

# CITY COUNCIL



## Special Use Permit

SUP25-05

*May 27, 2025*



**Owners:** Riddle Properties LLC.

**Applicant:** Jake Henning, for Hounds Town

**Request:** SUP – Reduction in separation between use & lot lines.

**Location:** 4417 Ramsey St.

**Acreage:** 0.93 ± acres

**District:** 1 – Jensen

**REID #:** 0439598207000







## Aerial

Case #: SUP25-05

REQUEST: Reduction in separation for  
Animal Services

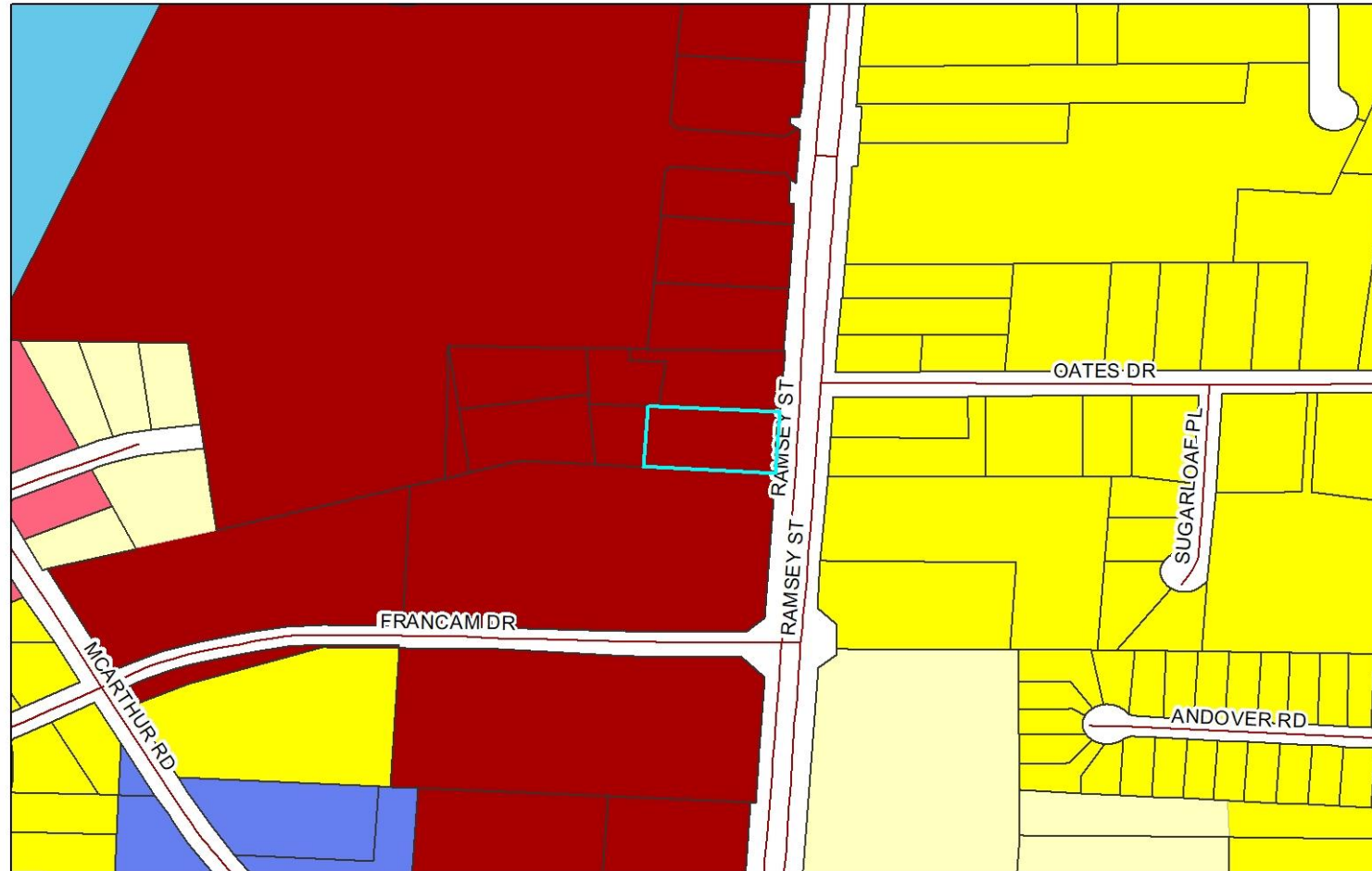
LOCATION: 4417 RAMSEY ST

 1,000 Foot Notification Area

Letters are being sent to all property  
owners within the 1,000' buffer. Subject  
property is shown in the hatched pattern.







## Zoning Map

Case #: SUP25-05

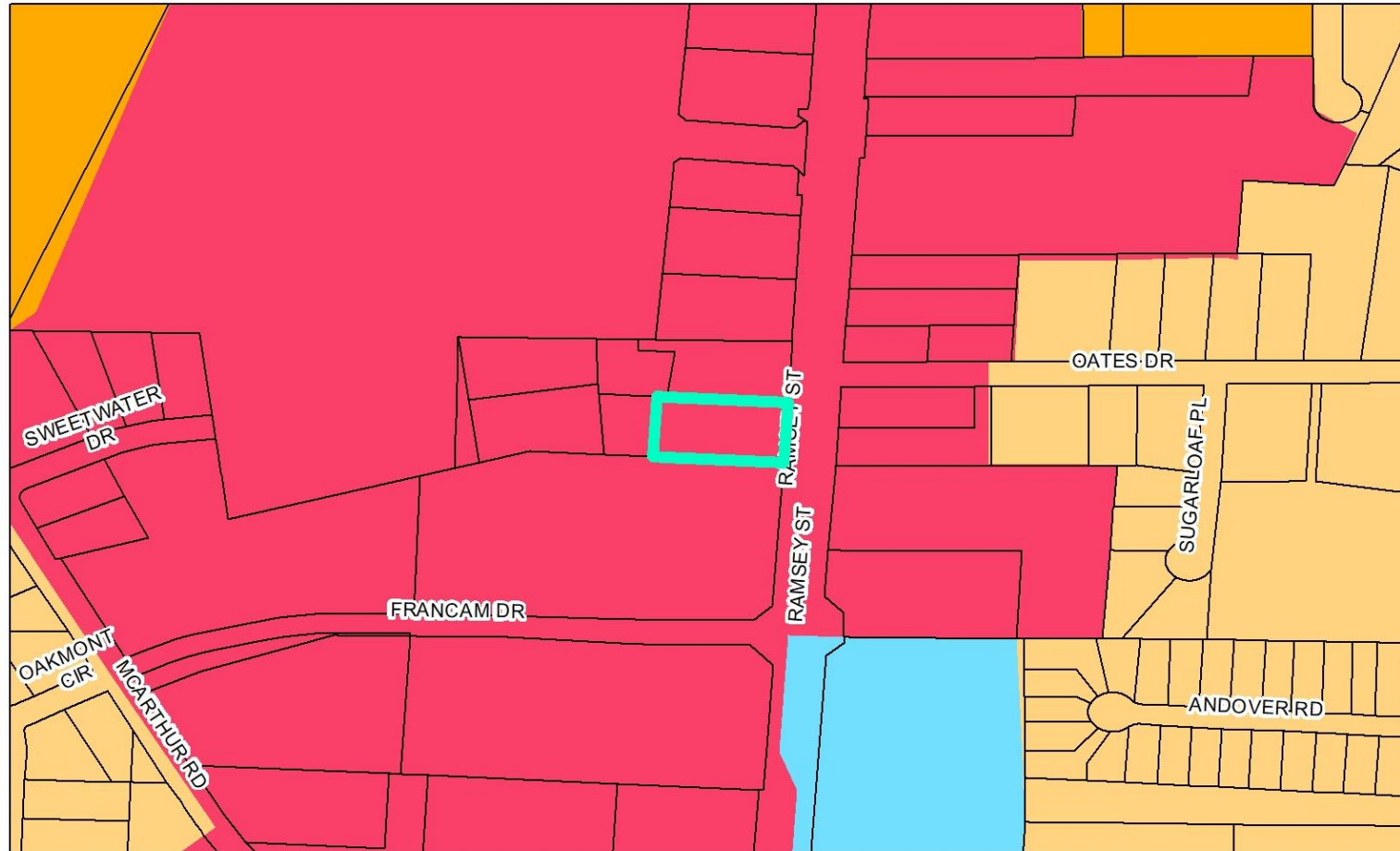
**REQUEST:** Reduction in separation for  
Animal Services

**LOCATION:** 4417 RAMSEY ST

## Legend

- CC - Community Commercial
- LC - Limited Commercial
- LI - Light Industrial
- OI - Office & Institutional
- SF-6 - Single-Family Residential 6
- SF-10 - Single-Family Residential 10





## Land Use Map

Case #: SUP25-05

**REQUEST:** Reduction in separation for  
Animal Services

**LOCATION:** 4417 RAMSEY ST

## Legend

### Land Use Plan 2040

#### Character Areas

- MDR - MEDIUM DENSITY
- HDR - HIGH DENSITY RESIDENTIAL
- CC - COMMUNITY CENTER
- OI - OFFICE / INSTITUTIONAL





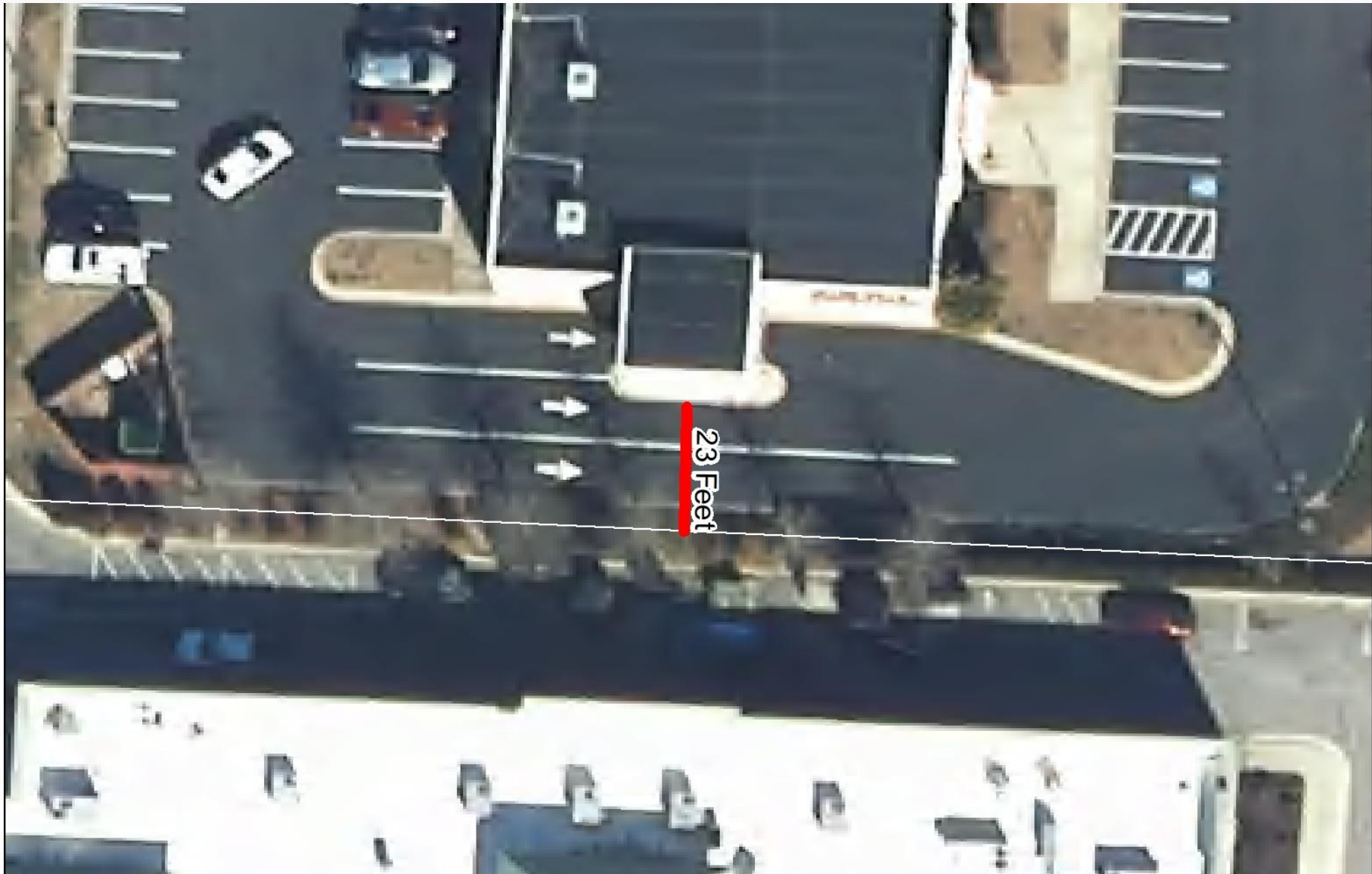












## Surrounding Area:

The surrounding area primarily consists of a mix of commercial uses on the West side of Ramsey Street and Single Family Detached housing on the East side.

The proposed Animal Care use is permitted in the CC district. This SUP is needed only to reduce the required 75-foot separation requirement.

## Special Use Permit Request:

The owner is requesting a reduction in the 75-foot separation standards between an Animal Care use and an adjoining lot line. The applicant's request would reduce the separation down to approximately 23 feet.





## OPTION 1

I move to APPROVE the Special Use Permit to allow the reduction of the separation requirement between an Animal Care use and an adjoining lot line subject to the submitted site plans and conforming to the current Unified Development Ordinance standards as depicted on the attached site plan, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application is consistent with applicable plans because: (1) the development is located in a Community Commercial (CC) zoning district and (2) that this use complies with the findings listed and (3) the proposed permit is in the public interest because the proposed SUP does fit with the character of the area.

## OPTION 2

I move to DISAPPROVE the Special Use Permit (SUP) for the reduction of the separation requirement between an Animal Care use and an adjoining lot line as depicted on the attached site plan, as presented by staff, based on the standards of the City's development code and the evidence presented during this hearing. And that the application does not meet the finding(s) of fact listed below. More specifically finding(s) #\_\_\_\_\_.]

For a motion to approve, all six findings below must be met:

1. The special use complies with all applicable standards, conditions, and specifications in this Ordinance, including in Section 30-4.C, Use-Specific Standards;
2. The special use will be in harmony with the area in which it is located;
3. The special use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved;
4. The special use is in general conformity with the City's adopted land use plans and policies;
5. The special use will not substantially injure the value of the abutting land, or the special use is a public necessity; and
6. The special use complies with all other relevant City, State, and Federal laws and regulations.





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