



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 September 2025 (September 1, 2025, to September 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-0116-25 | Project Name: Jackson Group Development |
| Project Description: | Group Development to allow for a MH residential home on a parcel with an existing on site built residential dwelling unit and an abandoned structure to be demolished. |
| Location: | 1681 Sandy Pond Rd., Parkton. |
| Jurisdiction: | Cumberland County |
| Type of Review: | Group Development Site Plan Review |
| Total Acreage: | 116.26+/- AC (5,064,285.6 sf) |
| Zoning: | RR |
| Approval Date: | 09/18/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Nelson Jackson (Owner) / Michael Bryant (Agent) |
| Pin No.: | 0403-36-3386 |
| Project Manager: | Sabrina Greer |
| 2. Case No.: DEV-0112-25 | Project Name: Charity Baptist Church Fayetteville |
| Project Description: | Non-Residential Site Plan
Non-Residential Site Plan Review to five modular buildings into a church worship center off Womble Dr. in Fayetteville |
| Location: | 2007 Womble Dr., Fayetteville |
| Jurisdiction: | Cumberland County |
| Type of Review: | Site Plan Review |
| Total Acreage: | 3.31+/- AC (144,183.6 sf) |
| Zoning: | M(P) |
| Approval Date: | 09/18/2025 |
| Approval Authority: | Cumberland County |



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| Owner/Agent: | Charity Baptist Church of Fayetteville (Owner) / Tina Yossett (Agent) |
| Pin No.: | 0436-34-5010 |
| Project Manager: | Sabrina Greer |
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| 3. Case No.: DEV-0083-25 | Project Name: Syre Polyester Recycling Non Residential Site Plan |
| Project Description: | Non-Residential Site Plan Review of a polyester fabric recycling plant to add a pre-engineered metal building within a current fence line on a newly poured concrete pad. |
| Location: | 3220 Cedar Creek Rd., Fayetteville |
| Jurisdiction: | Cumberland County |
| Type of Review: | Site Plan Review |
| Total Acreage: | 23.41+/- AC (1,019,739.6 sf) |
| Zoning: | M(P) |
| Approval Date: | 09/22/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Jain Namit, DuPont Specialty Products (Owners) / Matthew Pietrzykowski (Agent) |
| Pin No.: | 0464-38-1847 |
| Project Manager: | Sabrina Greer |
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| 4. Case No.: DEV-0111-25 | Project Name: Jarvis Subdivision |
| Project Description: | Preliminary Plan for a two lot residential subdivision related to DEV-0066-25 Subdivision Waive |
| Location: | 3411 Sunnydale Dr., Fayetteville |
| Jurisdiction: | Cumberland County |
| Type of Review: | Preliminary Plan |
| Total Acreage: | 10.21+/- AC (444,747.6 sf) |
| Zoning: | A1 |
| Approval Date: | 09/23/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Charles & Ellen Jarvis (Owners) / Jack Ketterman – Joyner Keeny (Agent) |
| Pin No.: | 0462-45-6406 |
| Project Manager: | Sabrina Greer |
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| 5. Case No.: DEV-0115-25 | Project Name: Burnett – Ross West Subdivision |
| Project Description: | Preliminary Plan for the subdivision of an existing 10.02 acre parcel into two 5.00 acre parcels |
| Location: | 7848 & 7866 Burnett Rd., Dunn |
| Jurisdiction: | Cumberland County |



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Type of Review: Preliminary Plan
Total Acreage: 10.02+/- AC (436,471.2 sf)
Zoning: A1
Approval Date: 09/23/2025
Approval Authority: Cumberland County
Owner/Agent: Gritney Group (Owners) / Joshua Williams – Stewart Proctor (Agent)
Pin No.: 0593-58-7193
Project Manager: Sabrina Greer

6. Case No.: DEV-0117-25
Project Description: Non-Residential Subdivision Preliminary Plan subdividing one lot into three lots along Chickenfoot Rd., Corporation Dr., & I95.
Location: 0 Chickenfoot Rd., Fayetteville
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 49.90+/- AC (2,173,644 sf)
Zoning: CP
Approval Date: 09/30/2025
Approval Authority: Cumberland County
Owner/Agent: Janice Melton & Chung Horner (Owners) / Mitchell Averette (Agent)
Pin No.: 0423-33-2618
Project Manager: Sabrina Greer

7. Case No.: DEV-0114-25
Project Description: Preliminary Plan for 2-lot Residential Subdivision
Location: 3003 H. Clark Rd, Fayetteville, NC 28306
Jurisdiction: Unincorporated County
Type of Review: Preliminary Plan
Total Acreage: 2.82 AC
Zoning: R40
Approval Date: 9/24/2025
Approval Authority: Cumberland County
Owner/Agent: Mark & Erin Rice (Applicants/Owners)/ George Lott (Agent)
Pin No.: 0453-37-5306
Project Manager: Richard Fagan

8. Case No.: DEV-0113-25
Project Description: Preliminary Plan for 2-lot Residential Subdivision



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Location: (Refer to PIN)
Jurisdiction: Unincorporated County
Type of Review: Preliminary Plan
Total Acreage: 2.46 AC
Zoning: A1
Approval Date: 09/24/2025
Approval Authority: Cumberland County
Owner/Agent: William Faircloth (Applicant/Owner)/ Jeff Riddle (Agent)
Pin No.: 0497-83-1943
Project Manager: Richard Fagan

9. Case No.: DEV-0072-25
Project Description:

Project Name: Seamless Gutters Garage
Non-residential Site Plan for a garage structure to serve Seamless Gutters for vehicle storage. This is following a conditional rezoning approval for ZON-25-0008 to be rezoned to C2(P)/CZ. The garage is 2,400 sq ft with the intent to store seven vehicles. Additionally, nine exterior parking spaces and one ADA parking space are provided in the event of additional parking/storage needed.

Location: 3856 Cumberland RD
Jurisdiction: Cumberland County
Type of Review: Site Plan Review
Total Acreage: 0.93 acres
Zoning: C2(P)/CZ
Approval Date: 09/24/2025
Approval Authority: Cumberland County
Owner/Agent: Affordable Seamless Gutters (Owner) / Lydia Coachman and Wayne Chestnutt (Agent)
Pin No.: 0415-79-3772
Project Manager: Timothy Doersam

10. Case No.: DEV-093-25

Project Description:

Project Name: Piedmont Natural Gas Line 500
Temporary Laydown Yard
Final Site Plan Case DEV-0093-25 related to BOA-2025-0010 to establish a temporary laydown yard for storage and staging materials for Piedmont Natural Gas's new Line 500 natural gas pipeline project that is to traverse ~30 miles through Cumberland County. The site is for a temporary period of time at which the property will be restored to its former conditions prior to the construction of the laydown yard once the Line 500 natural gas pipeline project is completed.



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Location: Southside of Ola Burns Dr
Jurisdiction: Cumberland County
Type of Review: Site Plan Review
Total Acreage: 34.6 acres
Zoning: A1
Approval Date: 09/25/2025
Approval Authority: Cumberland County
Owner/Agent: Tommy Woodell Jr, Linda Johnson, Cheri Lassiter,
Michael Davis, Christopher Davis, Mae Parsons, &
Pamela Hodges (Owner) / Keith Gualtieri (Agent)

Pin No.: 0443-44-9314
Project Manager: Timothy Doersam

11. Case No.: DEV-0094-25
Project Description:

Project Name: PNG Gabe Smith Rd Regulator Station
Site plan approval for a natural gas pipeline regulator station to serve the new ~30-mile-long Line 500 natural gas pipeline project that Piedmont Natural Gas is undertaking within Cumberland County. The regulator station is to be within a leased area of the subject property with no permanent employees to be stationed. Utilities and permanent parking spaces are also not proposed due to the temporary presence of employees.

Location: 3586 Gabe Smith Rd
Jurisdiction: Cumberland County
Type of Review: Site Plan Review
Total Acreage: 71.27 acres
Zoning: A1
Approval Date: 09/5/2025
Approval Authority: Cumberland County
Owner/Agent: James and Sylvia Faircloth (Owners) / Keith Gualtieri (Agent)

Pin No.: 0550-34-7419
Project Manager: Timothy Doersam

12. Case No.: DEV-0095-25
Project Description:

Project Name: Parkton Rd Regulator Station
Site plan approval for a natural gas pipeline regulator station to serve the new ~30-mile-long Line 500 natural gas pipeline project that Piedmont Natural Gas is undertaking within Cumberland County. The regulator station is to be within a leased area of the subject property with no permanent employees to be stationed. Utilities and permanent parking spaces are also not proposed due to the temporary presence of employees.



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Location:	6851 Parkton Rd
Jurisdiction:	Cumberland County
Type of Review:	Site Plan Review
Total Acreage:	46.81 acres
Zoning:	RR
Approval Date:	09/05/2025
Approval Authority:	Cumberland County
Owner/Agent:	James Thomas Dickson Jr. (Owners) / Keith Gualtieri (Agent)
Pin No.:	0402-87-2737
Project Manager:	Timothy Doersam

13. Case No.: DEV-0097-25
Project Description:

Project Name: Wilmington Hwy Regulator Station
Site plan approval for a natural gas pipeline regulator station to serve the new ~30-mile-long Line 500 natural gas pipeline project that Piedmont Natural Gas is undertaking within Cumberland County. The regulator station is to be within a leased area of the subject property with no permanent employees to be stationed. Utilities and permanent parking spaces are also not proposed due to the temporary presence of employees.

Location:	2736 Wilmington Hwy
Jurisdiction:	Cumberland County
Type of Review:	Site Plan Review
Total Acreage:	104.68 acres
Zoning:	M(P)
Approval Date:	09/5/2025
Approval Authority:	Cumberland County
Owner/Agent:	Lewis and Debbie Tyson (Owners) / Keith Gualtieri (Agent)
Pin No.:	0445-41-4071
Project Manager:	Timothy Doersam

14. Case No.: DEV-0098-25
Project Description:

Project Name: Sunnyside School Rd Regulator Station
Site plan approval for a natural gas pipeline regulator station to serve the new ~30-mile-long Line 500 natural gas pipeline project that Piedmont Natural Gas is undertaking within Cumberland County. The regulator station is to be within a leased area of the subject property with no permanent employees to be stationed. Utilities and permanent parking spaces are also not proposed due to the temporary presence of employees.

Location:	3121 Sunnyside School
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Jurisdiction:	Cumberland County
Type of Review:	Site Plan Review
Total Acreage:	100.34 acres
Zoning:	R15
Approval Date:	09/5/2025
Approval Authority:	Cumberland County
Owner/Agent:	Diane Younts and Judy Cox (Owners) / Keith Gualtieri (Agent)
Pin No.:	0456-55-7436
Project Manager:	Timothy Doersam

15. Case No.: DEV-0099-25
Project Description:

Project Name: Underwood Rd Regulator Station
Site plan approval for a natural gas pipeline regulator station to serve the new ~30-mile-long Line 500 natural gas pipeline project that Piedmont Natural Gas is undertaking within Cumberland County. The regulator station is to be within a leased area of the subject property with no permanent employees to be stationed. Utilities and permanent parking spaces are also not proposed due to the temporary presence of employees.

Location:	1990 Underwood Rd
Jurisdiction:	Cumberland County
Type of Review:	Site Plan Review
Total Acreage:	2.01 acres
Zoning:	RR
Approval Date:	09/5/2025
Approval Authority:	Cumberland County
Owner/Agent:	Phillip and Sheri McCall (Owners) / Keith Gualtieri (Agent)
Pin No.:	0448-97-8883
Project Manager:	Timothy Doersam

16. Case No.: PLAT-0042-25
Project Description:

Project Name: Glenda Little Subdivision Final Plat
Final Plat for a three lot residential subdivision that establishes a new 20' ingress/egress easement from the new Lot 4 for an existing dirt drive way that serves Lot 3R.

Location:	8170 Ramsey St and 116 Palestine Rd
Jurisdiction:	Cumberland County
Type of Review:	Final Plat
Total Acreage:	71.27 acres
Zoning:	A1
Approval Date:	09/4/2025



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| Approval Authority: | Cumberland County |
| Owner/Agent: | Glenda Duncan Little (Owners) / Michael Adams (Agent) |
| Pin No.: | 0543-73-3389 and 0543-72-3607 |
| Project Manager: | Timothy Doersam |
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| 17. Case No.: PLAT-0058-25 | Project Name: Lacy Crumpler Subdivision Final Plat |
| Project Description: | Final Plat for creating two new residential lots and adjusting the lot lines of the new Lot 4R. |
| Location: | 1415 Old Vander Road |
| Jurisdiction: | Cumberland County |
| Type of Review: | Final Plat |
| Total Acreage: | 16.32 acres |
| Zoning: | A1 |
| Approval Date: | 09/4/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Doris Newman & Kendrick Newman (Owners) / Michael Adams (Agent) |
| Pin No.: | 0475-37-8780 and 0475-48-6057 |
| Project Manager: | Timothy Doersam |
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| 18. Case No.: REV-25-0018 | Project Name: River Terminals Stair/Ramp Revision |
| Project Description: | Revised Site Plan approval for proposed stairs and ADA-compliant ramps. This approval is only for the location and construction of the stairs and ramps as illustrated on the revised site plan. |
| Location: | 1159 Wilkes Rd |
| Jurisdiction: | Cumberland County |
| Type of Review: | Site Plan Revision Review |
| Total Acreage: | 29.37 acres |
| Zoning: | M(P) |
| Approval Date: | 09/15/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | River Terminals, Inc. (Owners) / Matt Spence (Agent) |
| Pin No.: | 0446-14-2722 |
| Project Manager: | Timothy Doersam |
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| 19. Case No.: DEV-0100-25 | Project Name: Vanderhoof Subdivision |
| Project Description: | Preliminary Plan subdividing one lot into two lots along Sunnyside School Rd. |
| Location: | 3997 Sunnyside School Rd., Fayetteville |
| Jurisdiction: | Cumberland County |
| Type of Review: | Preliminary Plan |



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Total Acreage: 3.60 +/- AC (156,816 sf)
Zoning: R6A
Approval Date: 09/05/2025
Approval Authority: Cumberland County
Owner/Agent: Sunnyside Presbyterian Church (Owners) / Ron Vanderhoof (Agent)
Pin No.: 0466-16-4040
Project Manager: Vishva Rathod

20. Case No.: DEV-0101-25
Project Description:

Project Name: Cargil Project Jet Site Plan
Non- Residential Site Plan approval for the new process building with a below grade pit that receives transfer of truck loaded with raw material, a transfer conveyor with bridge, truck scale, control room, dust collection and access stairs/platforms for employees.

Location: 1575 Underwood Rd.
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 59.66 +/- AC
Zoning: M(P)
Approval Date: 09/03/2025
Approval Authority: Cumberland County
Owner/Agent: Cargill Inc. (owner/Applicant)
Pin No.: 0448-68-0915
Project Manager: Vishva Rathod

21. Case No.: PLAT-0063-25
Project Description:

Project Name: Vanderhoof Subdivision
Preliminary Plan subdividing one lot into two lots along Sunnyside School Rd.

Location: 3997 Sunnyside School Rd., Fayetteville
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 3.60 +/- AC (156,816 sf)
Zoning: R6A
Approval Date: 09/29/2025
Approval Authority: Cumberland County
Owner/Agent: Sunnyside Presbyterian Church (Owners) / Ron Vanderhoof (Agent)
Pin No.: 0466-16-4040
Project Manager: Vishva Rathod



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