



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 July 2025 (July 1, 2025, to July 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-0026-25 | Project Name: Mario Jackson Subdivision |
| Project Description: | Preliminary subdivision plan for 2 residential lots. |
| Location: | Along Wade Stedman Rd. |
| Jurisdiction: | County |
| Type of Review: | Preliminary Plan |
| Total Acreage: | 8.45 Ac |
| Zoning: | A1 |
| Approval Date: | 06/24/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Carl Dennis Autry(Owners)/ David Essick (Agent) |
| Pin No.: | 0496-17-9346 |
| Project Manager: | Vishva Rathod |
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| 2. Case No.: DEV-0073-25 | Project Name: Robert Dorman Subdivision |
| Project Description: | Preliminary subdivision of 1 parcel into 2 lots. |
| Location: | 7884 Rhodes Pond Rd. |
| Jurisdiction: | County |
| Type of Review: | Preliminary Plan |
| Total Acreage: | 12.55 Ac |
| Zoning: | A1 |
| Approval Date: | 07/23/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Robert Dale Dorman (Owners)/ Royce Lambert (Agent) |
| Pin No.: | 1503-77-7101 |
| Project Manager: | Vishva Rathod |



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| 3. Case No.: DEV-0127-24 | Project Name: Tyson Subdivision |
| Project Description: | Preliminary plan for subdividing into 2 lot |
| Location: | Along NC HWY 87 S |
| Jurisdiction: | County |
| Type of Review: | Preliminary Plan |
| Total Acreage: | 22.61 Ac |
| Zoning: | A1 |
| Approval Date: | 07/29/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Lewis Tyson (Owners)/ Shelton Bordeaux (Agent) |
| Pin No.: | 0442-34-9087 |
| Project Manager: | Vishva Rathod |
| 4. Case No.: DEV-0071-25 | Project Name: The Well International Church |
| Project Description: | Site Plan for a new worship building. |
| Location: | 205 Bladen CIR |
| Jurisdiction: | County |
| Type of Review: | Site Plan |
| Total Acreage: | 4.00 Ac |
| Zoning: | RR, M2 |
| Approval Date: | 07/29/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Mike Adams (Agent) |
| Pin No.: | 0466-27-5720 |
| Project Manager: | Vishva Rathod |
| 5. Case No.: PLAT-0048-25 | Project Name: Robert Dorman Subdivision |
| Project Description: | Preliminary subdivision of 1 parcel into 2 lots. |
| Location: | 7884 Rhodes Pond Rd. |
| Jurisdiction: | County |
| Type of Review: | Final Plan |
| Total Acreage: | 12.55 Ac |
| Zoning: | A1 |
| Approval Date: | 07/23/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Robert Dale Dorman (Owners)/ Royce Lambert (Agent) |
| Pin No.: | 1503-77-7101 |
| Project Manager: | Vishva Rathod |
| 6. Case No.: DEV-0067-25 | Project Name: The Farms, Phase III Subdivision |
| Project Description: | Preliminary subdivision plan for the resubdivision of Lot 38 of Phase II, The Farms at Sids Mill to Phase III, Lots 38, 39, & 40. |



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| Location: | 1369, 1373, & 1377 Halibut St., Fayetteville |
| Jurisdiction: | Unincorporated County |
| Type of Review: | Preliminary Plan / Subdivision |
| Total Acreage: | 64.95 AC (2,829,222 sf) |
| Zoning: | PND (R7.5) |
| Approval Date: | 07/18/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Sids Mill Properties (Owner) / Scott Brown, 4DSite Solutions (Agent) |
| Pin No.: | 0465-36-6927 |
| Project Manager: | Sabrina Greer |
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| 7. Case No.: DEV-0074-25 | Project Name: Ward Group Development Site Plan |
| Project Description: | Group Development Site Plan Review to allow an additional on-site built residential dwelling structure |
| Location: | 1999, 2003, & 2007 Tom Starling Rd., Fayetteville, 28306 |
| Jurisdiction: | Unincorporated County |
| Type of Review: | Group Development Site Plan Review |
| Total Acreage: | 7.00 AC (304,920 sf) |
| Zoning: | A1 |
| Approval Date: | 07/14/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Rodney Ward (Owner) / Shawn Nance (Agent) |
| Pin No.: | 0443-47-4042 |
| Project Manager: | Sabrina Greer |
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| 8. Case No.: PLAT-0004-25 | Project Name: Memory West Final Plat |
| Project Description: | Final Plat for DEV-0058-25 |
| Location: | 2442 Fields Rd., Fayetteville, 28312 |
| Jurisdiction: | Unincorporated County |
| Type of Review: | Subdivision Plat / Final Plat |
| Total Acreage: | 3.62 AC (157,687.2 sf) |
| Zoning: | RR |
| Approval Date: | 07/18/2025 |
| Approval Authority: | Cumberland County |
| Owner/Agent: | Memory Keith West (Owner) / Denver McCullough (Agent) |
| Pin No.: | 0445-73-9146 |
| Project Manager: | Sabrina Greer |



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9. Case No.: DEV-0049-25
Project Description: Project Name: Spring Lake Mobile Homes LLC Phase 2 Site Plan for Group Development Permit for phase 2 of a revitalization of the Spring Lake Mobile Homes manufactured home park. This phase is to finish building out the travelway and establish 19 new manufactured home pads.
Location: Off Lillington Hwy
Jurisdiction: County
Type of Review: Site Plan for Group Development
Total Acreage: 7.50 +/- AC
Zoning: R6A
Approval Date: 07/07/2025
Approval Authority: County
Owner/Agent: Spring Lake Mobile Homes, LLC (Owner)/ Aaron McNeil(Agent)
Pin No.: 0513-50-2044
Project Manager: Timothy Doersam
10. Case No.: DEV-0044-24
Project Description: Project Name: Thunder Auto Car Sales Site plan for a motor vehicle sales vendor with the existing building having no external modifications or additions proposed.
Location: 4144 Cumberland Rd
Jurisdiction: County
Type of Review: Site Plan Approval
Total Acreage: 0.32 +/- AC
Zoning: C(P)
Approval Date: 07/18/2025
Approval Authority: County
Owner/Agent: Nixon Sutton (Owner)/ Jose Perez (Agent)
Pin No.: 0415-59-1080
Project Manager: Timothy Doersam
11. Case No.: PLAT-0043-25
Project Description: Project Name: Santiago Subdivision Final plat for two-lot residential subdivision.
Location: 6044 Turnbull Rd
Jurisdiction: County
Type of Review: Final Plat
Total Acreage: 0.88 +/- AC
Zoning: A1
Approval Date: 06/6/2025
Approval Authority: Cumberland County
Owner/Agent: Edna Santiago (Owner)/Shawn Nance (Agent)



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Pin No.:

0482-16-4464

Project Manager:

Timothy Doersam