



## 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 June 2025 (June 1, 2025, to June 30, 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.: DEV-0020-25 | Project Name: Carvers Creek State Park- Long Valley Farm  |
| Project Description:     | Non residential Site Plan to establish comfort station and expansion & upgrade of the parking lot near the Rockefeller house in carvers creek state park. |
| Location:                | 2200 Long Valley road   |
| Jurisdiction:            | Spring Lake   |
| Type of Review:          | Site Plan   |
| Total Acreage:           | 12.22 AC  |
| Zoning:                  | RR  |
| Approval Date:           | 06/04/2025  |
| Approval Authority:      | Cumberland County   |
| Owner/Agent:             | State of NC (Applicants/Owners)/ Matthew Oetting (Agent)  |
| Pin No.:                 | 0503-80-5253  |
| Project Manager:         | Vishva Rathod   |
| 2. Case No.: DEV-0055-25 | Project Name: Betsy Jane West Subdivision   |
| Project Description:     | Preliminary subdivision plan to subdivide two lots into five individual lots.   |
| Location:                | 4964 Ross West Rd., Dunn, 28334   |
| Jurisdiction:            | Unincorporated County   |
| Type of Review:          | Preliminary Plan / Subdivision  |
| Total Acreage:           | 11.52 AC (501,811.2 sf)   |
| Zoning:                  | A1 & A1A  |
| Approval Date:           | 06/05/2025  |
| Approval Authority:      | Cumberland County   |
| Owner/Agent:             | Betsy Jane West (Owner) / Joshua Williams (Agent)   |



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- Pin No.: 0593-68-5329 & 0593-69-9558  
Project Manager: Sabrina Greer
3. Case No.: DEV-0053-25  
Project Description: Project Name: Averitt Subdivision  
Preliminary subdivision plan for a two lot residential subdivision with SFHA present  
Location: 2715 Evans Dairy Rd., Fayetteville, 28312  
Jurisdiction: Unincorporated County  
Type of Review: Preliminary Plan / Subdivision  
Total Acreage: 14.22 AC (619,423.2 sf)  
Zoning: A1/CD  
Approval Date: 06/23/2025  
Approval Authority: Cumberland County  
Owner/Agent: Walter & Dianne Averitt, Donna & David Compton (Owners)/Bill Snively (Agent)  
Pin No.: 0454-48-1387  
Project Manager: Sabrina Greer
4. Case No.: DEV-0058-25  
Project Description: Project Name: Keith West Subdivision  
Preliminary plan for a two lot residential subdivision  
Location: 2418 Fields Rd., Fayetteville, 28312  
Jurisdiction: Unincorporated County  
Type of Review: Preliminary Plan / Subdivision  
Total Acreage: 3.62 AC (157,687.2 sf)  
Zoning: RR  
Approval Date: 06/25/2025  
Approval Authority: Cumberland County  
Owner/Agent: Memory Keith West (Owner/Applicant)/ Denver McCollough (Agent)  
Pin No.: 0445-73-9146  
Project Manager: Sabrina Greer
5. Case No.: DEV-0044-24  
Project Description: Project Name: Circle K Expansion  
Approval following conditional rezoning for a convenience store with gas pumps expansion to establish high-flow diesel fueling stations and additional large vehicle parking at the rear.  
Location: 3123 Murphy Rd  
Jurisdiction: Town of Eastover  
Type of Review: Final Site Plan Approval  
Total Acreage: 6.27 +/- AC  
Zoning: C(P)/CZ  
Approval Date: 06/25/2025



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Approval Authority: Town of Eastover  
Owner/Agent: Lamar Investments, LLC (Owner)/ Timmons Group  
(Agent)  
Pin No.: 0468-26-5272  
Project Manager: Timothy Doersam

6. Case No.: DEV-0051-25 Project Name: Clifton Subdivision  
Project Description: Preliminary plan for two-lot residential subdivision.  
Location: 10904 and 10900 Ramsey St  
Jurisdiction: County  
Type of Review: Preliminary Plan  
Total Acreage: 3.84 +/- AC  
Zoning: A1 & A1A  
Approval Date: 06/23/2025  
Approval Authority: Cumberland County  
Owner/Agent: Todd and Stephen Clifton (Owners)/Lisa Clifton  
(Agent)  
Pin No.: 0564-69-1091  
Project Manager: Timothy Doersam

7. Case No.: DEV-0056-25 Project Name: Santiago Subdivision  
Project Description: Preliminary plan for two-lot residential subdivision.  
Location: 6044 Turnbull Rd  
Jurisdiction: County  
Type of Review: Preliminary Plan  
Total Acreage: 10.88 +/- AC  
Zoning: A1  
Approval Date: 06/6/2025  
Approval Authority: Cumberland County  
Owner/Agent: Edna Santiago (Owner)/Shawn Nance (Agent)  
Pin No.: 0482-16-4464  
Project Manager: Timothy Doersam

8. Case No.: DEV-0059-25 Project Name: Cape Fears Investments Subdivision  
Project Description: Preliminary plan for a two-lot residential subdivision.  
Location: 2070 Canady Pond Rd  
Jurisdiction: County  
Type of Review: Preliminary Plan  
Total Acreage: 2.19 +/- AC  
Zoning: R40  
Approval Date: 06/13/2025  
Approval Authority: Cumberland County



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| Owner/Agent:     | Cape Fear Investments, LLC (Owner)/Jeff Riddle |
| (Agent)          |  |
| Pin No.:         | 0420-89-3393                                   |
| Project Manager: | Timothy Doersam                                |
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| 9. Case No.: DEV-0063-25    | Project Name: South River Electric Liberty Point Substation      |
| Project Description:        | Non-residential site plan for a South River Electric Substation. |
| Location:                   | 805 Wal-Mart Dr  |
| Jurisdiction:               | County   |
| Type of Review:             | Site Plan  |
| Total Acreage:              | 5.02 +/- AC  |
| Zoning:                     | M2 (Defaults to M(P) Planned Industrial District)                |
| Approval Date:              | 06/27/2025   |
| Approval Authority:         | Cumberland County  |
| Owner/Agent:                | South River Electric Membership Corporation                      |
| (Owners)/Shane Finn (Agent) |  |
| Pin No.:                    | 0423-93-0976   |
| Project Manager:            | Timothy Doersam  |
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| 10. Case No.: DEV-0077-24 | Project Name: Piland Subdivision                                     |
| Project Description:      | Preliminary plan to create a new 2.05 acre lot off Dobbin Holmes Rd. |
| Location:                 | 1526 Dobbin Holmes Rd  |
| Jurisdiction:             | Town of Eastover   |
| Type of Review:           | Preliminary Plan   |
| Total Acreage:            | 36.40 +/- AC   |
| Zoning:                   | A1C(P)/CZ  |
| Approval Date:            | 06/23/2025   |
| Approval Authority:       | Town of Eastover   |
| Owner/Agent:              | Howard M. Piland Sr. (Owner)/Bill Snively (Agent)                    |
| Pin No.:                  | 0458-64-0706   |
| Project Manager:          | Timothy Doersam  |
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| 11. Case No.: PLAT-0012-24 | Project Name: Piper's Landing Subdivision                              |
| Project Description:       | Final plat for an eight lot subdivision with a proposed public street. |
| Location:                  | 7149 Butler Nursery Rd   |
| Jurisdiction:              | County   |
| Type of Review:            | Final Plat Review  |
| Total Acreage:             | 18.38 +/- AC   |
| Zoning:                    | R40/CZ   |



## Planning & Inspections Department

Approval Date: 06/30/2025  
Approval Authority: County  
Owner/Agent: Cape Fear Investment Properties, LLC; Lynwood Estates, LLC (Owners)/Scott Brown (Agent)  
Pin No.: 0441-63-8397  
Project Manager: Timothy Doersam

12. Case No.: PLAT-0023-24  
Project Description: Project Name: Cypress Lakes Village Section 12  
Final plat for the last section of Cypress Lakes Village for 16 lots.  
Location: Off Boxcut Ln  
Jurisdiction: County  
Type of Review: Final Plat Review  
Total Acreage: 7.30 +/- AC  
Zoning: R10/CU  
Approval Date: 06/02/2025  
Approval Authority: Cumberland County  
Owner/Agent: Birchwood Farms (Owners)/Cynthia Smith (Agent)  
Pin No.: 0432-17-9505  
Project Manager: Timothy Doersam

13. Case No.: PLAT-0038-24  
Project Description: Project Name: Cape Fears Investments Subdivision  
Preliminary plan for a two-lot residential subdivision.  
Location: 2070 Canady Pond Rd  
Jurisdiction: County  
Type of Review: Preliminary Plan  
Total Acreage: 2.19 +/- AC  
Zoning: R40  
Approval Date: 06/13/2025  
Approval Authority: Cumberland County  
Owner/Agent: Cape Fear Investments, LLC (Owner)/Jeff Riddle (Agent)  
Pin No.: 0420-89-3393  
Project Manager: Timothy Doersam