



Planning & Inspections Department

MEMORANDUM

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

FROM: Vishva Rathod, Planner III
Current Planning Section

SUBJECT: Monthly Report for May 2025 (May 1, 2025, to May 31, 2025)
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-0040-25
Project Description: Project Name: Willis Group Development
Group Development Site Plan for a 2nd dwelling unit (Manufactured Home).
Location: 3301 & 3307 Wilmington Hwy, Fayetteville, NC 28306
Jurisdiction: Unincorporated County
Type of Review: Site Plan for Group Development
Total Acreage: 2.06 AC
Zoning: RR
Approval Date: 05/01/2025
Approval Authority: Cumberland County
Owner/Agent: James & Adriana Willis (Applicants/Owners)/ John Marlowe (Agent)
Pin No.: 0444-56-1464
Project Manager: Richard Fagan
2. Case No.: EXT-25-0001
Project Description: Project Name: Belmont Estates
Request for Additional Extension of Preliminary Plan Approval per Case 19-043
(Refer to PIN)
Location: Unincorporated County
Jurisdiction: Unincorporated County
Type of Review: Extension Request
Total Acreage: 9.52 AC
Zoning: R20
Approval Date: 05/01/2025
Approval Authority: Cumberland County
Owner/Agent: Ace Development Group, LLC. (Applicant/Owner)
Pin No.: 0554-55-4042
Project Manager: Richard Fagan



Planning & Inspections Department

3. Case No.: REV-25-0008
Project Description: Revised Site Plan to relocate building yard landscaping.
Location: 1182 Wilkes Rd, Fayetteville, NC 28306
Jurisdiction: Unincorporated County
Type of Review: Revision
Total Acreage: 29.37 AC
Zoning: M(P)
Approval Date: 05/02/2025
Approval Authority: Cumberland County
Owner/Agent: River Terminals, Inc. (Owners/Applicant)/ Austin Scheib, Hanover Design (Agent)
Pin No.: 0446-14-2722
Project Manager: Richard Fagan
4. Case No.: DEV-0040-25
Project Description: 7-lot Residential Subdivision
Location: (Refer to PIN)
Jurisdiction: Unincorporated County
Type of Review: Preliminary Plan
Total Acreage: 23.04 AC
Zoning: A1
Approval Date: 05/05/2025
Approval Authority: Cumberland County
Owner/Agent: Nationwide Land Group, LLC (Owner/Applicant) / Jon Martin, Site Design Inc. (Agent)
Pin No.: 0454-09-4653
Project Manager: Richard Fagan
5. Case No.: PLAT-0030-25
Project Description: Final Plat for DEV-0010-25.
Location: (Refer to PIN)
Jurisdiction: Unincorporated County
Type of Review: Final Plat
Total Acreage: 130.00 +/- AC
Zoning: PND (R7.5)
Approval Date: 05/12/2025
Approval Authority: Cumberland County
Owner/Agent: Sids Mill 151, LLC (Owner/Applicant) / Ben Stout (Agent)
Pin No.: 0465-39-8516
Project Manager: Richard Fagan



Planning & Inspections Department

6. Case No.: DEV-0100-24
Project Description: Project Name: Spring Lake Townhomes
Zero Lot Line Preliminary Plan for a 26-unit Townhome
Development with two proposed private streets.
Location: 229 Chapel Hill Rd, Spring Lake, NC 28390
Jurisdiction: Town of Spring Lake
Type of Review: Preliminary Plan
Total Acreage: 4.60 AC
Zoning: R-6
Approval Date: 05/12/2025
Approval Authority: Town of Spring Lake
Owner/Agent: Custom Burgers & More, LLC (Owner/Applicant)/ Jared
Matthews, Curry Engineering (Agent)
Pin No.: 0502-61-3955 & 0502-61-0888
Project Manager: Richard Fagan
7. Case No.: DEV-0057-25
Project Description: Project Name: Wilkes LCID
Wilkes LCID Accessory Structure
Location: 771 Wilkes Rd, Fayetteville, NC 28306
Jurisdiction: Unincorporated Cumberland County
Type of Review: Non-residential Site Plan
Total Acreage: 44.44 AC
Zoning: M(P)
Approval Date: 05/29/2025
Approval Authority: Unincorporated Cumberland County
Owner/Agent: Cumberland County (Owner/Applicant)/ Smith &
Gardner (Agent)
Pin No.: 0436-84-7301
Project Manager: Richard Fagan
8. Case No.: PLAT-0029-25
Project Description: Project Name: Nationwide Subdivision
Final Plat for Preliminary Plan case DEV-0040-25
Location: (Refer to PIN)
Jurisdiction: Unincorporated Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 23.04 AC
Zoning: A1
Approval Date: 05/29/2025
Approval Authority: Cumberland County
Owner/Agent: Nationwide Land Group, LLC (Owner/Applicant)/ Jon
Martin, Site Design, Inc (Agent)
Pin No.: 0502-61-3955 & 0502-61-0888
Project Manager: Richard Fagan



Planning & Inspections Department

9. Case No.: DEV-0038-25
Project Description: Preliminary Plan
Location: 8545 Fayetteville Rd., Falcon
Jurisdiction: Falcon
Type of Review: Preliminary Plan / Subdivision
Total Acreage: 2.579 ac
Zoning: R15CU
Approval Date: 05/12/2025
Approval Authority: Town of Falcon
Owner/Agent: Brenda Lucas, Benton Dewar
Pin No.: 1502-65-2002
Project Manager: Sabrina Greer
10. Case No.: DEV-0044-25
Project Description: Residential Group Development Permit
Location: 5465 & 5469 Calhoun Ct., Hope Mills
Jurisdiction: County
Type of Review: Site Plan
Total Acreage: 0.48 ac
Zoning: R6A
Approval Date: 05/15/2025
Approval Authority: Cumberland County
Owner/Agent: James Silva
Pin No.: 0413-99-9494
Project Manager: Sabrina Greer
11. Case No.: DEV-0045-25
Project Description: Preliminary Plan
Location: 8565 E. Reeves Bridge Rd., Linden
Jurisdiction: County
Type of Review: Preliminary Plan
Total Acreage: 2.06 ac
Zoning: RR
Approval Date: 05/21/2025
Approval Authority: Cumberland County
Owner/Agent: Bedrock Builders, George Lott
Pin No.: 0553-83-8937
Project Manager: Sabrina Greer
12. Case No.: DEV-0054-25
Project Description: Preliminary Plan
Location: 14715, 13933, & 13943 NC HWY 210 S., Roseboro



Planning & Inspections Department

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| Jurisdiction: | County |
| Type of Review: | Preliminary Plan |
| Total Acreage: | 2.94 ac |
| Zoning: | A1 & A1A |
| Approval Date: | 05/30/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Jermey & Kimberly Hobbs, Jeff Riddle |
| Pin No.: | 1440-23-3282, 1430-75-9809, & 1430-76-6096 |
| Project Manager: | Sabrina Greer |
13. Case No.: DEV-0042-25
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| Project Description: | Project Name: Gregory Group Development Site Plan
Site Plan |
| Location: | 8101 King Rd., Fayetteville |
| Jurisdiction: | County |
| Type of Review: | Site Plan |
| Total Acreage: | 2.94 ac |
| Zoning: | RR |
| Approval Date: | 05/30/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Marketplace Builders, LLC / Chris Roberts |
| Pin No.: | 9494-18-1453, 9494-08-9353, & 9494-18-3047 |
| Project Manager: | Sabrina Greer |
14. Case No.: PLAT-0010-24
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| Project Description: | Project Name: WS Strickland Subdivision
Final plat for a 4 lot residential subdivision and establishing a private class "C" street. |
| Location: | 9123 Cedar Creek Rd |
| Jurisdiction: | County |
| Type of Review: | Final Plat Review |
| Total Acreage: | 17.23 +/- AC |
| Zoning: | A1 |
| Approval Date: | 05/05/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | WS Strickland, LLC (Owner)/ Daniel Fugate (Agent) |
| Pin No.: | 0480-23-7364 |
| Project Manager: | Timothy Doersam |
15. Case No.: PLAT-0013-24
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| Project Description: | Project Name: AOM Investments Subdivision
Final plat to subdivide the AOM Investments property into two lots after receiving Conditional Zoning approval on the property. |
| Location: | 3123 Murphy Rd |



Planning & Inspections Department

Jurisdiction: Eastover
Type of Review: Final Plat Review
Total Acreage: 10.27 +/- AC
Zoning: C(P)/CZ
Approval Date: 05/15/2025
Approval Authority: Town of Eastover
Owner/Agent: AOM Investments, LLC (Owner)/Todd Clenney
(Agent)
Pin No.: 0468-36-1026
Project Manager: Timothy Doersam

16. Case No.: PLAT-0026-25
Project Description: Project Name: Jan Spell Subdivision
Final Plat for DEV-0037-25.
Location: 1686 BRISSON RD Parkton
Jurisdiction: Unincorporated County
Type of Review: Final Plat
Total Acreage: 1.33 +/- AC
Zoning: RR
Approval Date: 05/30/2025
Approval Authority: Cumberland County
Owner/Agent: Jan Spell (Owner) / Lori Epler (Agent)
Pin No.: 0403-20-2266
Project Manager: Vishva Rathod