



## 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 November 2025 (November 1, 2025, to November 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-0106-25 | Project Name: Mercer University Subdivision  |
| Project Description:     | Preliminary subdivision for a 3 commercial lot subdivision.  |
| Location:                | 4061 Goldsboro Rd.   |
| Jurisdiction:            | Cumberland County  |
| Type of Review:          | Preliminary Plan Review  |
| Total Acreage:           | 22.42 acres  |
| Zoning:                  | C(P)   |
| Approval Date:           | 11/04/2025   |
| Approval Authority:      | Cumberland County  |
| Owner/Agent:             | Corporation of Mercer University (Owner) / Ben Middleton (Agent)   |
| Pin No.:                 | 0570-50-3574   |
| Project Manager:         | Vishva Rathod  |
| 2. Case No.: DEV-0052-25 | Project Name: Machell White Subdivision  |
| Project Description:     | Preliminary subdivision for a two-lot residential subdivision and establishing a Class "C" private street. |
| Location:                | 7500 Cedar Creek Rd.   |
| Jurisdiction:            | Cumberland County  |
| Type of Review:          | Preliminary Plan Review  |
| Total Acreage:           | 16.74 acres  |
| Zoning:                  | A1   |
| Approval Date:           | 11/24/2025   |
| Approval Authority:      | Cumberland County  |
| Owner/Agent:             | Dwayne & Misty White (Owner) / David Essick (Agent)  |
| Pin No.:                 | 0471-98-4853   |
| Project Manager:         | Timothy Doersam  |



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3. Case No.: DEV-0139-25

Project Name: Fayetteville NC Mobile Home Park Site Plan

Project Description:

Site plan for a manufactured home park to re-establish seven manufactured homes onto seven currently vacant spaces within an existing manufactured home park.

Location:

Parcels containing 1570 Hissop St and 1501 Granite Sq

Jurisdiction:

Cumberland County

Type of Review:

Site Plan Review

Total Acreage:

8.83 acres

Zoning:

R6A

Approval Date:

11/10/2025

Approval Authority:

Cumberland County

Owner/Agent:

Fayetteville NC MHP, LLC (Owner) / Fernando Orozco (Agent)

Pin No.:

0520-78-0497 & 0520-78-0164

Project Manager:

Timothy Doersam

4. Case No.: DEV-0096-25

Project Name: Distribution Dr Regulator Station

Project Description:

Site plan approval to establish a natural gas pipeline regulator station and construct a pipeline (16" below ground for non-liquified natural gas) to serve the new ~30-mile-long Line 500 Piedmont Natural Gas pipeline project. The regulator station is proposed within a leased area of the subject property that the pipeline traverses. The proposed regulator station is located on a parcel (Lot 40 of the Cumberland Industrial Center Plat 0091-0044) within the Cumberland Industrial Center's district boundaries which has additional regulations and restrictions. The County Manager's authorization signature is required for this site plan approval per the Cumberland Industrial Center's Restrictive Covenants [Exhibit B].

Location:

930 Distribution Dr

Jurisdiction:

Cumberland County

Type of Review:

Site Plan Review

Total Acreage:

33.80 acres

Zoning:

M(P)

Approval Date:

11/21/2025

Approval Authority:

Cumberland County

Owner/Agent:

Allison Holdings LLC (Owner) / Keith Gualtieri (Agent)

Pin No.:

0433-47-0682



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Project Manager: Timothy Doersam

5. Case No.: DEV-0138-25  
Project Description:

Project Name: Storage King New Building Addition  
Non-residential site plan for an additional 90'x300' climate controlled storage building on an already existing mini-warehousing self-storage facility with access intended from Lady Lane Road for customers using this proposed building.

Location: 4928 US HWY 301  
Jurisdiction: Cumberland County  
Type of Review: Site Plan Review  
Total Acreage: 9.05 acres  
Zoning: C(P)  
Approval Date: 11/20/2025  
Approval Authority: Cumberland County  
Owner/Agent: FTPA Storage HWY 301 LP (Owner) / Casey Whiteman (Agent)  
Pin No.: 0423-17-5853  
Project Manager: Timothy Doersam

6. Case No.: DEV-0142-25  
Project Description:

Project Name: Jaycee St Preliminary Subdivision  
Preliminary subdivision plan to subdivide and adjust the lot lines of eight existing lots into eleven lots. This is to bring all lot sizes and dimensions not conforming with the Stedman Zoning and Subdivision Ordinances into compliance. Portions of the development are within the Special Flood Hazard Area and must adhere to any and all requirements of such.

Location: Along Jaycee St  
Jurisdiction: Town of Stedman  
Type of Review: Preliminary Plan Review  
Total Acreage: 3.62 acres  
Zoning: R10  
Approval Date: 11/6/2025  
Approval Authority: Town of Stedman  
Owner/Agent: Top Bunch LLC (Owner) / Rhett Bunce (Agent)  
Pin No.: 0495-17-7385, 0495-27-2323, 0495-27-4312, 0495-27-4362, 0495-27-5312, 0495-27-5361, and 0495-27-6361  
Project Manager: Timothy Doersam



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7. Case No.: PLAT-0069-25  
Project Description: Project Name: Williams Subdivision  
Final plat to split one lot into two lots and adjust the lot lines of the third lot to accommodate the necessary road frontage needed for the newly created Lot B.  
Location: 2734 James Dail Rd  
Jurisdiction: Town of Eastover  
Type of Review: Final Plat Review  
Total Acreage: 7.07 acres  
Zoning: RR  
Approval Date: 11/3/2025  
Approval Authority: Town of Eastover  
Owner/Agent: Harry & Cleopatra Williams (Owner) / Denver McCullough (Agent)  
Pin No.: 0478-39-3401  
Project Manager: Timothy Doersam
8. Case No.: DEV-0052-25  
Project Description: Project Name: Machell White Subdivision  
Final plat for a four-lot residential subdivision following an approved rezoning of the parent parcel to R30 Residential Zoning  
Location: Northeast of the corner of Huckleberry Rd and White Plains Dr.  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Plan Review  
Total Acreage: 2.94 acres  
Zoning: R30  
Approval Date: 11/03/2025  
Approval Authority: Cumberland County  
Owner/Agent: Barred Owl Land and Developing LLC (Owner) / Timothy Evans (Agent)  
Pin No.: 0467-16-9906  
Project Manager: Timothy Doersam
9. Case No.: PLAT-0066-25  
Project Description: Project Name: River Landing Subdivision  
Final Site Plan for Approved Prel Plan, DEV-0069-25. (Refer to PIN)  
Location: Unincorporated Cumberland County  
Jurisdiction: Final Plat Review  
Type of Review: 25.07 +/- AC (1,092,049.20 Sq. Ft.)  
Total Acreage: A1 – Agricultural District  
Zoning: 11/07/2025  
Approval Date: Cumberland County  
Approval Authority: Pamela Williams (Owner) / Ben Stout (Agent)  
Owner/Agent:



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| Pin No.:         | 0499-82-9078  |
| Project Manager: | Richard Fagan |
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| 10. Case No.: REV-25-0023 | Project Name: Southeastern Const. Subdivision  |
| Project Description:      | Revised Preliminary Plan modifying the length of the Class "C" Private St, Equestrian Way.           |
| Location:                 | 110 feet west from intersection of Doe Hill Rd & NC HWY 210 S.                                       |
| Jurisdiction:             | Unincorporated Cumberland County   |
| Type of Review:           | Revision   |
| Total Acreage:            | 40.00 +/- AC (1,742,400 Sq. Ft.)   |
| Zoning:                   | A1 – Agricultural District   |
| Approval Date:            | 10/03/2025   |
| Approval Authority:       | Cumberland County  |
| Owner/Agent:              | Southeastern Construction of Rockfish, LLC (Owner) / Mitchell Averette, Averette Engineering (Agent) |
| Pin No.:                  | 0493-26-0741   |
| Project Manager:          | Richard Fagan  |
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| 11. Case No.: REV-25-0024 | Project Name: Blalock Farms Subdivision                               |
| Project Description:      | Revised Prel. Plan removing sidewalks pursuant to MIA standards.      |
| Location:                 | 944 Johnson Farm Rd, Fayetteville, NC 28311                           |
| Jurisdiction:             | Unincorporated Cumberland County                                      |
| Type of Review:           | Revision  |
| Total Acreage:            | 91.68 +/- AC  |
| Zoning:                   | R20 – Residential District  |
| Approval Date:            | 11/25/2025  |
| Approval Authority:       | Cumberland County   |
| Owner/Agent:              | ABJ Investments, LLC (Owner) / Scott Brown, 4D Site Solutions (Agent) |
| Pin No.:                  | 0532-19-770 & 0532-09-0594  |
| Project Manager:          | Richard Fagan   |
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|---------------------------|---|
| 12. Case No.: DEV-0129-25 | Project Name: Melstone Dr / Goodyear Regulator Station                                    |
| Project Description:      | Site Plan approval for a natural gas pipeline regulator station and underground pipeline. |
| Location:                 | 190 Melstone Dr., Fayetteville.   |
| Jurisdiction:             | Cumberland County   |
| Type of Review:           | Site Plan Review  |
| Total Acreage:            | 56.37 AC (2,455,477.2 sf)   |
| Zoning:                   | M(P)  |



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Approval Date: 11/07/2025  
Approval Authority: Cumberland County  
Owner/Agent: Goodyear Tire & Rubber Co. (Owner) / Keith Gualtieri (Agent)  
Pin No.: 0541-24-3848  
Project Manager: Sabrina Greer

13. Case No.: DEV-0139-25  
Project Description: Project Name: Cape Fear Properties Subdivision  
Preliminary subdivision plan for a thirteen lot residential subdivision or a previously subdivided seven parcel subdivision  
Location: Corner of Ross West Rd. & Julian Rd., Dunn  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Subdivision Review  
Total Acreage: 21.60 +/- AC (940,986 +/- sf)  
Zoning: A1A  
Approval Date: 11/20/2025  
Approval Authority: Cumberland County  
Owner/Agent: Cape Fear Properties, LLC (Owner) / Jeff Riddle (Agent)  
Pin No.: 0593-79-2405, 0593-79-3032, 0593-79-4440, 0593-79-6375, 0597-99-3010, 0593-89-1236  
Project Manager: Sabrina Greer

14. Case No.: DEV-0141-25  
Project Description: Project Name: Lee Change of Use Non-Residential Site Plan  
Non-Residential Site Plan Review for a change of use from a HVAC to motor vehicle sales, used.  
Location: 3737 Clinton Rd., Fayetteville  
Jurisdiction: Cumberland County  
Type of Review: Site Plan Review  
Total Acreage: 5.54 AC (241,322.4 sf)  
Zoning: C3(CP) | RR  
Approval Date: 11/17/2025  
Approval Authority: Cumberland County  
Owner/Agent: Jasper Lee (Owner) (Agent)  
Pin No.: 0466-27-8128  
Project Manager: Sabrina Greer



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