



## Planning & Inspections Department

### **MEMORANDUM**

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

**FROM:** Richard Fagan, Planner II  
Current Planning Section

**SUBJECT:** Monthly Report for December 2025 (December 1, 2025, to December 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.

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|---------------------------|---|
| 1. Case No.: PLAT-0077-25 | Project Name: Southeastern Const.   |
| Project Description:      | Final Plat for Revised Preliminary Plan Approval REV-25-0023.   |
| Location:                 | Refer to PIN.   |
| Jurisdiction:             | Cumberland County   |
| Type of Review:           | Final Plat Review   |
| Total Acreage:            | 40.00 acres   |
| Zoning:                   | A1 – Agricultural District  |
| Approval Date:            | 12/01/2025  |
| Approval Authority:       | Cumberland County   |
| Owner/Agent:              | Southeastern Construction of Rockfish, LLC (Owner) /<br>Mitchell Averette, Averett Engineering (Agent)                                    |
| Pin No.:                  | 0493-26-0741  |
| Project Manager:          | Richard Fagan   |
|                           |   |
| 2. Case No.: DEV-0122-25  | Project Name: Roland Estates Subdivision  |
| Project Description:      | Preliminary subdivision for a 4 lot residential subdivision and establishing a private class "C" street. Parcels are within a VAD Buffer. |
| Location:                 | 2904, 2924, 2944, 2964 Roland Lane (to be determined upon road frontage / 4670 Grays Creek Church Rd.)<br>Hope Mills                      |
| Jurisdiction:             | Cumberland County   |
| Type of Review:           | Preliminary Subdivision Review  |
| Total Acreage:            | 2.08 AC (90,604.8 sf)   |
| Zoning:                   | RR  |
| Approval Date:            | 12/01/2025  |



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Approval Authority: Cumberland County  
Owner/Agent: Leticia Gilmore (Owner) / Mike Adams / MAPS (Agent)  
Pin No.: 0440-62-8597, 0442-62-7404  
Project Manager: Sabrina Greer

3. Case No.: REV-0025-25  
Project Description: Project Name: Eastover Commercial Plaza Revision  
Revised site plan following Variance Case# BOA-2025-0016 for a two-suite office building. Variance approved a metal storage building to be relocated within the side yard setback. Related to DEV-0125-24

Location: 3361 Dunn Rd  
Jurisdiction: Town of Eastover  
Type of Review: Revision Site Plan Review  
Total Acreage: 3.39 acres  
Zoning: C(P)  
Approval Date: 12/1/2025  
Approval Authority: Cumberland County  
Owner/Agent: AFG Ventures LLC (Owner) / Kenneth Smith Jr. (Agent)  
Pin No.: 0468-27-9812  
Project Manager: Timothy Doersam

4. Case No.: PLAT-0056-25  
Project Description: Project Name: Blakefield Phase 10  
Final plat for 22 lots and a common area tract for the Blakefield subdivision. Establishes Halkirk Dr as a public right-of-way. A walking trail and vegetative buffers are also established with this final plat.

Location: Along Halkirk Dr and Lyman Dr  
Jurisdiction: Cumberland County  
Type of Review: Final Plat Review  
Total Acreage: 11.45 acres  
Zoning: R15  
Approval Date: 12/01/2025  
Approval Authority: Cumberland County  
Owner/Agent: Broadwell Land Company (Owner) / Kevin Lindsay (Agent)  
Pin No.: 0476-04-0615  
Project Manager: Timothy Doersam

5. Case No.: DEV-0104-25  
Project Description: Project Name: Point of Delivery Substation 5  
Nonresidential site plan to establish PWC Power Sub Station only for the portion of the subject site located in



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- the jurisdiction of Cumberland County. Split jurisdiction with the City of Fayetteville.
- Location: 235 Southland Dr  
Jurisdiction: Cumberland County  
Type of Review: Site Plan Review  
Total Acreage: 25.31 acres  
Zoning: R5A  
Approval Date: 12/01/2025  
Approval Authority: Cumberland County  
Owner/Agent: The City of Fayetteville, Fayetteville Public Works Commission (Owner) / David Deschamps (Agent)  
Pin No.: 0530-41-4252  
Project Manager: Matthew Mottinger
6. Case No.: DEV-0102-25  
Project Description: Project Name: Tri-County Subdivision  
Preliminary subdivision for a 15 lot subdivision with two proposed public streets with a future public inter-neighborhood tie. There is intent for future development on the parent tract  
Location: Along Chicken Foot Rd and Rufus Johnson Rd  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Plan Review  
Total Acreage: 41.96 acres  
Zoning: R20  
Approval Date: 12/01/2025  
Approval Authority: Cumberland County  
Owner/Agent: JFJ Johnson Family Farms LLC (Owner) / Jeff Riddle (Agent)  
Pin No.: 0339-17-8174  
Project Manager: Timothy Doersam
7. Case No.: DEV-0146-25  
Project Description: Project Name: Crystal McGee Subdivision  
Preliminary subdivision for a two-lot residential subdivision.  
Location: 6650 Oak Grove Church Rd.  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Plan Review  
Total Acreage: 2.40 acres  
Zoning: R40A  
Approval Date: 12/02/2025  
Approval Authority: Cumberland County  
Owner/Agent: Crystal McGee (Owner) / MAPS Surveying Inc (Agent)  
Pin No.: 0497-52-3099



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- Project Manager: Matthew Mottinger
8. Case No.: PLAT-0080-25  
Project Description: Project Name: Tri-County Subdivision  
Final plat for a 15 lot subdivision with two proposed public streets with a future public inter-neighborhood tie. There is intent for future development on the parent tract  
Location: Along Chicken Foot Rd and Rufus Johnson Rd  
Jurisdiction: Cumberland County  
Type of Review: Final Plat Review  
Total Acreage: 41.96 acres  
Zoning: R20  
Approval Date: 12/03/2025  
Approval Authority: Cumberland County  
Owner/Agent: JFJ Johnson Family Farms LLC (Owner) / Jeff Riddle (Agent)  
Pin No.: 0339-17-8174  
Project Manager: Timothy Doersam
9. Case No.: DEV-0151-25  
Project Description: Project Name: Simpson Lands Subdivision  
Preliminary subdivision for two lots along Ingram Rd intersection of Norris Rd and Ingram Rd  
Location: Cumberland County  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Plan Review  
Total Acreage: 15.00 acres  
Zoning: A1  
Approval Date: 12/03/2025  
Approval Authority: Cumberland County  
Owner/Agent: Richard Simpson, Dudley Simpson, Anthony Simpson, Lori Epler, Robyn Buck, and Donald Simpson (Owner) / Lori Epler(Agent)  
Pin No.: 1422-61-8554  
Project Manager: Timothy Doersam
10. Case No.: DEV-0145-25  
Project Description: Project Name: Lake Upchurch Meadows Subdivision  
Preliminary subdivision for seven lots with a class "B" private street proposed. Common area is provided with 17,600 sq ft. A mail kiosk located in a pull off within the private street right-of-way is proposed. A Homeowners' Association is to be established with common area to be conveyed.  
Location: 2995 Lake Upchurch Dr  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Plan Review



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|---------------------|---|
| Total Acreage:      | 11.71 acres                                   |
| Zoning:             | RR  |
| Approval Date:      | 12/04/2025                                    |
| Approval Authority: | Cumberland County                             |
| Owner/Agent:        | Fuel Zone LLC (Owner) / Michael Adams (Agent) |
| Pin No.:            | 9493-17-6796, 9493-27-0402, and 9493-17-3550  |
| Project Manager:    | Timothy Doersam                               |
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| 11. Case No.: DEV-0130-25 | Project Name: Broadwell Subdivision                                      |
| Project Description:      | Preliminary subdivision plan for a two lot residential subdivision       |
| Location:                 | 6570 Bend of River Rd., Dunn   |
| Jurisdiction:             | Cumberland County  |
| Type of Review:           | Preliminary Subdivision Review   |
| Total Acreage:            | 144.59 +/- (6,298,340.4 +/- sf) (Total)/Lot 1: 3.20 +/- (139,392 +/- sf) |
| Zoning:                   | A1   |
| Approval Date:            | 12/05/2025   |
| Approval Authority:       | Cumberland County  |
| Owner/Agent:              | Sandra Broadwell (Owner) / Stephen Cain (Agent)                          |
| Pin No.:                  | 1502-99-8592   |
| Project Manager:          | Sabrina Greer  |
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| 12. Case No.: DEV-0156-25 | Project Name: Holesko Group Development  |
| Project Description:      | Site plan for Group Development for a third home on a property. Proposed home is a manufactured home with one existing manufactured home and one existing stick-built home. Application follows a subdivision waiver approval for DEV-0132-25 to allow a third home on a Class "C" private street. |
| Location:                 | 6526 Alamance Rd   |
| Jurisdiction:             | Cumberland County  |
| Type of Review:           | Group Development Review   |
| Total Acreage:            | 10.55 acres  |
| Zoning:                   | A1   |
| Approval Date:            | 12/08/2025   |
| Approval Authority:       | Cumberland County  |
| Owner/Agent:              | Kathleen Holesko (Owner) / Lauren White (Agent)  |
| Pin No.:                  | 0412-64-1314   |
| Project Manager:          | Timothy Doersam  |
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| 13. Case No.: DEV-0007-25 | Project Name: River Music Apartments |
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Project Description: Group Development Site Plan approval for a multifamily residential development consisting of eleven (11) buildings, 3-stories each, with a total of 264 residential apartment dwelling units which includes an amenity center and maintenance facility.

Location: 357 Frugal Cir., Spring Lake, 28390

Jurisdiction: Town of Spring Lake

Type of Review: Group Development Site Plan Review

Total Acreage: 33.06 acres

Zoning: R-6A – Residential District

Approval Date: 12/09/2025

Approval Authority: Town of Spring Lake

Owner/Agent: 1400 N. Bragg Property (Owner) / Dan Danvers, Bohler Engineering (Agent) / Sweetwater Capital & Construction, LLC (Applicant)

Pin No.: 0502-53-8074

Project Manager: Richard Fagan

14. Case No.: REV-25-0006

Project Description: Project Name: Farmers Cat Café Building Extension  
Revision of DEV-0006-24 to allow for a storage building extension connected by a hallway extension. There will also be a bathroom facing outside that is inaccessible from inside the building extension. A proposed phase 2 will require the applicants to re-submit with a new revision case for any future phases.

Location: 2589 Gillespie St

Jurisdiction: Cumberland County

Type of Review: Revision Site Plan Review

Total Acreage: 3.97 acres

Zoning: C(P)

Approval Date: 12/10/2025

Approval Authority: Cumberland County

Owner/Agent: Oscar & Maribel Iglesias (Owner) / Andy & Gina Iglesias (Agent)

Pin No.: 0435-08-8171

Project Manager: Timothy Doersam

15. Case No.: PLAT-0079-25

Project Name: Crystal McGee Subdivision

Project Description: Preliminary subdivision for a two-lot residential subdivision.

Location: 6650 Oak Grove Church Rd.

Jurisdiction: Cumberland County



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Type of Review:	Preliminary Plan Review
Total Acreage:	2.40 acres
Zoning:	R40A
Approval Date:	12/10/2025
Approval Authority:	Cumberland County
Owner/Agent:	Crystal McGee (Owner) / MAPS Surveying Inc (Agent)
Pin No.:	0497-52-3099
Project Manager:	Matthew Mottinger
16. Case No.: DEV-0147-25	Project Name: Cotton Volunteer Fire Station
Project Description:	Preliminary Plan for a 2-lot subdivision with the intent of constructing a volunteer fire station on Lot 4-A.
Location:	5083 Marracco Dr., Hope Mills, NC 28348
Jurisdiction:	Cumberland County
Type of Review:	Preliminary Plan Review
Total Acreage:	6.65 acres
Zoning:	RR – Rural Residential
Approval Date:	12/11/2025
Approval Authority:	Cumberland County
Owner/Agent:	Cotton Volunteer Fire Dept Inc. (Owner) / Brad Schuler, Paramounte Engineering, Inc. (Agent)
Pin No.:	0423-26-5048
Project Manager:	Richard Fagan
17. Case No.: DEV-0144-25	Project Name: JW Sealey Subdivision
Project Description:	Preliminary Plan to establish a two lot residential subdivision located within the Bladen Bluffs Watershed.
Location:	7217 Tabor Church Rd., Fayetteville
Jurisdiction:	Cumberland County
Type of Review:	Preliminary Subdivision Review
Total Acreage:	11.40 +/- (496,584 +/- sf)
Zoning:	A1
Approval Date:	12/15/2025
Approval Authority:	Cumberland County
Owner/Agent:	JW Sealey (Owner) / Bill Snively (Agent)
Pin No.:	0461-35-1168
Project Manager:	Sabrina Greer
18. Case No.: DEV-0141-25	Project Name: Riddle Subdivision
Project Description:	Preliminary Plan to establish a two lot residential subdivision located within the Bladen Bluffs Watershed.
Location:	3967 Yarborough Rd., Hope Mills
Jurisdiction:	Cumberland County





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Type of Review: Preliminary Subdivision Review  
Total Acreage: 63.78 ac (2,778,256.8 sf) /Lot 1: 2.5 ac (108,900 sf)/Lot 2: 61.28 (2,669,356.8 sf)  
Zoning: A1  
Approval Date: 12/17/2025  
Approval Authority: Cumberland County  
Owner/Agent: Michael & Jillian Riddle (Owner) / Jeff Riddle (Agent)  
Pin No.: 0441-10-0839  
Project Manager: Sabrina Greer

19. Case No.: DEV-0158-25  
Project Description: Project Name: Melvin / Barnett Subdivision  
Preliminary Plan to establish a two lot residential subdivision. The owner will retain the front parcel, and the applicant will retain the rear parcel.  
Location: 1655 & 1675 Polly Island Rd., Autryville  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Subdivision Review  
Total Acreage: 19.60 +/- (853,776 +/- sf)  
Zoning: A1  
Approval Date: 12/18/2025  
Approval Authority: Cumberland County  
Owner/Agent: Kenneth & Faye Melvin (Owner) /Mark Barnett (Owner) / Warren Stewart -Powers Surveying (Agent)  
Pin No.: 1403-87-0809  
Project Manager: Sabrina Greer

20. Case No.: DEV-0149-25  
Project Description: Project Name: Doris Ann Maxwell Estate Subdivision  
Preliminary subdivision for a two-lot residential subdivision.  
Location: 6319 Clinton Rd Stedman, NC 28391  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Plan Review  
Total Acreage: 58.14 acres  
Zoning: A1  
Approval Date: 12/22/2025  
Approval Authority: Cumberland County  
Owner/Agent: Doris Ann Maxwell (Owner) / Kevin Correia (Agent)  
Pin No.: 0486-34-5000  
Project Manager: Matthew Mottinger





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