

**Project Overview** **#1287677**

**Project Title:** Site and Building Renovations for Firm Foundation, Inc. **Jurisdiction:** City of Fayetteville  
**Application Type:** 5.1) Rezoning (Map Amendment) **State:** NC  
**Workflow:** Staff Review **County:** Cumberland

**Project Location**

**Project Address or PIN:** 1202 IRVING DR (0438523391000) **Zip Code:** 28301  
 Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)

**GIS Verified Data**

<b>Property Owner: Parcel</b> • 1202 IRVING DR: DAVENPORT, CHARLES	<b>Acreage: Parcel</b> • 1202 IRVING DR: 0.24
<b>Zoning District: Zoning District</b> • 1202 IRVING DR: SF-6	<b>Subdivision Name:</b>
<b>Fire District:</b>	<b>Airport Overlay District:</b>
<b>Hospital Overlay District:</b>	<b>Coliseum Tourism District:</b>
<b>Cape Fear District:</b>	<b>Downtown Historic District:</b>
<b>Haymount Historic District:</b>	<b>Floodway:</b>
<b>100 Year Flood:</b> <100YearFlood>	<b>500 Year Flood:</b> <500YearFlood>
<b>Watershed:</b>	

**General Project Information**

<b>Has the land been the subject of a map amendment application in the last five years?:</b> No	<b>Previous Amendment Approval Date:</b>
<b>Previous Amendment Case #:</b>	<b>Proposed Zoning District:</b> LC
<b>Acreage to be Rezoned:</b> 0.23	<b>Is this application related to an annexation?:</b> No
<b>Water Service:</b> Public	<b>Sewer Service:</b> Public
<b>A) Please describe all existing uses of the land and existing structures on the site, if any:</b> Existing use is vacant land. No structures exist on the site.	<b>B) Please describe the zoning district designation and existing uses of lands adjacent to and across the street from the subject site.:</b> Current zoning is SF6. Adjacent property to the east is zoned LC and is under the same ownership (Charles Davenport). Properties to the north (including those with Irving Drive road frontage) are zoned LC. Properties to the south and west across Irving Drive are zoned SF6.

**Amendment Justification - Answer all questions on this and all pages in this section (upload additional sheets as needed).**

**A) State the extent to which the proposed amendment is consistent with the comprehensive plan and all other applicable long-range planning documents.:**

Nearly all the properties in the block bounded by Ramsey Street, Peace Street and Irving Drive are zoned LC. Parcel to be rezoned serves as a means of access for the LC-zoned property to Irving Drive.

**B) Are there changed conditions that require an amendment? :**

Existing office building and site at 1303-1311 Ramsey Street is being renovated with existing access to Ramsey Street being eliminated. Access to the new site will be south to Peace Street and west to Irving Drive.

**C) State the extent to which the proposed amendment addresses a demonstrated community need.:**

Planned project is a major renovation and upgrade of facilities that will provide counseling services to the adjacent community. With the closing of the existing Ramsey Street access, the additional access to Irving Drive is needed and the rezoning is needed in order to allow the construction of a driveway out to Irving Drive.

**D) State the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land, and why it is the appropriate zoning district for the land.:**

The lot proposed to be rezoned will serve as access only and no new structures are planned for the property. Most adjacent properties are already zoned LC, including those to the north that have access to Irving Drive.

**E) State the extent to which the proposed amendment results in a logical and orderly development pattern.:**

Most adjacent properties in the block bounded by Ramsey Street, Peace Street and Irving Drive are already zoned LC. Proposed rezoning and access to Irving Drive will serve residents of the community who will be utilizing the counseling services of the business.

**F) State the extent to which the proposed amendment might encourage premature development.:**

Proposed rezoning is for access purposes only and no new buildings or further development of the subject property is planned or even practical.

**G) State the extent to which the proposed amendment results in strip-style commercial development.:**

Proposed amendment does not result in strip-style commercial development.

**H) State the extent to which the proposed amendment results in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts.:**

Adjacent properties are already zoned LC so no isolated zoning district will be created.

**I) State the extent to which the proposed amendment results in significant adverse impacts on the property values of surrounding lands.:**

Proposed amendment is part of a major building renovation and site improvements that will enhance the general area not negatively affect surrounding lands.

**J) State the extent to which the proposed amendment results in significantly adverse impacts on the natural environment.:**

The proposed amendment does not result in any adverse impacts on the natural environment.

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Charles Davenport  
Firm Foundation, Inc.  
413 Shawcroft Road  
Fayetteville, NC 28311  
P:910-4853332  
[cdavenport@firmfoundationinc.com](mailto:cdavenport@firmfoundationinc.com)

**Project Contact - Agent/Representative**

George Rose  
George M. Rose, P.E.  
P.O. Box 53441  
Fayetteville, NC 28305  
P:910-977-5822  
[george@gmrpe.com](mailto:george@gmrpe.com)

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :**

**NC State General Contractor's License Number:**

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Mechanical Contractor:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**

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



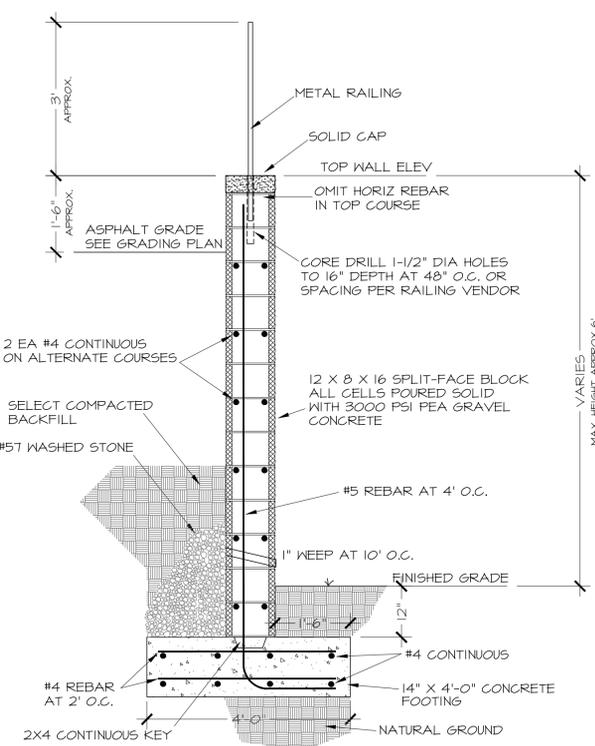
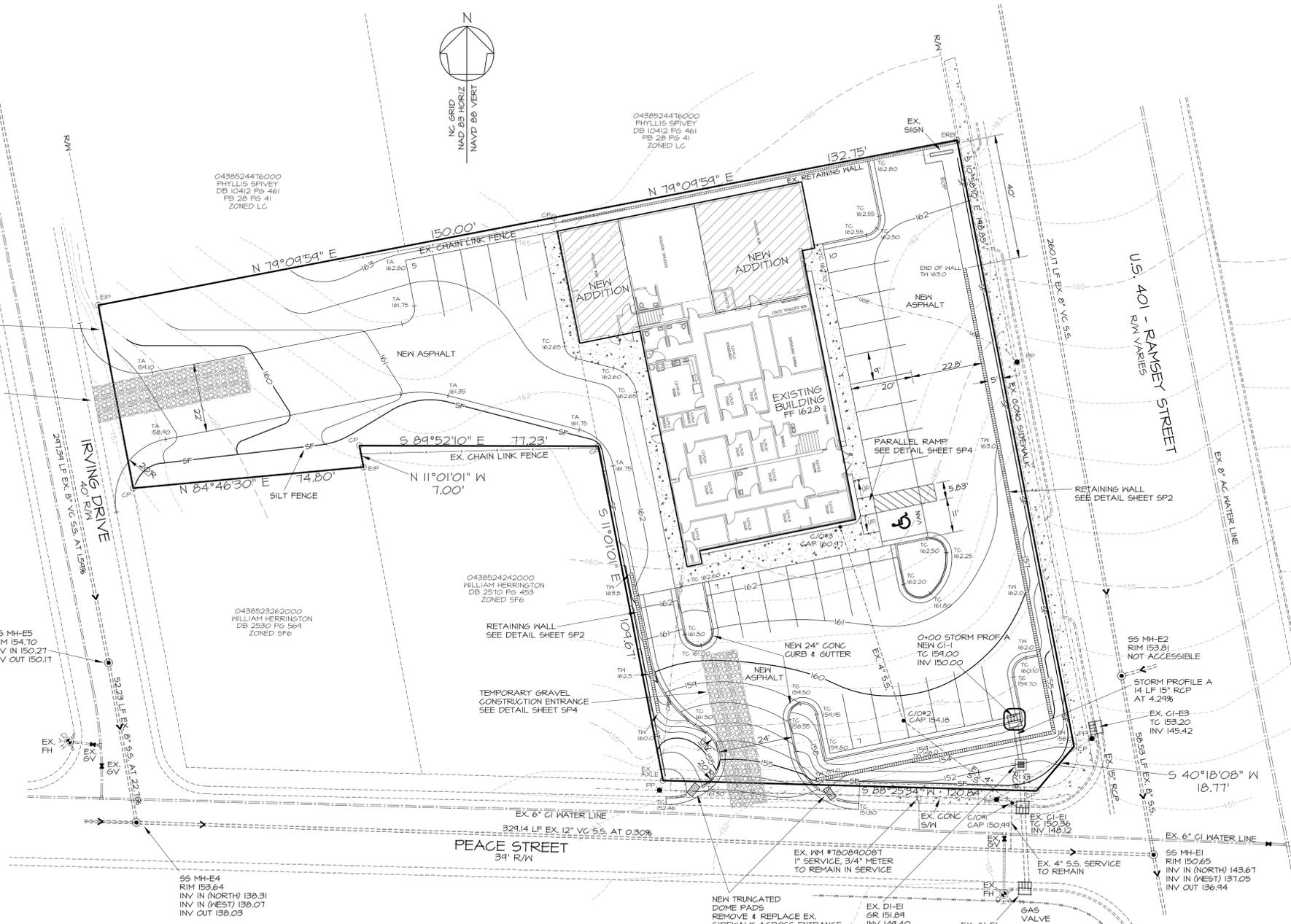
VICINITY MAP  
NO SCALE

**LEGEND**

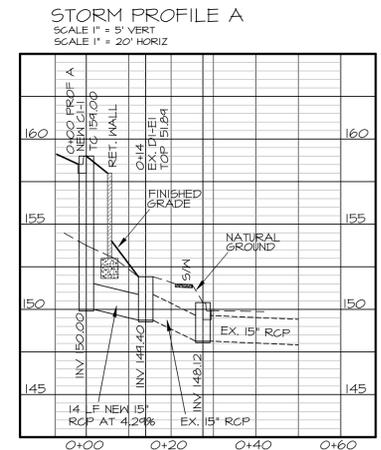
- ERB EXIST REBAR (PROPERTY CORNER)
- CP COMPUTED POINT (PROPERTY CORNER)
- EIP EXIST IRON PIPE (PROPERTY CORNER)
- TC TOP OF CURB OR CONCRETE
- TA TOP OF ASPHALT GRADE
- TR TOP OF RETAINING WALL
- LP EXISTING LIGHT POLE
- PP EXISTING POWER POLE
- GUY EXISTING GUY WIRE
- OHE EXISTING OVERHEAD ELECTRICAL
- UGE EXISTING UNDERGROUND ELECTRICAL
- 162 EXISTING CONTOUR
- 162 NEW FINISHED CONTOUR
- TEMPORARY BLOCK & GRAVEL INLET PROTECTION
- SF TEMPORARY SILT FENCE

**NOTES**

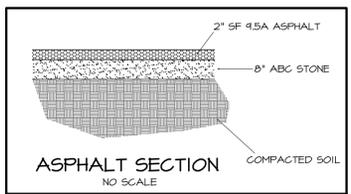
1. TOTAL AREA IN TRACT = 36,184 SF = 0.83 ACRES
2. OWNER/DEVELOPER:  
CHARLES DAVENPORT  
413 SHAWCROFT ROAD  
FAYETTEVILLE, NC 28311  
cdavenport@firmfoundationinc.com  
410-485-3532
3. REFERENCE: DB 10323 PG 525
4. REID NO: 0438525241000, 0438523941000
5. EXISTING IMPERVIOUS SURFACES:  
ASPHALT 11,871 SF  
CONCRETE 375 SF  
GRAVEL 1392 SF  
BUILDING 5,004 SF  
TOTAL = 18,632 SF = 0.43 ACRES
6. PARKING CALCULATIONS:  
TOTAL AREA IN BUILDING WITH ADDITIONS = 6707 (1st) + 4224 (2nd) = 10,931 SF  
PARKING SPACES REQUIRED = 10931/300 = 37  
PARKING SPACES PROVIDED = 24  
USE ALTERNATE PARKING PLAN
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF FAYETTEVILLE STANDARDS AND SPECIFICATIONS.
8. THE CONTRACTOR MUST CONTACT THE NORTH CAROLINA CALL CENTER AT 800-652-4844 PRIOR TO DIGGING IN ORDER TO LOCATE ALL EXISTING UTILITIES.



RETAINING WALL DETAIL  
NO SCALE



STORM PROFILE A  
SCALE 1" = 5' VERT  
SCALE 1" = 20' HORIZ



ASPHALT SECTION  
NO SCALE



PLAN  
SCALE 1" = 20'



**REVISIONS**  
3-01-24 EC MEASURES, TD PADS


**GEORGE M. ROSE, P.E.**  
P.O. BOX 53441  
FAYETTEVILLE, NC 28305  
910-977-5822 FAX 910-485-5823 EMAIL george@gmrpe.com

SITE AND BUILDING RENOVATIONS FOR  
**FIRM FOUNDATION, INC.**  
1303-1311 RAMSEY STREET  
FAYETTEVILLE, NC  
SITE, UTILITY AND GRADING PLAN

DATE: FEB 2024  
DRAWN BY: GMR  
CHECKED: GMR  
SCALE: NOTED

SHEET NO.  
**SP2**