



## 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 January 2026 (January 1, 2026, to January 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.: PLAT-0076-25  
Project Description: Project Name: West Meadows Subdivision  
Location: Final Plat for DEV-0139-25  
5038 Ross West Rd. (Corner of Ross West Rd. & Julian Rd., Dunn)  
Jurisdiction: Cumberland County  
Type of Review: Final Plat  
Total Acreage: 21.60 +/- AC (940,986 +/- sf)  
Zoning: A1A  
Approval Date: 01/06/2026  
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
2. Case No.: PLAT-0071-25  
Project Description: Project Name: Arlington South, Phase 2 Subdivision  
Location: Final Plat for Arlington South, Phase 2  
6220 Parkton Rd., Hope Mills  
Jurisdiction: Cumberland County  
Type of Review: Final Plat  
Total Acreage: 8.30 AC  
Zoning: RR  
Approval Date: 12/18/2025  
Approval Authority: Cumberland County  
Owner/Agent: CJ Developers 2, LLC (Owner) / Mike Adams - MAPS Surveying (Agent)  
Pin No.: 0413-12-5184



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- Project Manager: Richard Fagan
3. Case No.: DEV-0006-25  
Project Description: Project Name: Sage Meadows Subdivision  
Preliminary subdivision plan for a 29-lot subdivision to include two proposed rights-of-way (Pinyon Street and Salt Cedar Street) terminated each with a 70' diameter cul-de-sac.
- Location: 6570 Bend of River Rd., Dunn  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Subdivision Review  
Total Acreage: 144.59 +/-  
Zoning: R15  
Approval Date: 01/14/2026  
Approval Authority: Cumberland County  
Owner/Agent: Watermark Homes (Owner) / Scott Brown, 4DSite Solutions (Agent)
- Pin No.: 0465-05-7234 & 0455-95-0037  
Project Manager: Richard Fagan
4. Case No.: PLAT-0085-25  
Project Description: Project Name: J.W. Sealey & Associates Subdivision  
Final Plat for DEV-0144-25 / WSD-0094-25  
Location: 7217 Tabor Church Rd., Fayetteville  
Jurisdiction: Cumberland County  
Type of Review: Final Plat  
Total Acreage: 11.00 +/- (479,160 +/- sf)  
Zoning: A1  
Approval Date: 01/22/2026  
Approval Authority: Cumberland County  
Owner/Agent: JW Sealey & Associates (Owner) / Bill Snively (Agent)
- Pin No.: 0461-35-1168  
Project Manager: Sabrina Greer
5. Case No.: DEV-0155-25  
Project Description: Project Name: Durden Group Development  
Site Plan for Group Development Permit for a second home on a property. Proposed home is a Manufactured Home, and one existing stick built home.
- Location: 4040 Havelock St., Fayetteville  
Jurisdiction: Cumberland County  
Type of Review: Group Development Site Plan Review  
Total Acreage: 3.41 AC  
Zoning: A1  
Approval Date: 01/23/2026  
Approval Authority: Cumberland County



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- Owner/Agent: Harry Lee (Owner) / Oakwood Homes (Agent)  
Pin No.: 0442-38-8091  
Project Manager: Matthew Mottinger
6. Case No.: DEV-0165-25  
Project Description: Project Name: Ballard Subdivision  
Preliminary Plan to establish a two lot residential subdivision.  
Location: 10512 & 10564 Giles Rd., Linden  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Subdivision Review  
Total Acreage: 36.48 +/- (1,589,068.8 +/- sf)  
Zoning: A1  
Approval Date: 01/27/2026  
Approval Authority: Cumberland County  
Owner/Agent: Joe & Ashley Ballard (Owner) / Mike Adams - MAPS (Agent)  
Pin No.: 0564-24-4247  
Project Manager: Sabrina Greer
7. Case No.: DEV-0154-25  
Project Description: Project Name: Hester / Jessup Subdivision  
Preliminary Plan to establish a two lot residential subdivision.  
Location: 5973 & 5995 A. B. Smith Rd., Fayetteville  
Jurisdiction: Cumberland County  
Type of Review: Preliminary Subdivision Review  
Total Acreage: 6.92 +/- (301,435.2 +/- sf)  
Zoning: A1  
Approval Date: 01/27/2026  
Approval Authority: Cumberland County  
Owner/Agent: Ann Hester (Owner) / Stephen Cain (Agent)  
Pin No.: 0482-04-2494  
Project Manager: Sabrina Greer
8. Case No.: DEV-0003-25  
Project Description: Project Name: Burkett/Koonce Group Development Permit  
Group development site plan review for second manufactured home in Cape Fear River watershed.  
Location: 3276 & 3280 River Rd., Wade  
Jurisdiction: Cumberland County  
Type of Review: Group Development Site Plan Review  
Total Acreage: 3.40 AC (148,104 sf)  
Zoning: A1  
Approval Date: 01/27/2026



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- Approval Authority: Cumberland County  
Owner/Agent: Pamela Burkett (Owner) / Elizabeth Rockell, Clayton Homes of Fayetteville (Agent)  
Pin No.: 0540-70-8244  
Project Manager: Sabrina Greer
9. 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
10. Case No.: DEV-0163-25  
Project Description: Project Name: Celebration Plaza Non-Residential Site Plan for Celebration Plaza Retail and Restaurants to be served off Celebration Dr.  
Location: 5480 Celebration Dr., Hope Mills  
Jurisdiction: Cumberland County  
Type of Review: Non Residential Site Plan Review  
Total Acreage: 0.75 AC  
Zoning: C(P)CU  
Approval Date: 01/28/2025  
Approval Authority: Cumberland County  
Owner/Agent: MuraisI, Esam Al; AlhubishI, Abdurrahman M; Alhobishi Convenience Stores & Rentals INC (Owners)/ George Rose, (Agent)  
Pin No.: 0422-77-0922  
Project Manager: Matthew Mottinger