



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.

1. Case No.: PLAT-0077-25
Project Description: Project Name: Southeastern Const.
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) /
Mitchell Averette, Averett Engineering (Agent)
Pin No.: 0493-26-0741
Project Manager: Richard Fagan

2. Case No.: DEV-0122-25
Project Description: Project Name: Roland Estates Subdivision
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.)
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 Name: Eastover Commercial Plaza Revision
Project Description:	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 Name: Blakefield Phase 10
Project Description:	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 Name: Point of Delivery Substation 5
Project Description:	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:

Location:
Jurisdiction:
Type of Review:
Total Acreage:
Zoning:
Approval Date:
Approval Authority:
Owner/Agent:
Pin No.:
Project Manager:

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
Along Chicken Foot Rd and Rufus Johnson Rd
Cumberland County
Preliminary Plan Review
41.96 acres
R20
12/01/2025
Cumberland County
JFJ Johnson Family Farms LLC (Owner) / Jeff Riddle (Agent)
0339-17-8174
Timothy Doersam

7. Case No.: DEV-0146-25
Project Description:

Location:
Jurisdiction:
Type of Review:
Total Acreage:
Zoning:
Approval Date:
Approval Authority:
Owner/Agent:
Pin No.:

Project Name: Crystal McGee Subdivision
Preliminary subdivision for a two-lot residential subdivision.
6650 Oak Grove Church Rd.
Cumberland County
Preliminary Plan Review
2.40 acres
R40A
12/02/2025
Cumberland County
Crystal McGee (Owner) / MAPS Surveying Inc (Agent)
0497-52-3099



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Project Manager:	Matthew Mottinger
8. Case No.: PLAT-0080-25	Project Name: Tri-County Subdivision
Project Description:	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 Along Chicken Foot Rd and Rufus Johnson Rd
Location:	Cumberland County
Jurisdiction:	Final Plat Review
Type of Review:	41.96 acres
Total Acreage:	R20
Zoning:	12/03/2025
Approval Date:	Cumberland County
Approval Authority:	JFJ Johnson Family Farms LLC (Owner) / Jeff Riddle (Agent)
Owner/Agent:	0339-17-8174
Pin No.:	Timothy Doersam
Project Manager:	
9. Case No.: DEV-0151-25	Project Name: Simpson Lands Subdivision
Project Description:	Preliminary subdivision for two lots along Ingram Rd
Location:	intersection of Norris Rd and Ingram Rd
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 Name: Lake Upchurch Meadows Subdivision
Project Description:	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
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
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
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 Name: Farmers Cat Café Building Extension
Project Description:	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. 5083 Marracco Dr., Hope Mills, NC 28348
Location:	Cumberland County
Jurisdiction:	Preliminary Plan Review
Type of Review:	6.65 acres
Total Acreage:	RR – Rural Residential
Zoning:	12/11/2025
Approval Date:	Cumberland County
Approval Authority:	Cotton Volunteer Fire Dept Inc. (Owner) / Brad Schuler, Paramounte Engineering, Inc. (Agent)
Owner/Agent:	0423-26-5048
Pin No.:	Richard Fagan
Project Manager:	
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. 7217 Tabor Church Rd., Fayetteville
Location:	Cumberland County
Jurisdiction:	Preliminary Subdivision Review
Type of Review:	11.40 +/- (496,584 +/- sf)
Total Acreage:	A1
Zoning:	12/15/2025
Approval Date:	Cumberland County
Approval Authority:	JW Sealey (Owner) / Bill Snively (Agent)
Owner/Agent:	0461-35-1168
Pin No.:	Sabrina Greer
Project Manager:	
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. 3967 Yarborough Rd., Hope Mills
Location:	Cumberland County
Jurisdiction:	



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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 Name: Melvin / Barnett Subdivision
Project Description:	Preliminary Plan to establish a two lot residential subdivision. The owner will retain the front parcel, and the applicant will retain the rear parcel. 1655 & 1675 Polly Island Rd., Autryville
Location:	Cumberland County
Jurisdiction:	Preliminary Subdivision Review
Type of Review:	19.60 +/- (853,776 +/- sf)
Total Acreage:	A1
Zoning:	12/18/2025
Approval Date:	Cumberland County
Approval Authority:	Kenneth & Faye Melvin (Owner) /Mark Barnett (Owner) / Warren Stewart -Powers Surveying (Agent)
Owner/Agent:	1403-87-0809
Pin No.:	Sabrina Greer
Project Manager:	
20. Case No.: DEV-0149-25	Project Name: Doris Ann Maxwell Estate Subdivision
Project Description:	Preliminary subdivision for a two-lot residential subdivision. 6319 Clinton Rd Stedman, NC 28391
Location:	Cumberland County
Jurisdiction:	Preliminary Plan Review
Type of Review:	58.14 acres
Total Acreage:	A1
Zoning:	12/22/2025
Approval Date:	Cumberland County
Approval Authority:	Doris Ann Maxwell (Owner) / Kevin Correia (Agent)
Owner/Agent:	0486-34-5000
Pin No.:	Matthew Mottinger
Project Manager:	



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