



Planning & Inspections Department

MEMORANDUM

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

FROM: Sabrina Greer, Planner I
Current Planning Section

SUBJECT: Monthly Report for August 2026 (August 1, 2026, to August 31, 2026)
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-0033-26 | Project Name: Toman & Hoffman Site Plan |
| Project Description: | Change of Use Site Plan for a property that contains a total of two existing structures but only using the more interior building. Any additional uses or future phases will be submitted with a revised site plan. |
| Location: | 2381 Cedar Creek Rd |
| Jurisdiction: | Cumberland County |
| Type of Review: | Site Plan |
| Total Acreage: | 1.12 Acres |
| Zoning: | C(P) |
| Approval Date: | 08/07/2026 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Theresa Toman & Iris Hoffman (Owner) |
| Pin No.: | 0455-75-3933 |
| Project Manager: | Timothy Doersam |
| 2. Case No.: DEV-0079-26 | Project Name: Nita R Butt Subdivision |
| Project Description: | Preliminary Plan to establish a two-lot residential subdivision to Lot "A" and Lot "B". |
| Location: | 2472 H Bullard Rd |
| Jurisdiction: | Cumberland County |
| Type of Review: | Preliminary Plan |
| Total Acreage: | 2.62 Acres |
| Zoning: | R40A |
| Approval Date: | 08/07/2026 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Nita R Butt (Owner) / Lori Epler (Agent) |
| Pin No.: | 0432-72-2632 |



Planning & Inspections Department

- Project Manager: Timothy Doersam
3. Case No.: DEV-0090-26
Project Description: Project Name: Welch Truck Parking Lot
Site Plan to establish 74 large truck trailer parking spaces (12.5ftx75ft) and 17 additional large vehicle/semi-truck parking spaces (12ftx30ft). Automatic main entrance gate and a backup swing gate along US HWY 301 S
5545 US HWY 301 S
Location: 5545 US HWY 301 S
Jurisdiction: Cumberland County
Type of Review: Site Plan
Total Acreage: 4.26 Acres
Zoning: C(P)
Approval Date: 08/13/2026
Approval Authority: Cumberland County
Owner/Agent: 301 Hope Mills, LLC (Owner) / Chris Welch (Agent)
Pin No.: 0413-92-7750
Project Manager: Timothy Doersam
4. Case No.: DEV-0096-26
Project Description: Project Name: Prosperity of the Soul Ministries Subdivision
Preliminary Plan to establish a two-lot residential subdivision to Lot "2A" and Lot "2B" with a joint driveway easement.
Location: Along Gordon Williams Rd, Southeast of I-95 N
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 8.21 Acres
Zoning: A1
Approval Date: 08/21/2026
Approval Authority: Cumberland County
Owner/Agent: Prosperity of the Soul Ministries Worship Center Inc (Owner) / Michael Adams (Agent)
Pin No.: 0591-09-9254
Project Manager: Timothy Doersam
5. Case No.: DEV-0097-26
Project Description: Project Name: Sanderosa Pines Phase 1 Subdivision
Preliminary Plan to establish a three-lot subdivision for Phase 1 of Sanderosa Pines. Lot 3 is intended for future development.
Location: Along Sanderosa Rd, East of Shadowmoss Rd
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan



Planning & Inspections Department

- | | |
|---------------------|--|
| Total Acreage: | 15.00 Acres |
| Zoning: | R40 |
| Approval Date: | 08/21/2026 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Barred Owl Land and Development, LLC (Owner) / Michael Adams (Agent) |
| Pin No.: | 0432-72-2632 |
| Project Manager: | Timothy Doersam |
6. Case No.: DEV-0102-26
- Project Description: Project Name: Stow-N-Go Mini-Warehousing Self-Storage
Site plan to establish a multi-phase mini-warehousing development with each phase erecting an additional storage building. No office space or restrooms are provided, no on-site lighting proposed, and no permanent employees are proposed to be on-site on a regular basis.
- Location: Along Clinton Rd, 2,000ft East of Shelton Beard Rd
- Jurisdiction: Cumberland County
- Type of Review: Site Plan
- Total Acreage: 10.00 Acres
- Zoning: A1
- Approval Date: 08/21/2026
- Approval Authority: Cumberland County
- Owner/Agent: Brian Perry & Joseph Perry (Owner) / Lori Epler (Agent)
- Pin No.: 0476-95-6539
- Project Manager: Timothy Doersam
7. Case No.: PLAT-0030-26
- Project Description: Project Name: Gienger Final Plat
Final Plat for DEV-0069-26
- Location: 2490 River Rd
- Jurisdiction: Cumberland County
- Type of Review: Final Plat
- Total Acreage: 8.95 Acres
- Zoning: A1
- Approval Date: 08/13/2026
- Approval Authority: Cumberland County
- Owner/Agent: Nathaniel Gienger (Owner) / Linda Humphrey (Agent)
- Pin No.: 0449-52-7836
- Project Manager: Timothy Doersam



Planning & Inspections Department

8. Case No.: PLAT-0035
Project Description: Project Name: Roxy Land Multi-Phase Subdivision
Jurisdiction: Final Plat related to DEV-0082-26
Type of Review: Cumberland County
Total Acreage: Final Plat
Zoning: 2.72 Acres
Approval Date: RR
Approval Authority: 08/13/2026
Owner/Agent: Cumberland County
Roxy Land, LLC (Owner) / Michael Adams (Agent) / Faith Jackson (Agent)
Pin No.: 0593-63-7132
Project Manager: Timothy Doersam
9. Case No.: PLAT-0041-26
Project Description: Project Name: Lakeside at Snow Hill Phase 2.2
Phase 2.2 Final Plat for Lakeside at Snow Hill
subdivision for 18 lots and two public streets. A Riparian
Buffer is proposed.
Location: At the end of Magnificent Avenue
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 12.06 Acres
Zoning: R10
Approval Date: 08/25/2026
Approval Authority: Cumberland County
Owner/Agent: Graceville, LLC (Owner) / Kevin Lindsay (Agent)
Pin No.: 0413-03-5205 & 0424-92-2143
Project Manager: Timothy Doersam
10. Case No.: PLAT-0043-26
Project Description: Project Name: Nita R Butt Subdivision
Final Plat to establish a two-lot residential subdivision to
Lot "A" and Lot "B". Related to DEV-0079-26.
Location: 2472 H Bullard Rd
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 2.62 Acres
Zoning: R40A
Approval Date: 08/17/2026
Approval Authority: Cumberland County
Owner/Agent: Nita R Butt (Owner) / Lori Epler (Agent)
Pin No.: 0432-72-2632
Project Manager: Timothy Doersam



Planning & Inspections Department

11. Case No.: PLAT-0045-26
Project Description: Project Name: Haigler Final Plat
Final Plat related to DEV-0048-26 for a 2-lot subdivision along Underwood Road.
Location: 2100 Underwood Road
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 4.46 Acres
Zoning: A1
Approval Date: 08/26/2026
Approval Authority: Cumberland County
Owner/Agent: Christopher A. Haigler (Owner) / Debbie Cummins, Kevin Hinton, & Ted Hopkins (Agents)
Pin No.: 0458-07-1896
Project Manager: Timothy Doersam
12. Case No.: PLAT-0046-26
Project Description: Project Name: Whitefield Estates Final Plat
13-lot subdivision with a proposed public street. Related to DEV-0001-26
Location: Off Mary McCall Rd, South of Bainbridge Rd
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 14.50 Acres
Zoning: R40
Approval Date: 08/26/2026
Approval Authority: Cumberland County
Owner/Agent: Back Water Investments, LLC (Owner) / Tyler Crowes (Agent)
Pin No.: 0496-74-3860
Project Manager: Timothy Doersam
13. Case No.: DEV-0083-26
Project Description: Project Name: Jones Group Development Permit
Application for multi-phase commercial development. Phase I include a convenience store with on-site food preparation sold in-store or via pick up window. The store will provide a subsurface grease trap, sixteen (16) gasoline & diesel fuel dispensers, and a stormwater control measure labeled as "Pad D". Phase 1 also incorporates both entrance travel ways, one (1) off W. Manchester and one (1) off S. Bragg Blvd. Phase II consists of two (2) pads ("Pad B" and "Pad C") to be leased for future tenants; no use or activity identified for Phase II (A separate revised preliminary site plan is to be submitted when determined.)



Planning & Inspections Department

Location: 1589 N. Bragg Blvd
Jurisdiction: Town of Spring Lake
Type of Review: Non-residential Preliminary Site Plan
Total Acreage: 7.05 AC | 307, 098 Sq. Ft.
Zoning: C(P) | Planned Commercial District
Approval Date: 08/07/26
Approval Authority: Town of Spring Lake
Owner/Agent: Martha Harkins, Alice GG. Powers, Cynthia & Daniel Goins, Cynthia Goins Peggy Woodard, Stephen Meyer, Donald Meyer, Church of the Covenant (Owners) / Bragg RE, LLC, Charleston Group, Daniel Hernandez and Kimley Horn & Associates, Inc. (Agents)
Pin No.: 0502-44-0852, 0502-44-1628, 0502-44-0600, 0502-34-9710, 0502-34-9479, 0502-44-0441, and 0502-44-0382
Project Manager: Richard Fagan

14. Case No.: REV-26-0018

Project Description: Project Name: Blalock Farms – Phases 1 & 2
Applicant submitted a revised preliminary plan phasing the originally approved 96-lot residential subdivision from one (1) phase into two (2) phases. In the original approval per DEV-0014-25, the preliminary plan was proposed and approved as one (1) phase. In this revision, REV-26-0018, Phase 1 contains a total of 52 lots and five (5) proposed public rights-of-way. Phase 2 includes 44 lots, the extension of the stub-out and two (additional) public rights-of-way. The development will be served by Harnett Regional Water via water line extension down Johnson Farm Rd located at the intersection of Elliot Farm Rd and Johnson Farm Rd.
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: 08/26/2026
Approval Authority: Cumberland County
Owner/Agent: ABJ Investments, LLC (Owner) / Scott Brown, 4D Site Solutions (Agent/Applicant)
Pin No.: 0532-19-0770 & 0532-09-0594
Project Manager: Richard Fagan



Planning & Inspections Department

15. Case No.: PLAT-0029-26
Project Description: Project Name: Sandhill Reserve
Applicant submitted a draft final plat for approved preliminary plan per DEV-0070-26, which was approved for a 15-lot residential subdivision with two (2) proposed public rights-of-way.
Location: 1312 & 1356 Sand Hill Rd, Hope Mills, NC 28348
Jurisdiction: Unincorporated Cumberland County
Type of Review: Final Plat
Total Acreage: 11.22 AC
Zoning: R20 & R40 | Residential Districts
Approval Date: 08/17/2026
Approval Authority: Cumberland County
Owner/Agent: JFJ III Investments, LLC & Ramona Raeford (Owners) / Mike Adams, MAPS Surveying (Agent/Applicant)
Pin No.: 0532-19-0770 & 0532-09-0594
Project Manager: Richard Fagan
16. Case No.: DEV-0089-26
Project Description: Project Name: Chavez Group Development Permit
Group Development Site Plan to add a second manufactured home on a parcel with an existing home for a total of two (2) manufactured homes. Parcel will be on well and septic.
Location: 355 Rock Hill Rd, Fayetteville, NC 28312
Jurisdiction: Unincorporated Cumberland County
Type of Review: Group Development
Total Acreage: 2.29 AC (99,752.4 sf)
Zoning: RR
Approval Date: 08/11/2026
Approval Authority: Cumberland County
Owner/Agent: Audel Chavez (Owner) | (Applicant)
Pin No.: 0466-08-8362
Project Manager: Sabrina Greer
17. Case No.: DEV-0094-26
Project Description: Project Name: Newlan Group Development Permit
Group Development
Location: 2720 (existing) & 2698 (new) H. Bullard Rd, Hope Mills, NC 28348
Jurisdiction: Cumberland County
Type of Review: Group Development
Total Acreage: 3.82 AC (166,399.2 sf)
Zoning: A1
Approval Date: 08/12/2026
Approval Authority: Cumberland County



Planning & Inspections Department

Owner/Agent:	Ronald & Jill Newlan (Owners) / Trent Newlan (Applicant)
Pin No.:	0432-93-3356
Project Manager:	Sabrina Greer