



Planning & Inspections Department

MEMORANDUM

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

FROM: Alyssa Garcia, Interim Current Planning Manager
Current Planning Division, Planning & Inspections

SUBJECT: Monthly Report for May 2024 (May 1, 2024, to May 31, 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.: PLAT-0015-24 Project Name: Tarrant Estates
Project Description: Final Plat for 54 residential lots
Location: A B Carter Road, N. of intersection w/ Sids Mill Rd.
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 64.81
Zoning: A1 & PND (R7.5)
Approval Date: 05/13/24
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Stout Land Development, LLC
Pin No.: 0465-16-6700
Project Manager: Alyssa Garcia
2. Case No.: DEV-0010-24 Project Name: Smith Site Plan
Project Description: Non-Residential Site Plan for Motor Vehicle Repair
Location: 611 Whitehead Fayetteville NC, 28312
Jurisdiction: Cumberland County
Type of Review: Non-Residential Site Plan
Total Acreage: 1.35 AC
Zoning: M1(P)
Approval Date: 05/13/24
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Twinstare Property Group LLC/Tanari Smith
Pin No.: 0447-93-4716
Project Manager: Richard Fagan



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3. Case No.: DEV-0061-24 Project Name: Iglesia Coffee Shop
Project Description: Site plan the Stedman Volunteer Fire Department.
Location: 5290 Front St Stedman, NC 28391
Jurisdiction: Stedman
Type of Review: Site Plan
Total Acreage: 5.20
Zoning: M2
Approval Date: 05/13/2024
Approval Authority: Town of Stedman
Owner/Agent: Stedman Volunteer Fire Dept
Pin No.: 0495-37-6608
Project Manager: Timothy Doersam
4. Case No.: DEV-0059-24 Project Name: Iglesia Coffee Shop
Project Description: Non-residential site plan
Location: 5159 Clinton Rd Stedman, NC 28391
Jurisdiction: Cumberland County
Type of Review: Site Plan
Total Acreage: 1.25
Zoning: C(P)
Approval Date: 05/14/2024
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Diane Harrell Trustee (Owner)/Holly Aldrich (Agent)
Pin No.: 0476-47-2998
Project Manager: Timothy Doersam
5. Case No.: DEV-0040-24 Project Name: Williams Car Rental Site Plan
Project Description: Non-residential site plan for a change of use
Location: 3250 Mid Pine Rd Fayetteville, NC 28306
Jurisdiction: Cumberland County
Type of Review: Site Plan
Total Acreage: 3.38
Zoning: M(P)
Approval Date: 05/14/2024
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: JPR Development, LLC (Owner)
Pin No.: 0425-46-4385
Project Manager: Timothy Doersam



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6. Case No.: REV-0008-24 Project Name: Armstrong Elementary School Hut Addition
Project Description: Non-residential site plan revision
Location: 3395 Dunn Rd Eastover, NC 28312
Jurisdiction: Eastover
Type of Review: Site Plan Revision
Total Acreage: 16.90
Zoning: RR
Approval Date: 05/15/2024
Approval Authority: Town of Eastover
Owner/Agent: Cumberland County Board of Education (Owner)
Pin No.: 0468-28-4311
Project Manager: Timothy Doersam
7. Case No.: REV-0007-24 Project Name: Thurmond Revision
Project Description: Non-Residential Site Plan Revision
Location: 3353 Dunn Rd
Jurisdiction: Eastover
Type of Review: Non-Residential Site Plan
Total Acreage: 1.19 AC
Zoning: C(2)/CZ
Approval Date: 05/15/2024
Approval Authority: Town of Eastover
Owner/Agent: Kenneth Todd Thurmond
Pin No.: 0468-27-8611
Project Manager: Alyssa Garcia
8. Case No.: REV-0009-24 Project Name: Mac Williams Middle School Hut
Project Description: Non-residential site plan revision
Location: 4644 Clinton Rd Fayetteville, NC 28312
Jurisdiction: Cumberland County
Type of Review: Site Plan Revision
Total Acreage: 25.38
Zoning: RR
Approval Date: 05/17/2024
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Cumberland County Board of Education (Owner)
Pin No.: 0466-97-5594
Project Manager: Timothy Doersam



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9. Case No.: DEV-0009-24 Project Name: Cape Fear Investment Subdivision
Project Description: 4-lot residential subdivision
Location: 10932 Ramsey St Linden, NC 28356
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 4.75
Zoning: R40
Approval Date: 05/17/2024
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Kevin Riddle (Owner)
Pin No.: 0564-69-1265 & 0564-69-7117
Project Manager: Timothy Doersam
10. Case No.: PLAT-0026-24 Project Name: Cape Fear Investment Subdivision
Project Description: 4-lot residential subdivision
Location: 10932 Ramsey St Linden, NC 28356
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 4.75
Zoning: R40
Approval Date: 05/22/2024
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Kevin Riddle (Owner)
Pin No.: 0564-69-1265 & 0564-69-7117
Project Manager: Timothy Doersam
11. Case No.: REV-0010-24 Project Name: Gray's Creek High School Huts
Project Description: Non-residential site plan revision
Location: 5301 Celebration Dr Hope Mills, NC 28348
Jurisdiction: Cumberland County
Type of Review: Site Plan Revision
Total Acreage: 70.84
Zoning: A1
Approval Date: 05/23/2024
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Cumberland County Board of Education (Owner)
Pin No.: 0422-86-8370
Project Manager: Timothy Doersam



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12. Case No.: PLAT-0025-24 Project Name: Rock Hill Manor
Project Description: Final plat for 23 lots
Location: Across from 1473 Rock Hill Rd
Jurisdiction: Cumberland County
Type of Review: Final Plat
Total Acreage: 19.47 AC
Zoning: R30
Approval Date: 05/23/24
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: AGS Land LLC
Pin No.: 0467-07-7414 & 0467-07-3312
Project Manager: Alyssa Garcia
13. Case No.: DEV-0021-24 Project Name: Lakeside at Snowhill Phase 2.2
Project Description: Phase 2.2 of Lakeside at Snowhill subdivision for 18 lots
Location: Off Magnificent Avenue and Harpsichord Drive
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 12.06
Zoning: R10 (defaults to R7.5)
Approval Date: 05/30/2024
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Graceville LLC (Owner)
Pin No.: 0413-03-5205 & 0424-92-2143
Project Manager: Timothy Doersam
14. Case No.: DEV-0048-24 Project Name: Brunson Subdivision
Project Description: 3 lot residential subdivision
Location: 1200 S. Eastern Blvd
Jurisdiction: Cumberland County
Type of Review: Preliminary Plan
Total Acreage: 26.13 AC
Zoning: M(P)
Approval Date: 05/30/24
Approval Authority: County Planning & Inspections Dept.
Owner/Agent: Robert W. Brunson/Jeffrey Riddle
Pin No.: 0436-45-0248
Project Manager: Richard Fagan