

AMY H. CANNON  
County Manager



RAWLS HOWARD  
Director

TRACY JACKSON  
Assistant County Manager

DAVID MOON  
Deputy Director

## COUNTY of CUMBERLAND

### *Planning & Inspections Department*

September 2020

#### **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 September 2020  
Subdivision & Site Development Plans

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: 20-110  
NAME OF DEVELOPMENT: The Redeemed Christian Church  
TYPE OF REVIEW: AOD/M1(P) Site Plan Review  
LOCATION: 3062 Doc Bennett Road  
ZONING: AOD Airport Overlay & M1(P) Heavy Industrial Districts  
NUMBER OF UNITS: 1  
TOTAL ACREAGE: 1.43 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 2, 2020  
OWNER/DEVELOPER: The Redeemed Christian Church  
PIN NUMBER FOR PROPERTY: 0435223194000

2. CASE NO: 20-111  
NAME OF DEVELOPMENT: Gallberry Run  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: 6640 NC HWY 87 S  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 4  
TOTAL ACREAGE: 12.43 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 3, 2020  
OWNER/DEVELOPER: Gallberry Run/ Longlief Development  
PIN NUMBER FOR PROPERTY: 0441464132000/
  
3. CASE NO: 20-114  
NAME OF DEVELOPMENT: Bertha King Elliott Property  
TYPE OF REVIEW: Subdivision Review  
LOCATION: 2140 Rich Walker Road  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 6  
TOTAL ACREAGE: 25.77 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: March 24, 2020  
STAFF REVISED APPROVAL DATE: September 4, 2020  
OWNER/DEVELOPER: Bertha Elliott  
PIN NUMBER FOR PROPERTY: 0550674025000
  
4. CASE NO: 91-147  
NAME OF DEVELOPMENT: Dansons US LLC Property  
TYPE OF REVIEW: M(P) Site Plan Review  
LOCATION: 800 Technology Drive  
ZONING: M(P) Heavy Industrial District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 25.77 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 9, 2020  
OWNER/DEVELOPER: Danson US LLC  
PIN NUMBER FOR PROPERTY: 0433152623000
  
5. CASE NO: 19-113  
NAME OF DEVELOPMENT: Gray Vick Billboarrds Property  
TYPE OF REVIEW: C(P) Site Plan Review  
LOCATION: West side of I-95  
ZONING: C(P) Commercial District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 9.67 +/-  
JURISDICTION: Wade  
STAFF APPROVAL DATE: August 25, 2020  
WADE COMMISSIONERS APPROVAL DATE: September 8, 2020  
OWNER/DEVELOPER: Grey Vick  
PIN NUMBER FOR PROPERTY: 0581980213000

6. CASE NO: 20-112  
NAME OF DEVELOPMENT: Roberta Best Property  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: 5921, 5953, New Hope Road  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 8.82 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 11, 2020  
OWNER/DEVELOPER: Roberta Best  
PIN NUMBER FOR PROPERTY: 0498157794000
  
7. CASE NO: 20-114  
NAME OF DEVELOPMENT: Lakeside at Snow Hill Property  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: 531 Tip Top Avenue  
ZONING: R10 Residential District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 7.64 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 15, 2020  
OWNER/DEVELOPER: Chris Haddock  
PIN NUMBER FOR PROPERTY: 0434039363000
  
8. CASE NO: 20-115  
NAME OF DEVELOPMENT: Neil Smith Home Place Property  
TYPE OF REVIEW: Group Development Review  
LOCATION: 5301 Camden Road  
ZONING: RR Rural Residential & R10 Residential Districts  
NUMBER OF UNITS: 3  
TOTAL ACREAGE: 32.39 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 16, 2020  
OWNER/DEVELOPER: Smith Family Conservancy  
PIN NUMBER FOR PROPERTY: 04141899450000
  
9. CASE NO: 16-111  
NAME OF DEVELOPMENT: Gadson Glenn, Roslin Farm West section 4, part1  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: Lots 2, 44, 57, 58 Gadson Drive  
ZONING: A1 Agricultural & R30 Residential Districts  
NUMBER OF LOTS: 4  
TOTAL ACREAGE: 3.39 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 16, 2020  
OWNER/DEVELOPER: Charles Gardner  
PIN NUMBER FOR PROPERTY: 0412543178000

10. CASE NO: 20-116  
NAME OF DEVELOPMENT: Oldcastle Precast – new office  
TYPE OF REVIEW: M(P) Site Plan Review  
LOCATION: 3960 Cedar Creek Road  
ZONING: M(P) Heavy Industrial District  
NUMBER OF LOTS: 1  
TOTAL ACREAGE: 10.2 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 21, 2020  
OWNER/DEVELOPER: MCNC Products Company  
PIN NUMBER FOR PROPERTY: 046466797800
  
11. CASE NO: 20-117  
NAME OF DEVELOPMENT: Currin Hill Subdivision  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: West side of US HWY 401 (Ramsey Street)  
ZONING: PND Planned Neighborhood District  
NUMBER OF LOTS: 49  
TOTAL ACREAGE: 76.98 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 21, 2020  
OWNER/DEVELOPER: ABJ Investments  
PIN NUMBER FOR PROPERTY: 0542176087000
  
12. CASE NO: 20-113  
NAME OF DEVELOPMENT: Bryan Turcsanyi Property  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: 318 & 324 Eastfield Avenue  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 3  
TOTAL ACREAGE: 56.00 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 22, 2020  
OWNER/DEVELOPER: Bryan Turcsanyi  
PIN NUMBER FOR PROPERTY: 0496829066000, 0496916706000, 0496829281000
  
13. CASE NO: 20-118  
NAME OF DEVELOPMENT: Tyson's Ridge Property  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: North and south sides of SR 2237 (Smith Road)  
ZONING: R40 Residential District  
NUMBER OF LOTS: 7  
TOTAL ACREAGE: 8.22 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 25, 2020  
OWNER/DEVELOPER: Vance Tyson  
PIN NUMBER FOR PROPERTY: 0443328359000, 0443310863000, 0443216984000

14. CASE NO: 20-120  
NAME OF DEVELOPMENT: Heritage Farms lots 6-7 Property  
TYPE OF REVIEW: Zero Lot Line Subdivision Review  
LOCATION: West side of SR 2252 (Chicken Foot Road)  
ZONING: A1 Agricultural District  
NUMBER OF LOTS: 2  
TOTAL ACREAGE: 17.34 +/-  
JURISDICTION: Cumberland County  
STAFF APPROVAL DATE: September 29, 2020  
OWNER/DEVELOPER: Gregory McLean  
PIN NUMBER FOR PROPERTY: 0420971119000