

Project Overview**#730903**

Project Title: Riverbark Pet Retreat - Ramsey St
Application Type: 5.3) Special Use Plan Review
Workflow: Staff Review

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Notice Regarding Special Use Permit Procedural Process

Special Use Permit

Dear Applicants,

Thank you for applying for a Special Use Permit with the City of Fayetteville. Due to legislative changes, the procedural process for Special Use Permits have changed:

1. Special Use Permits are now considered Evidentiary Hearings. With an Evidentiary Hearing, it is incumbent upon the applicant to present evidence that supports the application. This evidence is required both in writing and verbally.
2. Since the written evidence comes mainly from the application, the eight (8) Findings of Fact are essential. The answers must be complete and accurate.
3. Applicants are required to make, at minimum, an oral presentation to the City Council that addresses the eight (8) Findings of Facts. The applicant has the option of doing a visual presentation as well, but this is not required.
4. Lastly, Special Use Permits no longer have to be reviewed by the Zoning Commission and will proceed directly to the City Council. The deadline dates for Special Use Permits have changed.

Again, thank you for your application. If you have any additional questions, please contact the Planning & Zoning Division at 910-433-1612 to speak with a Professional Planner.

If you would like a copy of the above text, you can [download a copy here](#).

Please enter your full name in the space below to confirm your acknowledgement of the above statement.

Enter Your Full Name Here: Julianne Carroll Harrelson

Project Location

Project Address or PIN: 2921 RAMSEY ST (0439604981000)

GIS Verified Data

Property Owner: Parcel
• 2921 RAMSEY ST: BROWN, JACK DALE

Acreage: Parcel
• 2921 RAMSEY ST: 0.35

Zoning District:

Subdivision Name:

Fire District:
Hospital Overlay District:
Cape Fear District:
Haymount Historic District:
100 Year Flood:
Watershed:

Airport Overlay District:
Coliseum Tourism District:
Downtown Historic District:
Floodway:
500 Year Flood:

Written Description of Special Use

Is the proposed project for a cell tower?: No

A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. Also include hours and days of operation, number of employees, number of clients, etc.:

The existing building on the site is a Veterinary Clinic. As an accessory use to the Existing clinic, they offer grooming and boarding. The existing building is capable of housing 100 dogs overnight as well as cats. The client is building and will open in month his new Veterinary Clinic next door. The new building is set up for medical services only with 12 kennels for dogs needing medical attention..

After much debate, it was decided to build rather than renovate the existing building. It has been added on to several times, and is subsequently poorly laid out. It also has low ceilings. The new building, our Special Use applicant, is for over night boarding, daily care and grooming for current clients. The new building can accommodate 70 dogs overnight, 40-50 dogs for Doggie Day and 24 cats. The outside play area will be on the south side of the property.

The Retreat will be open for boarding 7 to 6 on weekdays, 8 to 2 on Sat. and 2 to 4 on Sunday for pick up only. Daily Day care will be open M-F from 7 to 6pm and is a much needed service and this location. There will be 10 to 15 employees and the number of clients is estimated to be 800 to 1000 when running at full capacity. The current facility has been highly successful and is a favorite of the pet owner community resulting in the need for expansion.

B) Please provide a description of the Zoning District designations and existing uses on adjacent properties, including across the street.:

The zoning of this property is LC - Limited Commercial - intended to accommodate a wider range of moderate intensity general retail, business and service uses that serve groups of neighborhoods instead of just individual neighborhoods. grocery stores, drugstores, large restaurants, gas stations, and higher order retail stores.

The immediately adjacent properties are zoned OI and LC. Several properties away there are properties zoned SF10 The property across the street is zoned LC with SF-6 behind.

SF-10 Single Family - established to accommodate principally single family detached residential development at low densities. Also, 2 to 4 family dwellings that appear as a single family residence.

OI - Office and Institutional - intended to accommodate a mix of small scale, low intensity professional and business offices.

See attached map.

There is a Thrift Store next door. Across the street is a Food and Tobacco Mart, and a Barber shop, Beauty shop and Tattoo shop in an older small strip center.

Special Use Justification. Answer all questions on this and the following pages (upload additional sheets as needed).

Indicate how the special use complies with all applicable use-specific standards in the City Code of Ordinances.:

(1) The special use will comply with all applicable standards in Section 30-4.C, Use-Specific Standards.

1. Animal care uses providing boarding services for dogs shall provide a fenced and screened area of at least 50 s.f. per dog. (boarded dogs- not day care)

The new facility has room for 70 boarding kennels = 3500 s.f required

We show 3800 s.f. of fenced/screened area.

Additional note:

The existing facility has room to board 100 dogs. There is a reduction of 30 dogs in overnight boarding.

2. The animal care use shall be sufficiently insulated so no unreasonable noise or odor can be detected off premises.

The new building will be insulated and cared for in a manner that there will be no unreasonable noise or odor detected off premises. The existing Veterinary Office currently meets this requirement and there have been no complaints. We would expect the new building which is housing less dogs over night to continue to meet the requirement as it has for the last 46 years.

Additional note:

The play yard will have artificial turf that can be cleaned.

3. Any open runs or pens used to house animals shall be located at least 75 from any lot lines.

We are asking for reduction in this setback of 1 off the property line. The UDO states a reduction can be granted if it does not increase negative impacts and there are specific characteristics that help minimize any negative impacts. The fence line of the play yard at the current facility falls on the property line. We are not increasing negative impacts as the condition already exists that we are requesting. The impact can be reduced by a solid fence, which we will install.

Additional note:

The play yard is not used to house dogs for overnight stays. These are used during the day for supervised play time.

4. Accessory uses to an indoor kennel may include retail sales and grooming services if the accessory uses do not occupy more than 25% of the total floor area.

Grooming is provided in the new facility, but only occupies 8% of the floor area.

5. Any incinerators included as an accessory use to an animal shelter shall be permitted only in accordance with a Special Use permit.

Not applicable.

(2) The special use is compatible with the character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands.

The new building will be designed with similar design features as the new Vet Clinic. While the use has been an accessory to the vet clinic, the new building doesn't change the service that is being provided. We are compatible based on the fact the use is already being provided.

(3) The special use avoids significant adverse impact on surrounding lands regarding service delivery, parking, loading, odors, noise, glare, and vibration.

As mentioned, this use is currently occurring at the site. We do not expect any change that would increase service deliveries, parking, loading, odors, noise, glare or vibrations from the current situation. The outside play area will have artificial turf that can be washed down. The general practice of the current clinic is to pick up after the dogs to maintain a clean environment in the outside yard.

(4) The special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.

There should be no adverse visual effects imposed by the new building for the Pet Retreat. The appearance of the new construction will closely match the new Vet Office which was approved by city zoning/inspections and the play area will be screened from view.

(5) The special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

The new building is being built on an existing site instead of a Greenfield, therefore resulting in minimal impact to wildlife, scenic and natural resources.

(6) The special use maintains safe ingress and egress onto the site and safe road conditions around the site.

The Vet clinic has a new drive that will be shared with the Pet Retreat. It is NCDOT approved and has larger turning radius that are safer for entering and exiting the site.

The Southern most drive will be eliminated.

(7) The special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district.

This section of Ramsey Street has very little new construction. Most businesses are in older buildings that have been repurposed. New Construction should maintain and/or enhance the values of adjacent buildings.

(8) The special use complies with all other relevant City, State, and Federal laws and regulations.

The Riverbark Pet Retreat will be required to submit building plans that comply with the NC Building Code, Accessibility, and Fire Code and Unified Development Ordinance.

Describe how the special use is compatible with the character and uses permitted in the zoning district(s) of surrounding lands.:

Kennels indoor and outdoor are allowed in LC Limited Commercial as a Special Use. Grooming is permitted in LC. In this particular case, the Boarding Use has been operating at this location as an accessory use for the last 46 years. Due to the overwhelming success of the boarding portion of the Veterinary Clinic, the owner needs to expand to further serve the community. We are an existing use, and are not introducing a new use.

Indicate how the special use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration.:

As mentioned, this use is currently occurring at the site. We do not expect any change that would increase service deliveries, parking, loading, odors, noise, glare or vibrations from the current situation.

Demonstrate how the special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.:

There should be no adverse visual effects imposed by the new building for the Pet Retreat. The appearance of the new construction will closely match the new Vet Office which was approved previously by zoning for meeting appearance requirements. The outdoor play area will be screened from view by a solid fence meeting UDO requirements.

Explain how the special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.:

The new building is being built on an existing site instead of a Greenfield, therefore resulting in minimal impact to wildlife, scenic and natural resources. By reusing an existing site, wildlife will not be disturbed. The building will have LED light, new HVAC units, new plumbing fixture and will have less of carbon footprint using less water, and energy.

Indicate how the special use maintains safe ingress and egress onto the site and safe road conditions around the site.:

The Vet clinic has new drive that will be shared with the Pet Retreat. It is NCDOT approved and has larger turning radius that are safer for entering and exiting the site.

The Southern most drive will be eliminated.

Demonstrate how the special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district.:

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The special use complies with all other relevant City, State, and Federal laws and regulations.:

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Primary Contact Information

Project Contact - Agent/Representative

Julianne Harrelson
Critical Path Solutions, LLC
109 Gillespie St
Fayetteville, NC 28301
P:9103039080
j.harrelson@criticalpathsolutions.com

Project Owner

Dale Brown
JBDB Investments, LLC
2921 Ramsey St
Fayetteville, NC 28301
P:9108223141
dalebrown@nc.rr.com

Project Contact - Primary Point of Contact for the Contractor

Julianne Harrelson
Critical Path Solutions, LLC
109 Gillespie St
Fayetteville, NC 28301
P:9103039080
j.harrelson@criticalpathsolutions.com

NC State License Number: 82711

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

Contractor's NC ID#:

Indicate which of the following project contacts should be included on this project: Contractor