

Charles Morris,  
Chair  
Town of Linden

Diane Wheatley,  
Vice-Chair  
Cumberland County

Jami McLaughlin,  
Town of Spring Lake  
Harvey Cain, Jr.,  
Town of Stedman

Vacant  
Wade, Falcon & Godwin



## COUNTY of CUMBERLAND

### *Planning & Inspections Department*

Joel Strickland  
Acting Director

Vacant  
Deputy Director

Vikki Andrews,  
Carl Manning,  
Lori Epler,  
Cumberland County

Benny Pearce,  
Town of Eastover

Patricia Hall,  
Town of Hope Mills

April 26, 2019

### **MEMORANDUM**

**TO:** Cumberland County Joint Planning Board  
Cumberland County Board of Education  
Embarq  
Fayetteville Public Works Commission

**FROM:** Jeff Barnhill, Planner I  
Land Use Codes Section

**SUBJECT:** Monthly Report for April 2019  
Subdivision & Site Development Plans

The following list of projects is submitted for your information. If you are interested in locating any of the specific properties referenced below, please go to: [Cumberland County GIS Data Viewer](#) and search by the Parcel Identification Number (PIN) as listed for each case.

1. CASE NO: 19-007  
NAME OF DEVELOPMENT: Albitas Coffee Shop  
TYPE OF REVIEW: C1(P) Site plan Review  
LOCATION: 6428 Camden Road  
ZONING: C1(P) Commercial District  
NUMBER OF UNITS: 1  
TOTAL ACREAGE: .94 +/-  
JURISDICTION: Hope Mills  
REVISED STAFF APPROVAL DATE: April 2, 2019  
HOPE MILLS COMMISSIONERS APPROVAL DATE: February 4, 2019  
OWNER/DEVELOPER: Fadhil Alhobishi  
PIN NUMBER FOR PROPERTY: 0404-36-7684-

2. CASE NO: 19-032  
NAME OF DEVELOPMENT: Salvatore Daniele Property  
TYPE OF REVIEW: C1(P) Site Plan Review  
LOCATION: 5601 Rockfish Road  
ZONING: C1(P) Commercial District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: .38 +/-  
JURISDICTION: Hope Mills  
STAFF APPROVAL DATE: March 20,2019  
HOPE MILLS COMMISSIONERS APPROVAL DATE: April 1, 2019  
OWNER/DEVELOPER: Salvatore Daniele  
PIN NUMBER FOR PROPERTY: 0414-45-7855-
3. CASE NO: 19-035  
NAME OF DEVELOPMENT: Gerald Daniel Property  
TYPE OF REVIEW: Subdivision Review  
LOCATION: 2508 Wilmington Road  
ZONING: R6A Residential District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 28.72 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 3, 2019  
OWNER/DEVELOPER: Gerald Daniel  
PIN NUMBER FOR PROPERTY: 0445-23-2551-
4. CASE NO: 19-037  
NAME OF DEVELOPMENT: Burns Ridge Subdivision  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: 2991 Blossom Road  
ZONING: R40 Residential District  
NUMBER OF LOTS: 10  
TOTAL ACREAGE: 1.33 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 4, 2019  
OWNER/DEVELOPER: Vance Tyson  
PIN NUMBER FOR PROPERTY: 0442-73-0674-
5. CASE NO: 19-045  
NAME OF DEVELOPMENT: Eastover Community Park  
TYPE OF REVIEW: RR & A1 Site Plan Review  
LOCATION: 2721 Ballpark Road  
ZONING: RR Rural Residential & A1 Agricultural District  
NUMBER OF UNITS: 1  
TOTAL ACREAGE: 40.08 +/-  
JURISDICTION: Eastover  
STAFF APPROVAL DATE: April 4, 2019  
OWNER/DEVELOPER: Town of Eastover  
PIN NUMBER FOR PROPERTY: 0469-42-3999-

6. CASE NO: 19-039  
NAME OF DEVELOPMENT: Solomon Woods Property  
TYPE OF REVIEW: Group Development Review  
LOCATION: 3315 Vasser Circle  
ZONING: R10 Residential District  
NUMBER OF UNITS: 2  
TOTAL ACREAGE: 1.44 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 9, 2019  
OWNER/DEVELOPER: Branch Banking & Trust  
PIN NUMBER FOR PROPERTY: 0435-00-8373- & 0435-00-8487-
  
7. CASE NO: 19-040  
NAME OF DEVELOPMENT: Inkfish, LLC. And Segall Property  
TYPE OF REVIEW: Zero Lot Line Subdivision/ Site Plan Review  
LOCATION: 123 Joy Drive  
ZONING: C (P) Planned Commercial District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 17.50 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 10, 2019  
OWNER/DEVELOPER: Inkfish, LLC.  
PIN NUMBER FOR PROPERTY: 0466-06-8379-
  
8. CASE NO: 19-029  
NAME OF DEVELOPMENT: Mt. Zion AME Zion Church  
TYPE OF REVIEW: Site Plan Review  
LOCATION: 3399 Dunn Road  
ZONING: RR Rural Residential District  
NUMBER OF UNITS: 1  
TOTAL ACREAGE: 2.87 +/-  
JURISDICTION: Eastover  
STAFF APPROVAL DATE: March 21, 2019  
EASTOVER TOWN COUNCIL APPROVAL DATE: April 9, 2019  
OWNER/DEVELOPER: Derrick Wynne  
PIN NUMBER FOR PROPERTY: 0468-28-8832-
  
9. CASE NO: 19-042  
NAME OF DEVELOPMENT: Michelle & David Locke Property  
TYPE OF REVIEW: Group Development Review  
LOCATION: 1843 Yarborough Road  
ZONING: A1 Agricultural & CD Conservancy Districts  
NUMBER OF UNITS: 2  
TOTAL ACREAGE: 8.94 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 12, 2019  
OWNER/DEVELOPER: Michelle Locke  
PIN NUMBER FOR PROPERTY: 0420-46-4645-

10. CASE NO: 19-043  
NAME OF DEVELOPMENT: Belmont Estates at Ennis Pond Property  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: West side of US HWY 401 (Ramsey Street)  
ZONING: R20 Residential District  
NUMBER OF LOTS: 30  
TOTAL ACREAGE: 23.78 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 12, 2019  
OWNER/DEVELOPER: ACE Development Group, LLC  
PIN NUMBER FOR PROPERTY: 0554-55-1475-
  
11. CASE NO: 19-046  
NAME OF DEVELOPMENT: Booster Pump Station  
TYPE OF REVIEW: Subdivision Review  
LOCATION: 7040 Ramsey Street  
ZONING: PND Planned Neighborhood District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 1.35 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 12, 2019  
OWNER/DEVELOPER: Shrine Club/PWC  
PIN NUMBER FOR PROPERTY: 0542-41-3329-
  
12. CASE NO: 19-044  
NAME OF DEVELOPMENT: Laurice & Zula Hubbard Property  
TYPE OF REVIEW: Subdivision Review  
LOCATION: 4491 Clinton Road  
ZONING: RR Rural Residential District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 65.16 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 12, 2019  
OWNER/DEVELOPER: Laurice Hubbard  
PIN NUMBER FOR PROPERTY: 0466-99-1090-
  
13. CASE NO: 19-036  
NAME OF DEVELOPMENT: Smith Development Property  
TYPE OF REVIEW: Group Development Review  
LOCATION: 8373 Godwin-Falcon Road  
ZONING: R40 & R40A Residential Districts  
NUMBER OF UNITS: 2  
TOTAL ACREAGE: 3.01 +/-  
JURISDICTION: Cumberland County & Godwin  
STAFF APPROVAL DATE: April 02, 2019  
GODWIN COMMISSIONERS APPROVAL DATE: April 15, 2019  
OWNER/DEVELOPER: Melba Smith  
PIN NUMBER FOR PROPERTY: 0593-60-7488- & 0593-60-6566-

14. CASE NO: 19-048  
NAME OF DEVELOPMENT: Melvin Estates Property  
TYPE OF REVIEW: Subdivision Review  
LOCATION: 4125 NC HWY 242  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 22.62 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 19, 2019  
OWNER/DEVELOPER: Annie Melvin  
PIN NUMBER FOR PROPERTY: 1440-19-0673-
  
15. CASE NO: 19-051  
NAME OF DEVELOPMENT: Sudden Services Property  
TYPE OF REVIEW: C(P) Site Plan Review  
LOCATION: 4681 Marracco Drive  
ZONING: C (P) Planned Commercial District  
NUMBER OF UNITS: 1  
TOTAL ACREAGE: 8.94 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: April 29, 2019  
OWNER/DEVELOPER: Sudden Services  
PIN NUMBER FOR PROPERTY: 0423-39-9231- & 0423-39-7556-