



Cumberland County Joint Planning Board

** NOTICE OF PUBLIC HEARING ** JOINT PLANNING BOARD (JPB)

Case DEV-0153-25: SUBDIVISION WAIVER

JPB Hearing Date:	January 20, 2026
Time:	6:00 PM, or shortly thereafter
Hearing Location:	Court Room 3, Old Court House Building, 2 nd floor 130 Gillespie Street, Fayetteville, NC
Hearing Item:	Subdivision Waiver
	Request: Waiver from Section 2303.D, to construct five shared driveways in lieu of providing a required private street, more applicably a Class "B" private street for eight lots and a shared driveway for the remaining two lots that would serve a proposed total ten-lot residential subdivision.
Subject Site:	Located at the intersection of Bushy Lk and Cedar Creek Rd

January 2, 2026

Dear Property Owner(s):

The Joint Planning Board of Cumberland County will hold a public meeting on Tuesday, January 20, 2026, beginning at 6:00 P.M. or shortly thereafter, in Court Room 3 on the 2nd floor of the Old Court House Building, located at 130 Gillespie Street, Fayetteville, NC and will hear the following:

DEV-0153-25: Consideration of Subdivision Waiver from Section 2303.D, Access to Certain Classified Streets, Cumberland County Subdivision Ord, to construct five shared driveways in lieu of providing a required private street, more applicably a Class "B" private street for eight lots and a shared driveway for the remaining two lots, that would serve a proposed total ten-lot residential subdivision, on a parcel comprising 31.26 +/- acres located at the intersection of Bushy Lk and Cedar Creek Rd; submitted by Mitchell Averette (Agent) on behalf of Southeastern Construction of Rockfish, LLC (Owner).

A sketch map identifying the location of the above referenced property, shown in a cross-hatched pattern, appears on the reverse side of this letter.

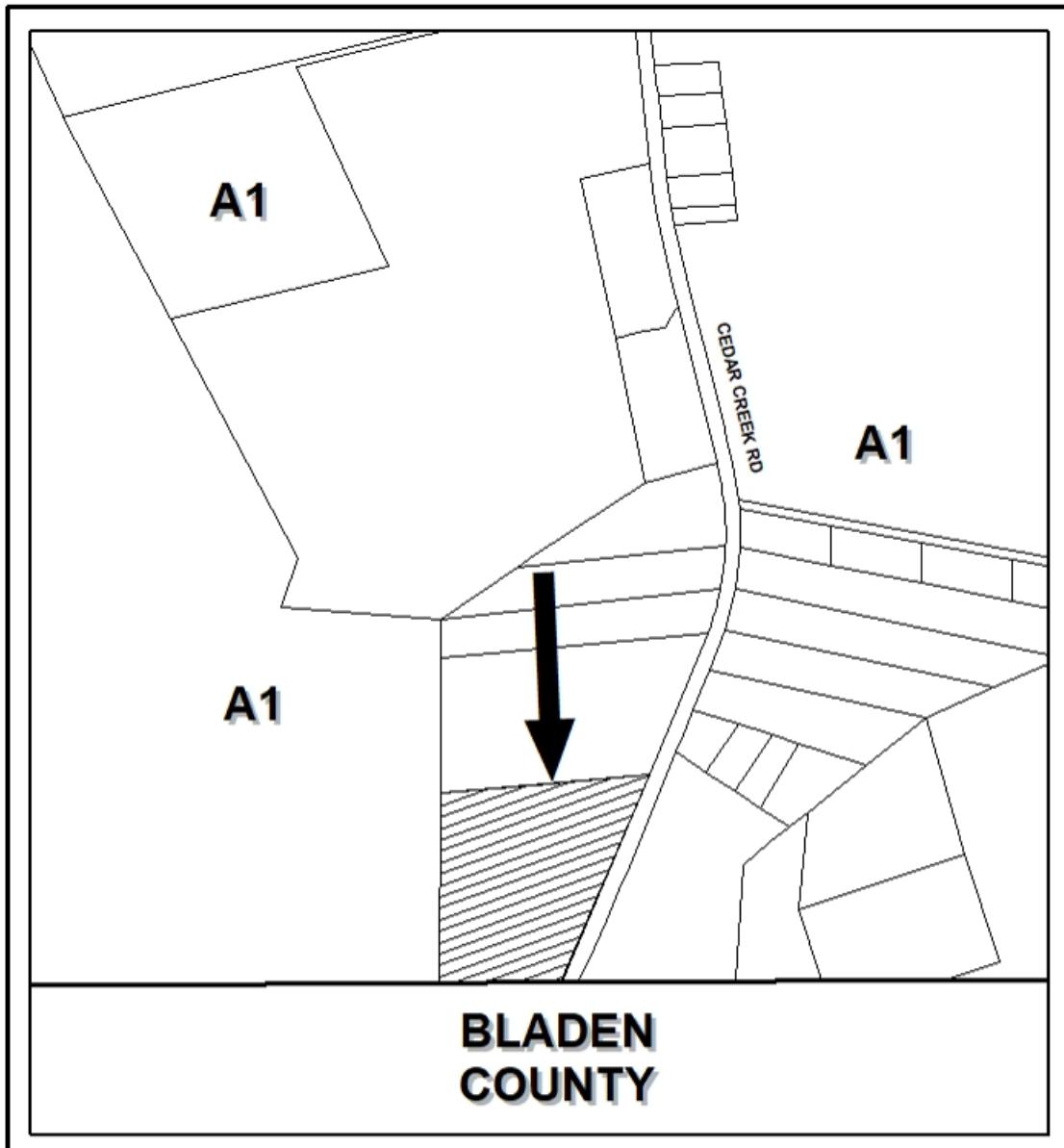
Persons who wish to speak at this public meeting before the Joint Planning Board must sign up prior to commencement of the meeting. A sign-up sheet will be available 15 minutes before the start of the JPB meeting.

A copy of the Subdivision Waiver application can be viewed by the public at the Department of Planning and Inspections, Room 103, 130 Gillespie Street, Fayetteville, NC, from 8:00 AM to 4:30 PM weekdays but excluding holidays. If you have questions regarding the proposed rezoning application or the upcoming JPB meeting, please call the Planning Department at (910) 678-7558.

MAP INSERTED ON PAGE 2 (BACKSIDE)



Cumberland County Joint Planning Board



REID:0470-91-9336-000



**REQUEST FOR
SUBDIVISION WAIVER**

ACREAGE: 31.26 AC. +/- HEARING: DEV-0153-25



Together, we can.