



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 January 2025
Preliminary Plan, Final Plat & Site Plan Approvals (January 1- January 30, 2025)

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-0120-24 Project Name: Restoration Baptist
Project Description: Site Plan for new worship building with 196 seats and 9 remote parking spaces adjacent to property across Ramson St.
Location: 2107 Clinton Rd, Fayetteville, NC 28312
Jurisdiction: Cumberland County
Type of Review: Non-residential Site Plan
Total Acreage: 1.85 AC
Zoning: R6A
Approval Date: 01/07/2025
Approval Authority: Cumberland County
Owner/Agent: Restoration Baptist Church (Owner) / George Rose (Agent)
Pin No.: 0447-80-7314
Project Manager: Richard Fagan
2. Case No.: PLAT-0060-24 Project Name: Barnes Subdivision
Project Description: Final plat for previously approved preliminary per DEV-0137-24 for a 5-lot subdivision.
Location: 967 Fred Hall Rd, Stedman, NC 28391
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 53.40 AC
Zoning: A1
Approval Date: 01/07/2025
Approval Authority: Cumberland County



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Owner/Agent: Janet Carr Barnes, Carolina Sun Investments, LLC (Owners)/
Barrow & Barrow (Agent)
Pin No.: 0485-67-8795 and 0485-67-0074
Project Manager: Richard Fagan

3. Case No.: DEV-0140-24 Project Name: Payne Site Plan
Project Description: Site plan revision for the addition of an accessory retail use (Outdoor Shed Sales) with the existing primary use being Auto Sales & Motor Vehicle Repair.
Location: 3696 Gillespie St., Fayetteville, NC 28306
Jurisdiction: Cumberland County
Type of Review: Non-residential Site Plan
Total Acreage: 1.62 AC
Zoning: C(P)
Approval Date: 01/08/2025
Approval Authority: Cumberland County
Owner/Agent: Billy & Gene Manning (Owners) / Rebecca Payne (Agent)
Pin No.: 0424-77-2435
Project Manager: Richard Fagan
4. Case No.: DEV-0001-25 Project Name: Horne Group Development
Project Description: Site plan for group development permit for a 2nd dwelling unit (Modular Home) within A1 zoning district. The subject parcel is within the Bladen Bluffs Watershed, contains hydric soils, and portions of the parcel are within the 100-year flood zone with the remainder being in the 500-year flood zone.
Location: 5553 Marsh Rd (Existing) and 5551 (New) Marsh Rd, Fayetteville, NC 28306
Jurisdiction: Cumberland County
Type of Review: Site Plan for Group Development Permit
Total Acreage: 3.00 AC
Zoning: A1
Approval Date: 01/15/2025
Approval Authority: Cumberland County
Owner/Agent: Cynthia Horne (Owner) / Jeff Riddle (Agent)
Pin No.: 0451-32-3926
Project Manager: Richard Fagan
5. Case No.: DEV-0145-24 Project Name: Sandhill Mill Estates Phase One
Project Description: Preliminary subdivision plan for 4 residential lots with a proposed Class 'B' Private St. This is Phase One of a multi-phased subdivision. The proposed Class 'B' Private St will be platted and improved on future Phase Two.



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Location: Approx. 493 ft NW from the intersection of Alburn St. & Sids Mill Rd.
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 151.71 AC
Zoning: PND (dormant), converts to R7.5
Approval Date: 01/15/2025
Approval Authority: Cumberland County
Owner/Agent: Sids Mill 151, LLC (Owner) / Ben Stout (Agent)
Pin No.: 0465-39-7538
Project Manager: Richard Fagan

6. Case No.: PLAT-0005-25 Project Name: Sandhill Mill Estates Phase One
Project Description: Final plat for previously approved preliminary plan per DEV-0145-24 for a 4-lot subdivision with a proposed Class 'B' Private St. This is the final plat for Phase One and the proposed Class 'B' Private St will be platted and improved on future Phase Two.
Location: Approx. 493 ft NW from the intersection of Alburn St. & Sids Mill Rd.
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 151.71 AC
Zoning: PND (dormant), converts to R7.5
Approval Date: 01/30/2025
Approval Authority: Cumberland County
Owner/Agent: Sids Mill 151, LLC (Owner) / Ben Stout (Agent)
Pin No.: 0465-39-7538
Project Manager: Richard Fagan

7. Case No.: DEV-0148-24 Project Name: Gip Rd. Veterans Center
Project Description: Site Plan
Location: 8324 Gip Rd., Fayetteville, 28312
Jurisdiction: County
Type of Review: Site Plan
Total Acreage: 8.20 ac
Zoning: A1
Approval Date: 01/13/2025
Approval Authority: County
Owner/Agent: James Simmons, Jr.
Pin No.: 1401-05-2692
Project Manager: Sabrina Greer



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8. Case No.: DEV-0003-25 Project Name: Wilmington Hwy Subdivision
 Project Description: Preliminary Plan
 Location: 2405 Wilmington HWY.,
 Fayetteville, 28306
 Jurisdiction: County
 Type of Review: Preliminary Plan
 Total Acreage: 4.15 ac
 Zoning: M(P)
 Approval Date: 01/21/2025
 Approval Authority: County
 Owner/Agent: MAPS
 Pin No.: 0445-34-3661
 Project Manager: Sabrina Greer
9. Case No.: DEV-0005-25 Project Name: Lodge Dr Subdivision
 Project Description: Preliminary Plan
 Location: 4053 Lofton St, Wade, 28395
 Jurisdiction: Wade
 Type of Review: Preliminary Plan
 Total Acreage: 1.61 ac
 Zoning: R6A & C(P))
 Approval Date: 01/29/2025
 Approval Authority: Wade
 Owner/Agent: Bill Snively & Stephen Watson
 Pin No.: 0581-04-3243 & 0581-04-0198
 Project Manager: Sabrina Greer
10. Case No.: DEV-0114-24 Project Name: WS Strickland
 Subdivision
 Project Description: Preliminary subdivision for a 4 lot residential subdivision and establishing a private class “C” street.
 Location: 9123 Cedar Creek Rd Fayetteville, NC 28312
 Jurisdiction: Unincorporated
 Type of Review: Preliminary Plan
 Total Acreage: 17.23 AC
 Zoning: A1
 Approval Date: 1/07/2024
 Approval Authority: County
 Owner/Agent: WS Strickland, LLC (Owners)/ Daniel Fugate (Agent)
 Pin No.: 0480237364000



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Project Manager:	Timothy Doersam
11. Case No.: <u>DEV-0124-24</u>	Project Name: Tracy Hall Rd Solar
Farm	
Project Description:	Site Plan for establishing a solar
farm on Tracy Hall Rd on the southwestern portion of the property that has existing	facilities on it.
Location:	2536 Tracy Hall Rd Fayetteville, NC
Jurisdiction:	Unincorporated
Type of Review:	Site Plan
Total Acreage:	244.76 AC
Zoning:	M(P)
Approval Date:	1/15/2024
Approval Authority:	County
Owner/Agent:	City of Fayetteville (Owners)/ PWC
(Agent)	
Pin No.:	0454020075000
Project Manager:	Timothy Doersam