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Town of Linden

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Cumberland County

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# COUNTY of CUMBERLAND

## Planning & Inspections Department

May 26, 2015

### MEMORANDUM

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

**FROM:** Jeff Barnhill, Planner I  
Land Use Codes Section

**SUBJECT:** Monthly Report for May 2015  
Subdivision & Site Development Plans

The following list of projects is submitted for your information. Please find attached a copy of the respective vicinity maps indicated by the case number and project name.

1. CASE NO: 15-050  
NAME OF DEVELOPMENT: Regina Lee Mutschler Property  
TYPE OF REVIEW: Group Development Review.  
LOCATION: 7073 Goldsboro Road  
ZONING: RR Rural Residential District  
NUMBER OF UNITS: 2  
TOTAL ACREAGE: 1.00 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 7, 2015  
OWNER/DEVELOPER: Regina Lee Mutschler
2. CASE NO: 15-052  
NAME OF DEVELOPMENT: Soluga Farms III  
TYPE OF REVIEW: A1 Site Plan Review.  
LOCATION: Southeast side of NC HWY 301 (Dunn Road), north of Godwin-Falcon Road  
ZONING: A1 Agricultural District  
NUMBER OF UNITS: 1  
TOTAL ACREAGE: 38.77 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 7, 2015  
OWNER/DEVELOPER: Strata Solar

3. CASE NO: 13-027  
NAME OF DEVELOPMENT: Elite Pools, Inc.  
TYPE OF REVIEW: C2 (P) Site Plan Review.  
LOCATION: 7162 Rockfish Road  
ZONING: C2 (P) Planned Commercial District  
NUMBER OF UNITS: 1  
TOTAL ACREAGE: .86 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 11, 2015  
OWNER/DEVELOPER: Derik Core
  
4. CASE NO: 15-057  
NAME OF DEVELOPMENT: Justin Willis Property  
TYPE OF REVIEW: Subdivision Review.  
LOCATION: 2905 Wilmington Road  
ZONING: RR Rural Residential District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 20.65 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 19, 2015  
OWNER/DEVELOPER: Justin Willis
  
5. CASE NO: 15-055  
NAME OF DEVELOPMENT: Leonard McGraw Property  
TYPE OF REVIEW: Subdivision/Group Development Review.  
LOCATION: 1558 Sweetie Road  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 5.00 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 19, 2015  
OWNER/DEVELOPER: Leonard McGraw
  
6. CASE NO: 15-056  
NAME OF DEVELOPMENT: Stoney Wayne Ammonds Property  
TYPE OF REVIEW: Subdivision Review.  
LOCATION: 8751 & 8739 Durant Nixon Road  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 4  
TOTAL ACREAGE: 9.50 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 19, 2015  
OWNER/DEVELOPER: Stoney Ammonds
  
7. CASE NO: 15-058  
NAME OF DEVELOPMENT: Hughes Property  
TYPE OF REVIEW: Subdivision Review.  
LOCATION: 8161 & 1291 Palestine Road  
ZONING: R40 Residential, RR Rural Residential District  
NUMBER OF LOTS: 7  
TOTAL ACREAGE: 11.5 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 21, 2015

OWNER/DEVELOPER: Hughes Property

8. CASE NO: 15-054  
NAME OF DEVELOPMENT: Cargill-New office and maintenance Building  
TYPE OF REVIEW: Site Plan Review.  
LOCATION: 1754 River Road  
ZONING: M (P) Planned heavy Industrial District  
NUMBER OF UNITS: 1  
TOTAL ACREAGE: 60.87 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 27, 2015  
OWNER/DEVELOPER: Cargill Inc.
  
9. CASE NO: 15-061  
NAME OF DEVELOPMENT: Boyd Canady Property  
TYPE OF REVIEW: Subdivision Review.  
LOCATION: West side of SR 2249 (Canady Pond Road), south of SR 2244 (John McMillan Road)  
ZONING: A1 Agricultural, CD Conservancy Districts  
NUMBER OF LOTS: 4  
TOTAL ACREAGE: 89.81 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 28, 2015  
OWNER/DEVELOPER: Boyd Canady
  
10. CASE NO: 15-059  
NAME OF DEVELOPMENT: Gerald Howland Property  
TYPE OF REVIEW: Group Development Review.  
LOCATION: 2581 Wilmington Highway  
ZONING: R6A Residential District  
NUMBER OF UNITS: 2  
TOTAL ACREAGE: 6.60 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 28, 2015  
OWNER/DEVELOPER: Gerald Howland
  
11. CASE NO: 15-063  
NAME OF DEVELOPMENT: Mark Fleischman Property  
TYPE OF REVIEW: Mixed Use/Group Development Review.  
LOCATION: 3709 Boone Trail  
ZONING: C1 (P) Planned Commercial District  
NUMBER OF UNITS: 2  
TOTAL ACREAGE: .34 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: May 30, 2015  
OWNER/DEVELOPER: Mark Fleischman

**REGINA LEE MUTSCHLER  
GROUP DEVELOPMENT REVIEW  
CASE NO. 15-050**

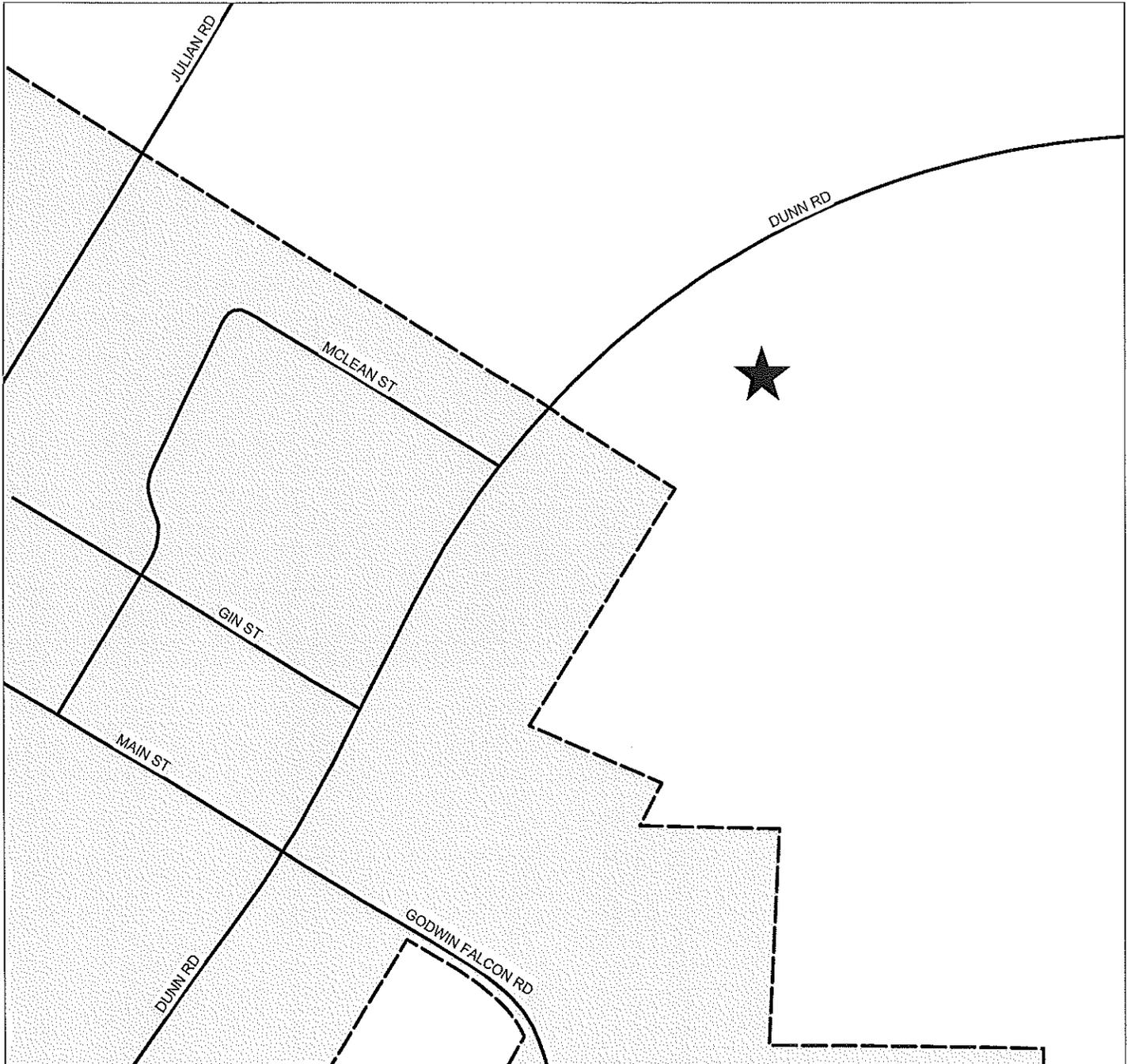


PIN(S): -1500-19-0070-  
Created by GJB - EMB  
APRIL 27, 2015

Map not to scale



**SOLUGA FARMS III  
A1 SITE PLAN REVIEW  
CASE NO. 15-052**

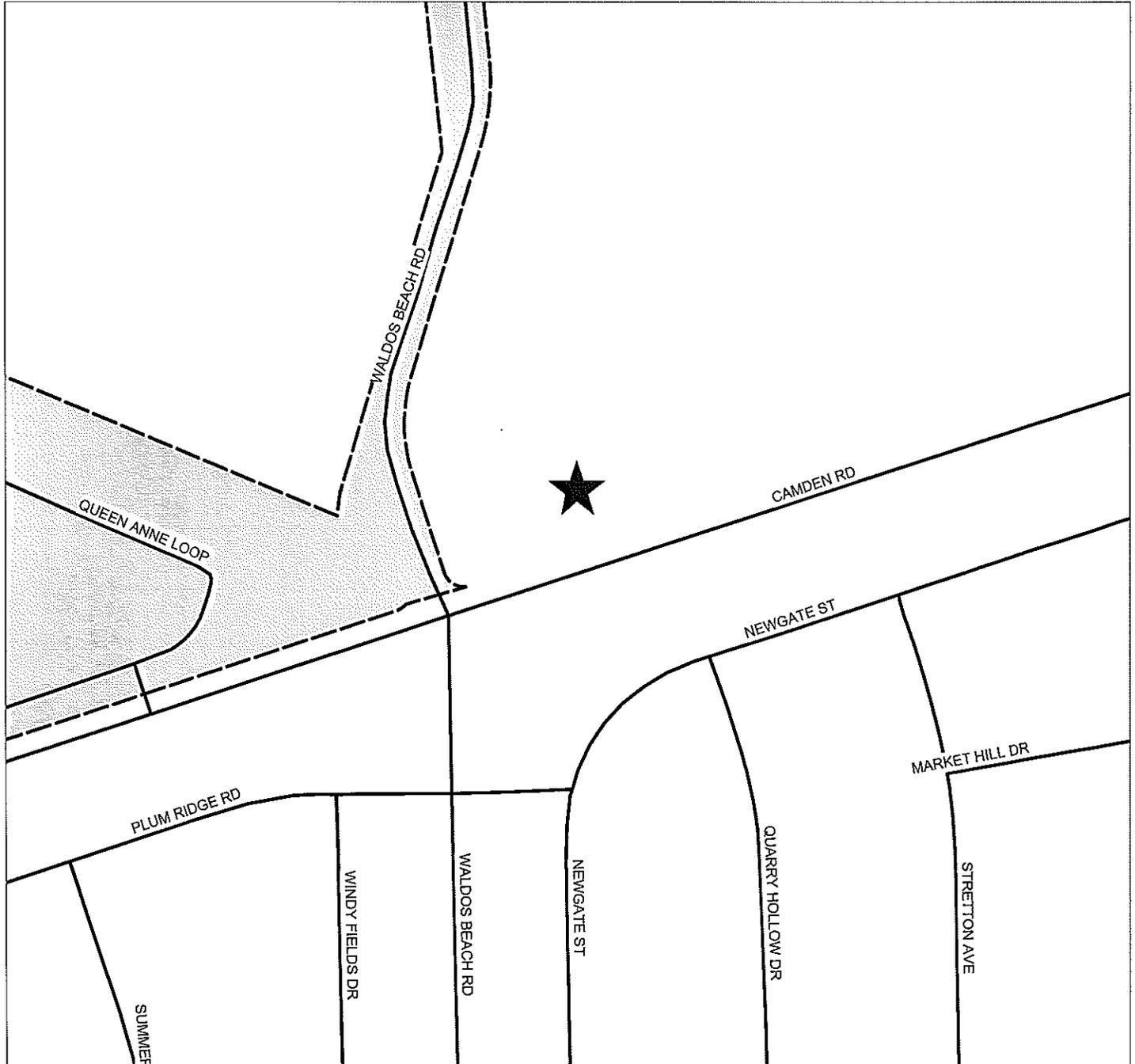


PIN(S): -0593-74-6514-  
Created by GJB - EMB  
MAY 1, 2015

Map not to scale



**ELITE POOLS, LLC PROPERTY  
C2 (P) SITE PLAN REVIEW  
CASE NO. 13-027**



PIN(S): 9494-87-2795-  
red by GJB - CCJPB  
MARCH 7, 2013

Map not to scale



**JUSTIN WILLIS PROPERTY  
SUBDIVISION REVIEW  
CASE NO. 15-057**



PIN(S): -0445-50-8070-  
Created by GJB - EMB  
MAY 12, 2015

Map not to scale



**LEONARD MCGRAW PROPERTY  
SUBDIVISION REVIEW  
CASE NO. 15-055**



PIN(S): -0449-81-1573-  
Created by GJB - EMB  
MAY 11, 2015

Map not to scale



**STONEWAYNE AMMONDS PROPERTY  
SUBDIVISION REVIEW  
CASE NO. 15-056**

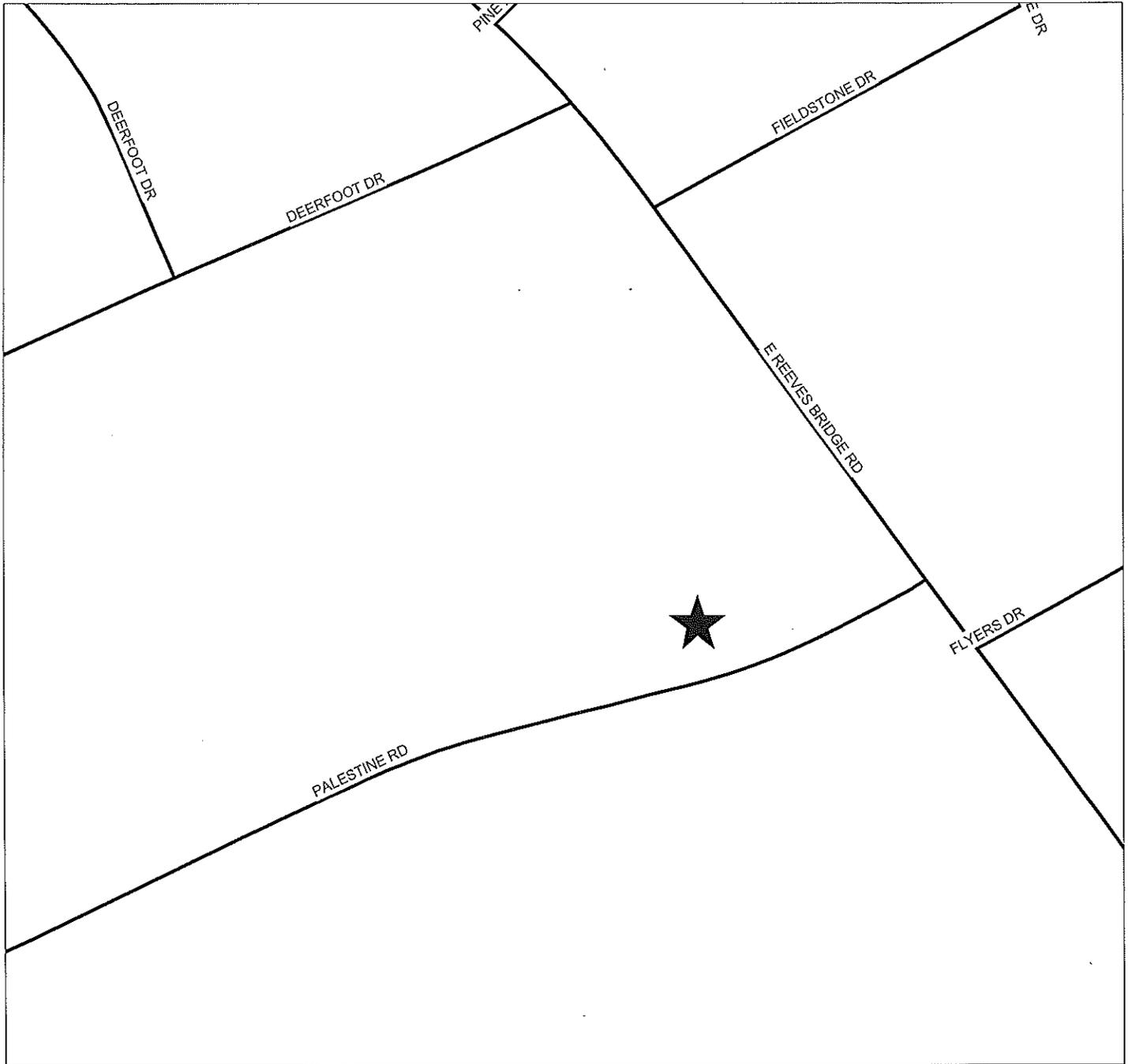


PIN(S): -0573-78-4795- & 0573-78-5548-  
Created by GJB - EMB  
MAY 11, 2015

Map not to scale



# HUGHES PROPERTY SUBDIVISION REVIEW CASE NO. 15-058



PIN(S): -0553-74-7001- & 0553-74-4456-  
Created by GJB - EMB  
MAY 13, 2015

Map not to scale



**CARGILL, NEW OFFICE & MAINTENANCE BUILDING  
M (P) SITE PLAN REVIEW  
CASE NO. 15-054**



PIN(S): -0448-68-0915-  
Created by GJB - EMB  
MAY 12, 2015

Map not to scale



**BOYD CANADY PROPERTY  
SUBDIVISION REVIEW  
CASE NO. 15-061**



PIN(S): -0421-26-8369- & 0421-36-9717-  
Created by GJB - EMB  
MAY 19, 2015

Map not to scale



**GERALD HOWLAND PROPERTY  
GROUP DEVELOPMENT REVIEW  
CASE NO. 15-059**



PIN(S): -0445-42-2986- & 0445-43-2173-  
Created by GJB - EMB  
MAY 11, 2015

Map not to scale



**MARK FLEISCHMAN PROPERTY  
MIXED USE SITE PLAN/GROUP DEVELOPMENT REVIEW  
CASE NO. 15-063**



PIN(S): -0416-91-5222-  
Created by GJB - EMB  
MAY 26, 2015

Map not to scale

