



Planning & Inspections Department

MEMORANDUM

TO: Cumberland County Joint Planning Board
Cumberland County Board of Education
Embarq
Fayetteville Public Works Commission

FROM: Richard Fagan, Planner I
Current Planning Division, Planning & Inspections

SUBJECT: Monthly Report for November 2024 (November 1, 2024, to November 30, 2024)
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-0118-24 Project Name: Wade 7-Eleven Station**

Project Description: Site Plan for establishing a new 7-Eleven convenience store and gas sales. Large vehicle parking and high flow diesel fuel pumps are also being constructed on the site. The development will extend the nearby sewer utility lines to service the site and connect to the Eastover water line.

Location: Undeveloped land, refer to REID number.

Jurisdiction: Unincorporated

Type of Review: Site Plan

Total Acreage: 22.42 AC

Zoning: C(P)

Approval Date: 11/14/2024

Approval Authority: County

Owner/Agent: Corp of Mercer University (Owner)/ Ben Middleton (Agent)

Pin No.: 0570-50-3574

Project Manager: Timothy Doersam
- 2. Case No.: DEV-0129-24 Project Name: Gray Group Development**

Project Description: Group Development for a 2nd dwelling unit (Modular Home).

Location: 2235 Waco Dr., Fayetteville, NC 28306

Jurisdiction: Unincorporated

Type of Review: Site Plan for Group Development Permit

Total Acreage: 0.92 AC

Zoning: R6A

Approval Date: 11/19/2024

Approval Authority: County

Owner/Agent: Christopher Shawn Gray & Kenneth Wayne Ivey

Pin No.: 0426-31-1971

Project Manager: Richard Fagan



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3. Case No.: DEV-0132-24 Project Name: Falcon Billboard Site #1
Project Description: Site Plan Review
Location: 1503-67-1210
Jurisdiction: Unincorporated
Type of Review: Site Plan Review
Total Acreage: 107.35 total
Zoning: C3
Approval Date: 11/21/2024
Approval Authority: Town of Falcon
Owner/Agent: Robert Dorman (Owner) / Scotty Shivar (Agent)
Pin No.: 1503-67-1210
Project Manager: Sabrina Greer

4. Case No.: DEV-0133-24 Project Name: Falcon Billboard Site #2
Project Description: Site Plan Review
Location: 1503-67-1210
Jurisdiction: Unincorporated
Type of Review: Site Plan Review
Total Acreage: 107.35 total
Zoning: C3
Approval Date: 11/21/2024
Approval Authority: Town of Falcon
Owner/Agent: Robert Dorman (Owner) / Scotty Shivar (Agent)
Pin No.: 1503-67-1210
Project Manager: Sabrina Greer

5. Case No.: DEV-0134-24 Project Name: Falcon Billboard Site #3
Project Description: Site Plan Review
Location: 1503-67-1210
Jurisdiction: Unincorporated
Type of Review: Site Plan Review
Total Acreage: 107.35 total
Zoning: C3
Approval Date: 11/21/2024
Approval Authority: Town of Falcon
Owner/Agent: Robert Dorman (Owner) / Scotty Shivar (Agent)
Pin No.: 1503-67-1210
Project Manager: Sabrina Greer



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6. Case No.: DEV-0135-24 Project Name: Falcon Billboard Site #4
Project Description: Site Plan Review
Location: 1503-67-1210
Jurisdiction: Unincorporated
Type of Review: Site Plan Review
Total Acreage: 107.35 total
Zoning: C3
Approval Date: 11/21/2024
Approval Authority: Town of Falcon
Owner/Agent: Robert Dorman (Owner) / Scotty Shivar (Agent)
Pin No.: 1503-67-1210
Project Manager: Sabrina Greer
7. Case No.: DEV-0136-24 Project Name: Falcon Billboard Site #5
Project Description: Site Plan Review
Location: 1503-67-1210
Jurisdiction: Unincorporated
Type of Review: Site Plan Review
Total Acreage: 107.35 total
Zoning: C3
Approval Date: 11/21/2024
Approval Authority: Town of Falcon
Owner/Agent: Robert Dorman (Owner) / Scotty Shivar (Agent)
Pin No.: 1503-67-1210
Project Manager: Sabrina Greer
8. Case No.: DEV-0070-24 Project Name: Village at Rockfish Phase V
Project Description: Phase V of a previous preliminary plan (P10-09) with the addition of 21 parcels to an established Zero Lot Line subdivision along Rockfish Creek.
Location: Undeveloped land, refer to REID number.
Jurisdiction: Unincorporated
Type of Review: Preliminary Plan
Total Acreage: 16.84 AC
Zoning: R15/CUD
Approval Date: 11/21/2024
Approval Authority: County
Owner/Agent: Sids Mill Properties, LLC (Owner)/ 4DSite Solutions (Agent)
Pin No.: 0443-37-0551
Project Manager: Timothy Doersam



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9. Case No.: DEV-0125-24 Project Name: Eastover Commercial Plaza
Project Description: Single office building for two trade contractors and a rear, metal storage building that will remain unfinished for internal material storage.
Location: 3361 Dunn Rd Eastover, NC 28312
Jurisdiction: Eastover
Type of Review: Site Plan
Total Acreage: 3.39 AC
Zoning: C(P)
Approval Date: 11/26/2024
Approval Authority: Eastover
Owner/Agent: AFG Ventures, LLC (Owner)/ Kenneth Smith Jr. (Agent)
Pin No.: 0468-27-9812
Project Manager: Timothy Doersam
10. Case No.: PLAT-0057-24 Project Name: Royal Acres Phase 2B
Project Description: Final Plat of Phase 2B of approved preliminary plan DEV-0003-24, 11-lot subdivision.
Location: Undeveloped land, refer to REID number.
Jurisdiction: Unincorporated
Type of Review: Final Plat
Total Acreage: 22.29 AC
Zoning: A1
Approval Date: 11/27/2024
Approval Authority: County
Owner/Agent: Wayne T. Younts Realty & Construction Inc.
Pin No.: 0489-80-1529 & 0489-71-7594
Project Manager: Richard Fagan