



Planning & Inspections Department

MEMORANDUM

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

FROM: Alyssa Garcia, Senior Planner
Current Planning Section

SUBJECT: Monthly Report for December 2022
Preliminary Plan, Final Plat & Site Plan Approvals (December 1, 2022 – December 31, 2022)

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-0252-22 Project Name: Melendez Group Development
Project Description: Group Development for one additional structure
Location: 2072 School Road
Jurisdiction: Cumberland County
Type of Review: Site plan
Total Acreage: 1.93
Zoning: R40A
Approval Date: 12/01/2022
Approval Authority: County Planning & Inspection Dept.
Owner/Agent: Esperanza Melendez
Pin No.: 0431-33-0634
Project Manager: Alyssa Garcia
2. Case No.: DEV-0254-22 Project Name: Raptor Tactical
Project Description: Non-residential site plan
Location: 485 W Manchester Rd
Jurisdiction: Cumberland County
Type of Review: Preliminary subdivision
Total Acreage: 10.46
Zoning: M(P)
Approval Date: 12/07/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Raptor Tactical, LLC
Pin No.: 0502-03-4597
Project Manager: Alyssa Garcia



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3. Case No.: DEV-0270-22 Project Name: CRA Commercial Development
Project Description: Non-residential Subdivision for lots 1-3
Location: Off Black and Decker Road
Jurisdiction: Cumberland County
Type of Review: Preliminary subdivision
Total Acreage: 4.48
Zoning: M(P)
Approval Date: 12/14/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: CRA Commercial Development LLC
Pin No.: 0425-75-2114; 0425-75-4271; 0425-75-6382
Project Manager: Christopher Portman
4. Case No.: DEV-0250-22 Project Name: Ronald Ruple Group Development
Project Description: Group Development for one additional home
Location: 5304 Stewart Rd.
Jurisdiction: Cumberland County
Type of Review: Residential site plan
Total Acreage: 11.60
Zoning: A1
Approval Date: 12/15/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Ronald Ruple
Pin No.: 0591-81-8193
Project Manager: Alyssa Garcia
5. Case No.: PLAT-0020-22 Project Name: Braxton Village Phase 3
Project Description: Residential subdivision, phase 3
Location: N. side of Braxton Road and SE of US HWY 95
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 55.42
Zoning: R10 (R7.5)
Approval Date: 12/19/2022
Approval Authority: Cumberland County
Owner/Agent: Paramounte Engineering
Pin No.: 0422-09-8703
Project Manager: Alyssa Garcia



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6. Case No.: DEV-0197-22 Project Name: Graham Farm Subdivision
Project Description: Residential subdivision for 2 lots
Location: 3218 Stedman Cedar Creek Road
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 79.85
Zoning: A1
Approval Date: 12/19/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Graham Estate
Pin No.: 0474-92-8821
Project Manager: Christopher Portman
7. Case No.: DEV-0240-22 Project Name: AAA Cooper Transportation
Project Description: Non-residential site plan for fuel tank replacement
Location: 923 Chicken Foot Rd
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 5.80
Zoning: C(P)
Approval Date: 12/19/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: AAA Cooper Transportation
Pin No.: 0422-59-5884
Project Manager: Christopher Portman
8. Case No.: DEV-0212-22 Project Name: Wilbert Lee Elliott Jr Subdivision
Project Description: Residential subdivision for 3 lots
Location: Off Slocomb Rd and Longhill Dr
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 1.35
Zoning: RR
Approval Date: 12/19/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Wilbert Lee Elliott Jr.
Pin No.: 0542-50-0800
Project Manager: Christopher Portman



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9. Case No.: DEV-0237-22 Project Name: Fisher Subdivision
Project Description: Residential subdivision for 3 lots & Class C Private Street
Location: Off Cedar Creek Road
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 7
Zoning: A1
Approval Date: 12/19/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Billy Gene Fisher & Marva Robinson
Pin No.: 0480-19-0836
Project Manager: Christopher Portman
10. Case No.: DEV-0230-22 Project Name: Spring Lake Oil Change
Project Description: Non-residential site plan for oil change facility
Location: 1030 HWY 87 N
Jurisdiction: Town of Spring Lake
Type of Review: Site Plan
Total Acreage: .49
Zoning: C(P)
Approval Date: 12/19/2022
Approval Authority: Spring Lake Board of Alderman
Owner/Agent: CRA Timber Management LLC
Pin No.: 0502-50-8101
Project Manager: Christopher Portman
11. Case No.: DEV-0238-22 Project Name: Cypress Lakes Village
Project Description: Preliminary Subdivision for 26 lots
Location: East end of SR 3947 & East of SR 2252
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 447
Zoning: R10/CU
Approval Date: 12/20/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Prewitt Land Company, LLC
Pin No.: 0432-25-8753
Project Manager: Alyssa Garcia



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12. Case No.: DEV-0274-22 Project Name: Oldcastle Pre-Cast Facility
Project Description: Non-residential site plan revision
Location: 3960 Cedar Creek Road
Jurisdiction: Cumberland County
Type of Review: Site Plan
Total Acreage: 76.66
Zoning: M(P) & CD
Approval Date: 12/22/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: MCNC Products Co.
Pin No.: 0464-66-7978
Project Manager: Alyssa Garcia
13. Case No.: DEV-0220-22 Project Name: Autry Subdivision
Project Description: Residential subdivision for 3 lots, Zero Lot Line
Location: 3956 Sunnyside School Rd
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 13.45
Zoning: R15
Approval Date: 12/28/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Doris & Christopher Autry
Pin No.: 0466-15-4132
Project Manager: Christopher Portman
14. Case No.: DEV-0253-22 Project Name: Hubbard Subdivision
Project Description: Residential subdivision for 2 lots, Zero Lot Line
Location: 3704 Clinton Rd
Jurisdiction: Cumberland County
Type of Review: Site Plan Review
Total Acreage: 3.10
Zoning: M2(P) (M(P))
Approval Date: 12/28/2022
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Dorothy McClenny
Pin No.: 0466-36-0451
Project Manager: Alyssa Garcia