



Planning & Inspections Department

MEMORANDUM

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

FROM: Alyssa Garcia, Senior Planner
Current Planning Section

SUBJECT: Monthly Report for May 2023 (May 1, 2023, to May 31, 2023)
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-0002-23 Project Name: Avant Group Development
Project Description: Group Development
Location: 3609 McKinnon Rd
Jurisdiction: Cumberland County
Type of Review: Site Plan Review
Total Acreage: 8.53
Zoning: RR
Approval Date: 05/01/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Roy Avant
Pin No.: 0473-42-4692
Project Manager: Alyssa Garcia
2. Case No.: PLAT-0032-23 Project Name: Turner Final Plat
Project Description: Residential subdivision for two lots
Location: 1813 Seabrook School Road
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 40.44
Zoning: R40A
Approval Date: 05/01/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Jackie Turner
Pin No.: 0475-21-9823
Project Manager: Alyssa Garcia



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3. Case No.: PLAT-0020-23 Project Name: Subdivision for Franklin West Jr.
Project Description: Residential subdivision for two lots
Location: Turnbull Rd, North of A B Smith Road
Jurisdiction: Cumberland County
Type of Review: Preliminary Plat
Total Acreage: 10.8
Zoning: A1
Approval Date: 05/08/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Christopher Wallace
Pin No.: 0482-16-6256
Project Manager: Christopher Portman

4. Case No.: DEV-0005-23 Project Name: Lakehurst Building 5
Project Description: Multi-family group development
Location: 139 Waterway Drive
Jurisdiction: Town of Spring Lake
Type of Review: Site Plan Review
Total Acreage: 12.81
Zoning: R5A
Approval Date: 05/09/2023
Approval Authority: The Town of Spring Lake
Owner/Agent: OREI Lakehurst Property Owner, LLC
Pin No.: 0512-10-0794
Project Manager: Alyssa Garcia

5. Case No.: DEV-0033-23 Project Name: Stoney Point Baptist Church
Project Description: Non-residential site plan for an accessory structure
Location: 6554 Rockfish Rd
Jurisdiction: Cumberland County
Type of Review: Site Plan Review
Total Acreage: 13.75
Zoning: RR & R10 (R7.5)
Approval Date: 05/09/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Stoney Point Baptist Church
Pin No.: 0404-37-7438
Project Manager: Christopher Portman



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6. Case No.: DEV-0016-23 Project Name: Expansion of a mini-storage facility
Project Description: Non-residential site plan revision
Location: 2110 John McMillian Road
Jurisdiction: Cumberland County
Type of Review: Site plan review
Total Acreage: 5.33
Zoning: A1
Approval Date: 05/10/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Chaplon Mu
Pin No.: 0421-88-8115
Project Manager: Christopher Portman
7. Case No.: DEV-0054-23 Project Name: American Woodworkery
Project Description: Non-residential site plan revision
Location: 3617 Clinton Road
Jurisdiction: Cumberland County
Type of Review: Site plan review
Total Acreage: .59
Zoning: C3(C(P))
Approval Date: 05/15/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Robert Evans on behalf of Benjamin Hutchins
Pin No.: 0466-26-1703
Project Manager: Alyssa Garcia
8. Case No.: PLAT-0033-23 Project Name: O'Quinn Plat
Project Description: Residential subdivision for 3 lots
Location: 7513 Lane Road
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 8.92
Zoning: A1
Approval Date: 05/16/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Tommy O'Quinn
Pin No.: 0562-66-2585
Project Manager: Alyssa Garcia



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9. Case No.: REV23-0002 Project Name: Ava Estates Revision
Project Description: Zero lot line residential subdivision for 11 lots
Location: Intersection of Beaver Dam Road and Ava Road
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 24.02
Zoning: A1
Approval Date: 05/17/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Carin Bunce
Pin No.: 1404-25-2990
Project Manager: Christopher Portman
10. Case No.: PLAT-0037-23 Project Name: Ridgecrest Drive
Project Description: Residential subdivision for 2 lots
Location: 5537 Ridgecrest Dr
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 46.92
Zoning: R10 (R7.5)
Approval Date: 05/18/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Start Now Group, LLC
Pin No.: 0413-28-4810
Project Manager: Alyssa Garcia
11. Case No.: DEV-0024-23 Project Name: Melvin Estate Subdivision
Project Description: Residential subdivision for 2 lots
Location: NC Hwy 210
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 19.37
Zoning: A1
Approval Date: 05/19/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Joseph Melvin
Pin No.: 1421-29-8929
Project Manager: Timothy Doersam



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12. Case No.: DEV-0044-23 Project Name: Daniel & Fabian Subdivision
Project Description: Residential subdivision for 2 lots
Location: S. River School Rd
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 12.40
Zoning: A1 & R40
Approval Date: 05/19/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Daniel & Fabian Antonio Jose
Pin No.: 0499-74-9988
Project Manager: Timothy Doersam
13. Case No.: MOD-0001-23 Project Name: First Baptist Church Modification
Project Description: Minor modification to Special Use Permit Approval
Location: 5537 Ridgecrest Dr
Jurisdiction: Cumberland County
Type of Review: Site Plan Review
Total Acreage: 30.58
Zoning: A1
Approval Date: 05/23/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Faith Baptist Church of Fayetteville
Pin No.: 0443-13-1122
Project Manager: Christopher Portman
14. Case No.: PLAT-0035-23 Project Name: Linden Landing
Project Description: Zero lot line residential development for 18 lots
Location: 0 Linden Road
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 49.43
Zoning: A1
Approval Date: 05/23/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: AGS Land, LLC
Pin No.: 0564-75-4502
Project Manager: Alyssa Garcia



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15. Case No.: PLAT-0044-23 Project Name: Melvin Estate Subdivision
Project Description: Residential Subdivision for 2 lots
Location: NC HWY 210
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 19.37
Zoning: A1
Approval Date: 05/24/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Joseph Melvin
Pin No.: 1421-29-8929
Project Manager: Timothy Doersam
16. Case No.: DEV-0056-23 Project Name: Rothchild Assets LLC
Project Description: Residential Subdivision for 2 lots
Location: 3089 Blossom Road
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision
Total Acreage: 298
Zoning: RR
Approval Date: 05/24/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Rothchild Assets, LLC
Pin No.: 0442-85-8250
Project Manager: Alyssa Garcia
17. Case No.: EXT-23-0002 Project Name: Bellmont Estates at Ennis Pond
Project Description: Extension of 19-043 approval for a Zero Lot Line residential development
Location: W. Side of Ramsey St., NE of Trinity Gardens Lane
Jurisdiction: Cumberland County
Type of Review: Preliminary Subdivision Extension
Total Acreage: 23.64
Zoning: R20
Approval Date: 05/26/2023
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: ACE Development Group
Pin No.: 0554-55-1475
Project Manager: Alyssa Garcia