



Special Use Permit Application

Contact Information

APPLICANT:

Name: Mitchell Baer, Lisa Marie Baer
Address: 115 Trevor Way
Moyock, NC 27958
Telephone: 757-777-8677
E-Mail Address: mitchbtattoos@gmail.com

PROPERTY OWNER:

Name: Mitchell Baer, Lisa Marie Baer
Address: 115 Trevor Way
Moyock, NC 27958
Telephone: 757-777-8677
E-Mail Address: mitchbtattoos@gmail.com

Richard Baer, April Baer

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:

Property Information

Physical Street Address: 3593 Caratoke Highway
Location: Maple, North Carolina 27956
Parcel Identification Number(s): 005900000640000
Total Parcel(s) Acreage: 0.83
Existing Land Use of Property: None/Vacant/Empty

Request

Project Name: Sacred Symmetries Syndicate
Proposed Use of the Property: Private Appointment Only Tattoo Studio
Deed Book/Page Number and/or Plat Cabinet/Slide Number: Page 620
Total square footage of land disturbance activity: 1,274 sqft — total lot is 32,524 sqft
Total lot coverage: 4% Total vehicular use area: 2 spaces; 1 ADA
Existing gross floor area: 0 Proposed gross floor area: 1,274 sqft

Community Meeting

Date Meeting Held: June 18, 2026 Meeting Location: Currituck Library

Purpose of the Special Use Permit and Project Narrative (please provide on additional paper if needed):

Please see attached SUP Application Continuation Sheet

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the Special Use Permit.

A. The use will not endanger the public health or safety.

Please see attached SUP Application Continuation Sheet

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

Please see attached SUP Application Continuation Sheet

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

Please see attached SUP Application Continuation Sheet

D. The use will not exceed the county's ability to provide adequate public school facilities.

Please see attached SUP Application Continuation Sheet

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

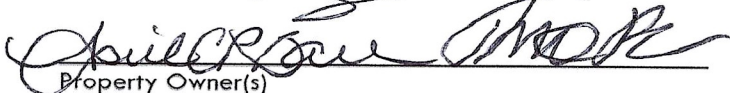
Mitchell Baer, Lisa Marie Baer

Applicant



June 01 2026

Date



Property Owner(s)

June 01 2026

Date

***NOTE:** Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Special Use Permit Conceptual Plan Design Standards Checklist

The table below depicts the design standards of the Special Use Permit application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

Special Use Permit Conceptual Plan Design Standards Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: Mitchell Baer, Lisa Marie Baer, Richard Baer, April Baer

Special Use Permit Conceptual Plan Design Standards Checklist	
1	Property owner name, address, phone number, and e-mail address.
2	Site address and parcel identification number.
3	North arrow and scale to be 1" = 100' or larger.
4	Vicinity map showing property's general location in relation to streets, railroads, and waterways.
5	Existing zoning classification and zoning setback lines of the property.
6	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.
7	Approximate location of the following existing site features and infrastructure within the property and within 50' of the existing property lines: Pedestrian circulation, vehicular use areas, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.
8	Approximate location of the following proposed site features and infrastructure: Structures and usages, parking and circulation plan (including streets, drives, loading and service areas parking layout and pedestrian circulation features), fences and walls, exterior lighting, drainage patterns and facilities intended to serve the development, landscape buffers and screening, and riparian buffers.
9	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County."
10	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency.
11	Sight distance triangles.
12	Proposed common areas, open space set-asides, and required buffers.
13	Architectural drawings and/or sketches illustrating the design and character of the proposed uses.

Special Use Permit Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Special Use Permit Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: Mitchell Baer, Lisa Marie Baer, Richard Baer, April Baer

Special Use Permit Submittal Checklist		
1	Complete Special Use Permit application	
2	Community meeting written summary	
3	Conceptual plan, if applicable	
4	Architectural elevations, if applicable	
5	Application fee (\$500)	

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments

SPECIAL USE PERMIT APPLICATION

Continuation Sheet and Required Findings Narrative

Sacred Symmetries Syndicate Art & Tattoo Studio

Applicants	Mitchell Baer and Lisa Marie Baer
Property Owners	Mitchell Baer, Lisa Marie Baer, Richard Baer, and April Baer
Property	3593 Caratoke Highway, Maple, North Carolina 27956
Parcel	005900000640000 approximately 0.83 acre General Business (GB)
Project	Private, appointment-only tattoo studio 1,274 sq. ft. gross building area

Purpose and Project Narrative

Mitchell Baer and Lisa Marie Baer respectfully request approval of a Special Use Permit to establish and operate Sacred Symmetries Syndicate, a private, appointment-only tattoo studio, on the subject property. The tattoo studio is proposed within a detached, purpose-built structure having approximately 1,274 square feet of gross floor area, including approximately 950 square feet of heated studio area. The applicants also intend to establish their family residence on the property.

The proposed business is a specialized professional personal-service use, not a high-volume walk-in retail shop. It will be operated by the applicants, who are husband-and-wife tattoo artists, with no more than two artists working in the studio. Appointments will be scheduled and controlled in advance, with no more than one to two clients per artist per day. No body piercing is proposed. There will be no walk-ins, public events, outdoor services, outdoor business activity, amplified outdoor music, or outdoor gathering area.

The operating plan is intentionally quiet and low traffic. All tattooing will occur indoors within the fully enclosed studio. Client parking will be provided on-site, including an accessible parking space, and clients will not be directed to park on Caratoke Highway or neighboring property. The tattoo studio will be the sole commercial use established on the parcel.

The Board of Commissioners adopted PB 26-06 Baer on June 1, 2026, allowing a tattoo parlor/body piercing establishment in the General Business district with a Special Use Permit and use-specific standards. The proposed use will comply with those standards, the approved site and building plans, all conditions imposed through this proceeding, and all applicable state and local permits.

Compliance With Adopted Use-Specific Standards

- Required separation: the establishment will comply with the applicable 500-foot separations and the 12-mile separation from another tattoo parlor/body piercing establishment, measured as required by the UDO.

- Screening: where a residential structure is within 100 feet of the establishment use, the applicants will provide the required Type C perimeter landscape buffer or minimum six-foot-tall opaque fencing, as reflected on the approved plan.
- Hours: operations will be limited to 10:00 a.m.-6:00 p.m. Monday through Saturday and 12:00 p.m.-6:00 p.m. Sunday.
- Enclosed operation: all tattoo services will occur within the fully enclosed studio structure.
- Sole commercial use: the tattoo studio will be the sole commercial use established on the subject parcel.
- Signage: any sign will be limited to one sign of no more than six square feet per side and four feet in height; it will not be internally illuminated or moving, and no window signs will be used.

A. The Use Will Not Endanger Public Health or Safety

The proposed use will not endanger public health or safety. Tattooing is regulated by North Carolina law. Each artist will obtain and maintain the required tattooing permit, and the premises, instruments, equipment, and procedures will be subject to inspection by the local health department before operation and upon renewal. The studio will comply with N.C. Gen. Stat. Section 130A-283 and 15A NCAC 18A .3200, Rules Governing Tattooing.

The purpose-built studio will provide a controlled and sanitary environment for client intake, tattooing, cleaning, handwashing, equipment and supply storage, and aftercare. The applicants will use appropriate hand hygiene, gloves and personal protective equipment, barrier protection, cleaning and disinfection procedures, single-use sterile needles and disposable materials, and sterilization procedures for any reusable instruments where applicable. Sharps will be placed immediately in approved puncture-resistant containers. Stericycle, or another properly licensed equivalent provider if necessary, will collect and dispose of sharps and regulated waste in accordance with applicable requirements.

No person under 18 years of age will be tattooed, consistent with N.C. Gen. Stat. Section 14-400. Services will not be provided to a person who appears impaired or unable to provide informed consent. The artists will maintain appropriate bloodborne-pathogen, first-aid, and CPR training and will use written client intake, informed-consent, and aftercare procedures.

The appointment-only model allows the applicants to control access, scheduling, occupancy, and vehicle arrivals. With no more than two artists and one to two clients per artist per day, the operation will generate limited traffic. All client parking will be accommodated on-site. The project will also comply with applicable building, fire, accessibility, floodplain, wastewater, stormwater, and driveway requirements. The applicants' licensed professional engineer will provide technical evidence addressing the site design and public-health-and-safety considerations within the engineer's area of expertise.

B. The Use Will Not Injure Adjoining or Abutting Land Values and Will Be in Harmony With the Area

The proposed use is designed to be compatible with the property and surrounding area. The subject parcel is zoned General Business, and PB 26-06 expressly permits this use in the GB district upon approval of a Special Use Permit. The studio's small scale, controlled appointments, limited daily clientele, indoor-only

services, on-site parking, restricted hours, screening, and limited signage materially reduce the potential for noise, glare, congestion, visual intrusion, or other off-site effects.

The studio is not proposed as an event venue, entertainment establishment, late-night business, or walk-in retail operation. It will have no outdoor services, outdoor storage of tattoo-related materials, outdoor gathering area, or amplified outdoor music. The applicants will live on the property, operate the business themselves, and maintain the property as their long-term family home and professional studio. These circumstances give the applicants a direct and continuing interest in orderly operations, property maintenance, and respectful relationships with neighboring owners.

The required screening will further protect nearby residential structures. Client vehicles will remain on the subject property, and any signage will comply with the stringent size, height, illumination, movement, and window-sign limitations adopted in PB 26-06. The resulting operation is comparable in intensity to a small appointment-based personal-service office.

Kim Tate, a certified real estate appraiser, has been retained to evaluate the proposed use and its effect on adjoining or abutting land values. Her appraisal report and sworn expert testimony will provide the competent, material, and substantial evidence supporting the property-value component of this finding. Neighbor and landlord support materials are offered as additional evidence of compatibility and the applicants' established record of clean, orderly, respectful operations; they are not presented as a substitute for expert valuation evidence.

C. The Use Will Conform With the Land Use Plan and Other Officially Adopted Plans

The proposed use conforms with the Imagine Currituck 2040 Vision Plan and the Unified Development Ordinance. The strongest direct evidence is the statement of consistency adopted by the Board of Commissioners as part of PB 26-06. In that ordinance, the Board determined that allowing tattoo parlor/body piercing establishments under the adopted framework is in conformance with the general purpose and intent of the UDO and is consistent with Land Use Goals 2 and 3, Land Use Policies 1.3, 2.1, and 2.2, and Economic Development Goal 1 of the Imagine Currituck 2040 Vision Plan.

This application implements that adopted policy framework on a GB-zoned parcel through the required Special Use Permit process. It supports a locally owned professional-service business while protecting community character through controlled hours, separation, screening, limited signage, enclosed operations, and the sole-commercial-use restriction. The applicants' low-intensity operating plan is consistent with the ordinance's balance between economic opportunity and compatibility with surrounding lands.

The application is accompanied by a conceptual plan and architectural information addressing the property's layout, access, parking, structures, drainage, screening, and other applicable development standards. Final construction and operation will remain subject to all required site, building, health, environmental, and zoning approvals.

D. The Use Will Not Exceed the County's Ability to Provide Adequate Public School Facilities

The requested Special Use Permit is for a small, appointment-only commercial service use. It does not create a subdivision, additional residential lots, multifamily units, or residential density. The business will be operated by the applicants and will not generate school-age population or create a measurable demand for additional public-school capacity.

The associated plans for the applicants' family residence do not alter the nature of this SUP request and do not create more residential development rights than already permitted for the parcel. Accordingly, the proposed commercial use will not exceed Currituck County's ability to provide adequate public-school facilities.

Operating Commitments

In addition to all mandatory UDO standards and permit conditions, the applicants offer the following operating commitments as part of the proposed use:

- The studio will be appointment-only, with no walk-in clients.
- No more than two tattoo artists will work from the studio, serving no more than one to two clients per artist per day.
- No minors will be tattooed, and no tattoo service will be provided to an impaired person or a person unable to give informed consent.
- All services and tattoo-related activities will occur inside the fully enclosed studio.
- No public events, outdoor services, outdoor business activities, outdoor gathering area, or amplified outdoor entertainment will be provided.
- All client parking will be provided on-site; clients will not be directed to park along the roadway or on neighboring property.
- Sharps and regulated waste will be secured and disposed of through Stericycle or another properly licensed equivalent provider.
- The premises will remain clean, orderly, professionally maintained, and compliant with all applicable inspections and permits.

Conclusion

Sacred Symmetries Syndicate is a deliberately small, controlled, and professionally operated tattoo studio designed around the protections adopted by Currituck County. The evidence submitted with this application, together with the professional reports and sworn testimony to be presented at the evidentiary hearing, will establish that the proposed use satisfies each required finding for approval.

Mitchell Baer and Lisa Marie Baer respectfully request approval of the Special Use Permit so they may establish their family home and bring their established livelihood to Currituck County in a manner that protects public health and safety, adjoining property values, community character, adopted planning goals, and public facilities.