



Planning & Inspections Department

MEMORANDUM

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

FROM: Sabrina Greer, Planner I
Current Planning Section

SUBJECT: Monthly Report for July 2026 (July 1, 2026, to July 31, 2026)
Preliminary Plan, Final Plat & Site Plan Approvals

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: DEV-0045-26
Project Description: Project Name; Christyphi – Shelton Beard Subdivision
Preliminary subdivision for a three-lot residential subdivision and construction of a Class “C” Private St providing access onto Shelton Beard Rd, see Exhibit “A”. The Class “C” Private Street must be constructed in accordance with the signed and sealed storm water drainage plan and the Cumberland County Subdivision Ordinance Street standards.

Location: Along Shelton Beard Rd., southeast of Maxwell Rd.
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision Plan
Total Acreage: 4.84 acres / 210,830.4 sq ft
Zoning: RR Rural Residential
Approval Date: 07/15/2026
Approval Authority: Cumberland County
Owner/Agent: Christyphi Construction Inc (Owner) / Mike Adams, MAPS (Agent)
Pin No.: 0476-78-0594
Project Manager: Richard Fagan
2. Case No.: DEV-0081-26
Project Description: Project Name: KFL Holdings LLC Subdivision
Preliminary Plan to establish five residential lots.
Location: Between Sim Canady Rd and Canady Pond Rd
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 33.08 Acres
Zoning: A1 & CD
Approval Date: 07/27/2026



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Approval Authority: Cumberland County
Owner/Agent: KFL Holdings, LLC (Owner) / Mitch Averette (Agent)
Pin No.: 0421-36-9717, 0421-25-9181, 0421-25-9360, 0421-36-9197
Project Manager: Timothy Doersam

3. Case No.: DEV-0082-26
Project Description: Project Name: Roxy Land Multi-Phase Subdivision
Preliminary Plan to establish a multi-phase subdivision with improvements in future phases to include extension of existing water and sewer utility lines along Leitha Ln. Intersection of Godwin-Falcon Rd and Leitha Ln
Location: Cumberland County
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 2.72 Acres
Zoning: RR
Approval Date: 07/17/2026
Approval Authority: Cumberland County
Owner/Agent: Roxy Land, LLC (Owner) / Michael Adams (Agent) / Faith Jackson (Agent)
Pin No.: 0593-63-7132
Project Manager: Timothy Doersam
4. Case No.: PLAT-0022-26
Project Description: Project Name: Sherrill Subdivision
Final Plat related to DEV-0075-26
Location: Along Butler Nursery Rd, west of H Clark Rd
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 7.01 Acres
Zoning: RR
Approval Date: 07/02/2026
Approval Authority: Cumberland County
Owner/Agent: Sallie Jones Sherrill (Owner) / Nicole Struebing (Agent)
Pin No.: 0453-26-1903
Project Manager: Timothy Doersam
5. Case No.: PLAT-0036-26
Project Description: Project Name: Hudson's Bluff
Final Plat for DEV-0023-26
Location: Along Charles Avenue, South of Eloise Street
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 4.44 Acres
Zoning: R5A
Approval Date: 07/15/2026



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| Approval Authority: | Cumberland County |
| Owner/Agent: | New Town Apartments, LLC (Owner) / Lori Epler (Agent) |
| Pin No.: | 0520-66-2833 |
| Project Manager: | Timothy Doersam |
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| 6. Case No.: PLAT-0042-26 | Project Name: KFL Holdings LLC Subdivision |
| Project Description: | Final Plat related to DEV-0081-26. |
| Location: | Between Sim Canady Rd and Canady Pond Rd |
| Jurisdiction: | Cumberland County |
| Type of Review: | Final Plat |
| Total Acreage: | 33.08 Acres |
| Zoning: | A1 & CD |
| Approval Date: | 07/29/2026 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | KFL Holdings, LLC (Owner) / Mitch Averette (Agent) |
| Pin No.: | 0421-36-9717, 0421-25-9181, 0421-25-9360, 0421-36-9197 |
| Project Manager: | Timothy Doersam |
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| 7. Case No: DEV-0068-26 | Project Name: Natal St. Gas Station Non Residential |
| Site | Plan |
| Project Description: | Non Residential Site Plan for the addition of a 24' by 72' gas station canopy, gas pumps, and USTs to re-establish gas sales at an existing Fast Mart. Parcel was a previous Circle K and had all the USTs removed within the previous (5) years. |
| Location: | 3330 Natal St., Fayetteville |
| Jurisdiction: | Cumberland County |
| Type of Review: | Non Residential Site Plan |
| Total Acreage: | 0.997 acres / 43,428 sq ft |
| Zoning: | C(P)/C3 |
| Approval Date: | 07/07/2026 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | McCauley & McDonald Inv., Inc (Owners) / Gary Potts, Professional Permits (Agent) |
| Pin No.: | 0425-47-1874 |
| Project Manager: | Sabrina Greer |
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| 8. Case No: DEV-0070-26 | Project Name: Sand Hill Reserve Preliminary Plan |
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| Project Description: | Preliminary plan to establish a 15-lot residential subdivision with two proposed public street rights-of-way. |
| Location: | 1312 Sand Hill Rd Hope Mills, NC 28348 & 1356 Sand Hill Rd Hope Mills, NC 28348 |
| Jurisdiction: | Cumberland County |
| Type of Review: | Preliminary Subdivision Plan |
| Total Acreage: | 11.22 acres / 488,743.2 sq ft |
| Zoning: | R20 & R40 (Lot 15) |
| Approval Date: | 07/18/2026 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | JFJ III Investments, LLC (Owner/Developer); Ramona A. Raeford (Owner) / Michael Adams (Agent/Applicant) |
| Pin No.: | 0433-21-8062 |
| Project Manager: | Richard Fagan |
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| 9. Case No: DEV-0071-26 | Project Name: Non-Residential Site Plan for Ironman Storage of Linden in the Cape Fear River Watershed |
| Project Description: | Non Residential Site Plan for a proposed on-site storage units with RV/Trailer storage. The lot is within the Cape Fear River Watershed and will remain under 24% to stay low-density. |
| Location: | 752 Palestine Rd., Linden |
| Jurisdiction: | Cumberland County |
| Type of Review: | Non-Residential Site Plan Review |
| Total Acreage: | 2.22 acres / 96,703.2 sq ft |
| Zoning: | C(P) |
| Approval Date: | 07/06/2026 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Joseph Bowden (Owner) / Fleet Temple Engineering, PLLC (Agent) |
| Pin No.: | 0553-22-9049 |
| Project Manager: | Sabrina Greer |
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| 10. Case No: DEV-0080-26 | Project Name: Carolyn Godwin Subdivision |
| Project Description: | Preliminary Plan to establish a two-lot residential subdivision/replat of Lot "5" to Lot "5A" and "5B" of Carolyn Godwin Subdivision. |
| Location: | 8660, 8690 (new), 8718 S NC HWY 210 |
| Jurisdiction: | Cumberland County |
| Type of Review: | Preliminary Subdivision Plan |
| Total Acreage: | 2.00 acres / 87,113 sq ft |
| Zoning: | A1 |



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Approval Date: 07/10/2026
Approval Authority: Cumberland County
Owner/Agent: Carolyn Godwin (Owner) / Mike Adams, MAPS(Agent)
Pin No.: 1403-69-7925
Project Manager: Sabrina Greer

11. Case No: DEV-0084-26

Project Description:

Project Name: Non-Residential Site Plan for Cargill
Agricultural Processing Plant
Non Residential Site Plan for the addition of a utility building (640 sf) and awnings over the soybean hoppers for an established agricultural manufacturing facility (Cargill). Related to previous case 06-086.

Location: 1754 River Rd., Fayetteville
Jurisdiction: Cumberland County
Type of Review: Non-Residential Site Plan Review
Total Acreage: 59.66 acres / 2,598,789.6 sq ft
Zoning: M(P)
Approval Date: 07/24/2026
Approval Authority: Cumberland County
Owner/Agent: Cargill, Inc. (Owner) / Nicholas Bowden (Agent)
Pin No.: 0448-68-0915
Project Manager: Sabrina Greer

12. Case No: PLAT-0039-26

Project Description:

Project Name: Carolyn Godwin Subdivision

Final Plat for Carolyn Godwin
Location: 8660 NC HWY 210 Autryville
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 2.00 acres / 87,113 sq ft
Zoning: A1
Approval Date: 07/29/2026
Approval Authority: Cumberland County
Owner/Agent: Carolyn Godwin (Owner) / Mike Adams, MAPS(Agent)
Pin No.: 1403-69-7925
Project Manager: Sabrina Greer

13. Case No: DEV-0072-26

Project Description:

Project Name: Threatt Subdivision

Location:

Preliminary Plan to establish a four lot residential subdivision and move a lot line south.

Jurisdiction:

6124, 6136 (new), 6156, & 6162 Goldsboro Rd., Wade, 28395 (new lot to be addressed once structure is placed)

Type of Review:

Cumberland County
Preliminary Subdivision Plan



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Total Acreage:	7.32 acres / 318,859.2 sq ft
Zoning:	A1
Approval Date:	07/07/2026
Approval Authority:	Cumberland County
Owner/Agent:	Thomas Threatt (Owner) / Mike Adams - MAPS (Agent)
Pin No.:	059-45-1479, 0590-45-5673, 0590-45-1854
Project Manager:	Sabrina Greer