CUMBERLAND COUNTY
NORTH CAROLINA

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 May 2026 (May 1, 2026, to May 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-0040-26 Project Name: Jones Group Development Permit

Project Description:	Application for Group Development Permit Site Plan to establish two residential dwelling units on a temporary basis until the proposed new residential stick-built home is constructed at the new assigned address 2725 Culbreth Rd. Applicant proposes to live in existing manufactured home at 2727 Culbreth Rd until new home is built. The existing manufactured home will be relocated to another location outside Cumberland County once the Certificate of Occupancy has been issued at 2727 Culbreth Rd for the new home based on information provided by the applicant.
Location:	2725 & 2727 Culbreth Rd., Fayetteville, 28312
Jurisdiction:	Cumberland County
Type of Review:	Group Development Permit
Total Acreage:	1.94 +/- acres (84,506.4 +/- sf)
Zoning:	R40A
Approval Date:	5/14/2026
Approval Authority:	Cumberland County
Owner/Agent:	Brian Jones (Owner)(Agent)
Pin No.:	0474-23-4693
Project Manager:	Sabrina Greer

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2. Case No: DEV-0047-26 — Project Name; Midan Ln Change of Use

Project Description:	Non-residential site plan to establish a Change of Use from Residential to Professional Office Space within the C(P) Planned Commercial District with no altercation to the exterior location or dimensions of the existing structure.
Location:	1748 Midan Ln.
Jurisdiction:	County
Type of Review:	Non-Residential Site Plan
Total Acreage:	.70 acres / 30,492 sq ft
Zoning:	C(P)
Approval Date:	05/19/2026
Approval Authority:	Cumberland County
Owner/Agent:	Westbrook Advisory LLC (Owners) / Your Way Construction (Agent)
Pin No.:	0426-10-3818
Project Manager:	Matthew Mottinger

3. Case No.: DEV-0049-26 — Project Name: Mata Olvera Group Development Permit

Project Description:	Application for a Group Development Permit Site Plan to establish two residential dwelling units on 1.50 acres parcel within the Airport Overlay District. Existing residential dwelling is a stick-built house at 678 Rehder Rd, and applicants are proposing to add a new second residential dwelling unit on second floor of a proposed three-car garage structure at 674 Rehder Rd. and is located within the SFHA 100 year.
Location:	674 & 678 Rehder Rd., Fayetteville, 28306
Jurisdiction:	Cumberland County
Type of Review:	Group Development Permit
Total Acreage:	1.50 acres (65,340 sf)
Zoning:	RR
Approval Date:	5/14/2026
Approval Authority:	Cumberland County
Owner/Agent:	Jose Luis Mata Olvera (Owner)(Agent)
Pin No.:	0434-00-8572
Project Manager:	Sabrina Greer

4. Case No.: DEV-0050-26 — Project Name: Stoddard Group Development Permit

Project Description:	Application for Group Development Permit Site Plan to establish a third residential dwelling unit, 3504 S. River School Rd., on a parcel with two existing residential dwelling units, 3500 & 3520 S. River School Rd.

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Location:	3500, 3504, & 3520 S. River School Rd., Wade, 28395
Jurisdiction:	Cumberland County
Type of Review:	Group Development Permit
Total Acreage:	6.46 +/- acres (84,504.4 +/- sf)
Zoning:	A1
Approval Date:	5/21/2026
Approval Authority:	Cumberland County
Owner/Agent:	Eric & Brittany Stoddard (Owners) / Mike Adams – M.A.P.S. Surveying (Agent)
Pin No.:	0499-83-5199
Project Manager:	Sabrina Greer

5. Case No.: DEV-0051-26 — Project Name: Tri-County Subdivision Phase 2

Project Description:	Phase 2 of the Tri-County Subdivision to add Lots 16-20 and have parent tract retain approximately 36 acres for future development. No additional roadway or utility improvements are proposed at this time.
Location:	Off Saturn Dr with Lot 20 accessing from Chicken Foot Rd
Jurisdiction:	Cumberland County
Type of Review:	Preliminary Plan
Total Acreage:	36.16 acres
Zoning:	R20
Approval Date:	5/12/2026
Approval Authority:	Cumberland County
Owner/Agent:	JFJ Johnson Family Farms LLC (Owners) / Jeff Riddle Agent)
Pin No.:	0339-27-0228
Project Manager:	Timothy Doersam

6. Case No: DEV-0063-26 — Project Name; Henriquez Group Development Permit

Project Description:	Group Development site plan to establish a total of two (2) homes. One (1) existing stick-built home and one (1) new stick-built home.
Location:	8421 Cedar Creek Rd. & 8425 Cedar Creek Rd.
Jurisdiction:	Cumberland County
Type of Review:	Group Development
Total Acreage:	14.44 acres / 629,006 sq ft
Zoning:	A1
Approval Date:	05/26/2026
Approval Authority:	Cumberland County
Owner/Agent:	Juan and Lourdes Henriquez (Owners) / Regency Construction (Agent)

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Pin No.:	0481-00-1571
Project Manager:	Matthew Mottinger

7. Case No: DEV-0064-26 — Project Name; True Peace Group Development Permit

Project Description:	Group Development site plan to establish a total of two (2) homes. One existing Manufactured home and one (1) new Stick Built home.
Location:	5040 Sand Mine Dr & 5038 Sand Mine Dr.
Jurisdiction:	Cumberland County
Type of Review:	Group Development
Total Acreage:	28.30 acres / 1,232,748 sq ft
Zoning:	A1
Approval Date:	05/26/2026
Approval Authority:	Cumberland County
Owner/Agent:	Juan and Lourdes Henriquez (Owners) / Regency Construction (Agent)
Pin No.:	0476-88-1316
Project Manager:	Matthew Mottinger

8. Case No.: PLAT-0031-26 — Project Name: Tri-County Subdivision Phase 2

Project Description:	Phase 2 of the Tri-County Subdivision to add Lots 16-20 and have parent tract retain approximately 36 acres for future development. No additional roadway or utility improvements are proposed at this time.
Location:	Off Saturn Dr with Lot 20 accessing from Chicken Foot Rd
Jurisdiction:	Cumberland County
Type of Review:	Final Plat
Total Acreage:	36.16 acres
Zoning:	R20
Approval Date:	5/12/2026
Approval Authority:	Cumberland County
Owner/Agent:	JFJ Johnson Family Farms LLC (Owners) / Jeff Riddle Agent)
Pin No.:	0339-27-0228
Project Manager:	Timothy Doersam