provisions. The proposed use complies with all other applicable Sections of this UDO.</p> <p>COMMON DECISION CRITERIA (SECTION 145.01.07)</p> <p>1 The request complies with the applicable standards of this UDO and the Town Code, and the applicant has provided proof of compliance with any preceding and applicable county, state, or federal requirements.</p>
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<p>COMMON DECISION CRITERIA (SECTION 145.01.07)</p>	<p>The request substantially conforms to any associated prior approval for the development, including, but not limited to: Special Use Permit, Conditional Zoning, Site Development Plan, etc.</p>
2	<p>The request promotes the purposes of this UDO as established in 144.01.02, Purposes, and in other applicable purpose statements in this UDO.</p> <p>The purposes of this UDO are to:</p> <ul style="list-style-type: none"> A. Comprehensive Plan. Implement the applicable policies of the Harrisburg Area Land Use Plan. B. Public Health and Safety. Protect public health, safety, and environmental quality by: <ul style="list-style-type: none"> 1. Providing adequate light and air; 2. Promoting a safe, effective traffic circulation system; 3. Providing safety from fire and other dangers; and 4. Encouraging proper population densities. C. Quality of Life. Protect the quality of life of Town residents, business owners, employees, and visitors by: <ul style="list-style-type: none"> 1. Improving the Town's appearance through the regulation of design, where such regulations are appropriate and allowed by State law; 2. Protecting property against blight and depreciation by facilitating reinvestment, redevelopment, and infill development; 3. Promoting walkability; 4. Protecting and strengthening existing neighborhoods; 5. Promoting a range of housing choices; 6. Protecting and enhancing areas of scenic, historic, or cultural importance; and 7. Encouraging connectivity between neighborhoods, public and private amenities, and areas for work, recreation, and commerce. D. Economic Development. Encourage economic opportunities, particularly those that have meaningful multiplier effects in the local economy by promoting the vitality and development of mixed-use, commercial, and industrial districts.
3	

	<p>COMMON DECISION CRITERIA (SECTION 145.01.07)</p>
4	<p>The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare</p>
5	<p>The administrative body has considered the recommendation of Staff in the public meeting or hearing.</p>
6	<p>The request is consistent with applicable policies of the most recently adopted HALUP, any applicable utility plans, and adopted capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the HALUP, the request does not impair the implementation of the HALUP.</p>
7	<p>Adequate facilities, including public or private utilities, solid waste service, roads, drainage, and other improvements are present or are planned to be provided.</p>
8	<p>The request demonstrates compatibility with surrounding conforming and permitted land uses and structures and with the essential character of the general vicinity of design, façade treatment, setbacks, building materials, and reasonably anticipated negative impacts.</p>
	<p>SPECIAL USE PERMIT (SECTION 145.04.03)</p>
1	<p>Ingress and Egress. 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;</p>
2	<p>Nuisances. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas;</p>
3	<p>Orderly Development. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district; and</p>

	<p>COMMON DECISION CRITERIA (SECTION 145.01.07)</p>	
4	<p>Other Sections. Compliance with any other applicable Sections of this UDO</p>	