



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 May 2025 (May 1, 2025, to May 31, 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-0040-25 | Project Name: Willis Group Development |
| Project Description: | Group Development Site Plan for a 2 nd dwelling unit (Manufactured Home). |
| Location: | 3301 & 3307 Wilmington Hwy, Fayetteville, NC 28306 |
| Jurisdiction: | Unincorporated County |
| Type of Review: | Site Plan for Group Development |
| Total Acreage: | 2.06 AC |
| Zoning: | RR |
| Approval Date: | 05/01/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | James & Adriana Willis (Applicants/Owners)/ John Marlowe (Agent) |
| Pin No.: | 0444-56-1464 |
| Project Manager: | Richard Fagan |
| 2. Case No.: EXT-25-0001 | Project Name: Belmont Estates |
| Project Description: | Request for Additional Extension of Preliminary Plan Approval per Case 19-043 (Refer to PIN) |
| Location: | Unincorporated County |
| Jurisdiction: | Unincorporated County |
| Type of Review: | Extension Request |
| Total Acreage: | 9.52 AC |
| Zoning: | R20 |
| Approval Date: | 05/01/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Ace Development Group, LLC. (Applicant/Owner) |
| Pin No.: | 0554-55-4042 |
| Project Manager: | Richard Fagan |



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3. Case No.: REV-25-0008
Project Description: Project Name: River Terminals
Location: Revised Site Plan to relocate building yard landscaping.
Jurisdiction: 1182 Wilkes Rd, Fayetteville, NC 28306
Type of Review: Unincorporated County
Total Acreage: Revision
Zoning: 29.37 AC
Approval Date: M(P)
Approval Authority: 05/02/2025
Owner/Agent: Cumberland County
River Terminals, Inc. (Owners/Applicant)/ Austin Scheib, Hanover Design (Agent)
Pin No.: 0446-14-2722
Project Manager: Richard Fagan
4. Case No.: DEV-0040-25
Project Description: Project Name: Nationwide Subdivision
Location: 7-lot Residential Subdivision
Jurisdiction: (Refer to PIN)
Type of Review: Unincorporated County
Total Acreage: Preliminary Plan
Zoning: 23.04 AC
Approval Date: A1
Approval Authority: 05/05/2025
Owner/Agent: Cumberland County
Nationwide Land Group, LLC (Owner/Applicant) / Jon Martin, Site Design Inc. (Agent)
Pin No.: 0454-09-4653
Project Manager: Richard Fagan
5. Case No.: PLAT-0030-25
Project Description: Project Name: Sandhill Mill Estates Phase Two
Location: Final Plat for DEV-0010-25.
Jurisdiction: (Refer to PIN)
Type of Review: Unincorporated County
Total Acreage: Final Plat
Zoning: 130.00 +/- AC
Approval Date: PND (R7.5)
Approval Authority: 05/12/2025
Owner/Agent: Cumberland County
Sids Mill 151, LLC (Owner/Applicant) / Ben Stout (Agent)
Pin No.: 0465-39-8516
Project Manager: Richard Fagan



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6. Case No.: DEV-0100-24
Project Description: Project Name: Spring Lake Townhomes
Zero Lot Line Preliminary Plan for a 26-unit Townhome Development with two proposed private streets.
229 Chapel Hill Rd, Spring Lake, NC 28390
Location: Town of Spring Lake
Jurisdiction: Preliminary Plan
Type of Review: 4.60 AC
Total Acreage: R-6
Zoning: 05/12/2025
Approval Date: Town of Spring Lake
Approval Authority: Custom Burgers & More, LLC (Owner/Applicant)/ Jared Matthews, Curry Engineering (Agent)
Owner/Agent: 0502-61-3955 & 0502-61-0888
Pin No.: Richard Fagan
Project Manager:
7. Case No.: DEV-0057-25
Project Description: Project Name: Wilkes LCID
Wilkes LCID Accessory Structure
771 Wilkes Rd, Fayetteville, NC 28306
Location: Unincorporated Cumberland County
Jurisdiction: Non-residential Site Plan
Type of Review: 44.44 AC
Total Acreage: M(P)
Zoning: 05/29/2025
Approval Date: Unincorporated Cumberland County
Approval Authority: Cumberland County (Owner/Applicant)/ Smith & Gardner (Agent)
Owner/Agent: 0436-84-7301
Pin No.: Richard Fagan
Project Manager:
8. Case No.: PLAT-0029-25
Project Description: Project Name: Nationwide Subdivision
Final Plat for Preliminary Plan case DEV-0040-25
(Refer to PIN)
Location: Unincorporated Cumberland County
Jurisdiction: Preliminary Plan
Type of Review: 23.04 AC
Total Acreage: A1
Zoning: 05/29/2025
Approval Date: Cumberland County
Approval Authority: Nationwide Land Group, LLC (Owner/Applicant)/ Jon Martin, Site Design, Inc (Agent)
Owner/Agent: 0502-61-3955 & 0502-61-0888
Pin No.: Richard Fagan
Project Manager:



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| 9. Case No.: DEV-0038-25 | Project Name: Lucas Subdivision |
| Project Description: | Preliminary Plan |
| Location: | 8545 Fayetteville Rd., Falcon |
| Jurisdiction: | Falcon |
| Type of Review: | Preliminary Plan / Subdivision |
| Total Acreage: | 2.579 ac |
| Zoning: | R15CU |
| Approval Date: | 05/12/2025 |
| Approval Authority: | Town of Falcon |
| Owner/Agent: | Brenda Lucas, Benton Dewar |
| Pin No.: | 1502-65-2002 |
| Project Manager: | Sabrina Greer |
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| 10. Case No.: DEV-0044-25 | Project Name: Silva Group Development Permit |
| Project Description: | Residential Group Development Permit |
| Location: | 5465 & 5469 Calhoun Ct., Hope Mills |
| Jurisdiction: | County |
| Type of Review: | Site Plan |
| Total Acreage: | 0.48 ac |
| Zoning: | R6A |
| Approval Date: | 05/15/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | James Silva |
| Pin No.: | 0413-99-9494 |
| Project Manager: | Sabrina Greer |
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| 11. Case No.: DEV-0045-25 | Project Name: Bedrock Builders Subdivision |
| Project Description: | Preliminary Plan |
| Location: | 8565 E. Reeves Bridge Rd., Linden |
| Jurisdiction: | County |
| Type of Review: | Preliminary Plan |
| Total Acreage: | 2.06 ac |
| Zoning: | RR |
| Approval Date: | 05/21/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Bedrock Builders, George Lott |
| Pin No.: | 0553-83-8937 |
| Project Manager: | Sabrina Greer |
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| 12. Case No.: DEV-0054-25 | Project Name: Hobbs Subdivision |
| Project Description: | Preliminary Plan |
| Location: | 14715, 13933, & 13943 NC HWY 210 S., Roseboro |



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Jurisdiction:	County
Type of Review:	Preliminary Plan
Total Acreage:	2.94 ac
Zoning:	A1 & A1A
Approval Date:	05/30/2025
Approval Authority:	Cumberland County
Owner/Agent:	Jermey & Kimberly Hobbs, Jeff Riddle
Pin No.:	1440-23-3282, 1430-75-9809, & 1430-76-6096
Project Manager:	Sabrina Greer

13. Case No.: DEV-0042-25	Project Name: Gregory Group Development Site Plan
Project Description:	Site Plan
Location:	8101 King Rd., Fayetteville
Jurisdiction:	County
Type of Review:	Site Plan
Total Acreage:	2.94 ac
Zoning:	RR
Approval Date:	05/30/2025
Approval Authority:	Cumberland County
Owner/Agent:	Marketplace Builders, LLC / Chris Roberts
Pin No.:	9494-18-1453, 9494-08-9353, & 9494-18-3047
Project Manager:	Sabrina Greer

14. Case No.: PLAT-0010-24	Project Name: WS Strickland Subdivision
Project Description:	Final plat for a 4 lot residential subdivision and establishing a private class "C" street.
Location:	9123 Cedar Creek Rd
Jurisdiction:	County
Type of Review:	Final Plat Review
Total Acreage:	17.23 +/- AC
Zoning:	A1
Approval Date:	05/05/2025
Approval Authority:	Cumberland County
Owner/Agent:	WS Strickland, LLC (Owner)/ Daniel Fugate (Agent)
Pin No.:	0480-23-7364
Project Manager:	Timothy Doersam

15. Case No.: PLAT-0013-24	Project Name: AOM Investments Subdivision
Project Description:	Final plat to subdivide the AOM Investments property into two lots after receiving Conditional Zoning approval on the property.
Location:	3123 Murphy Rd



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Jurisdiction:	Eastover
Type of Review:	Final Plat Review
Total Acreage:	10.27 +/- AC
Zoning:	C(P)/CZ
Approval Date:	05/15/2025
Approval Authority:	Town of Eastover
Owner/Agent:	AOM Investments, LLC (Owner)/Todd Clenney
(Agent)	
Pin No.:	0468-36-1026
Project Manager:	Timothy Doersam

16. Case No.: PLAT-0026-25	Project Name: Jan Spell Subdivision
Project Description:	Final Plat for DEV-0037-25.
Location:	1686 BRISSON RD Parkton
Jurisdiction:	Unincorporated County
Type of Review:	Final Plat
Total Acreage:	1.33 +/- AC
Zoning:	RR
Approval Date:	05/30/2025
Approval Authority:	Cumberland County
Owner/Agent:	Jan Spell (Owner) / Lori Epler (Agent)
Pin No.:	0403-20-2266
Project Manager:	Vishva Rathod