

PLANNING & ZONING REVIEW NOTES

III. B.

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**SUBJECT:** Request by Fred T. Smith for subdivision preliminary design approval of “**Mayfield**”, consisting of 11 subdivision lots on approximately 65 acres, located off S. R. -2182, Lonnie Fields Road, Gulf Township.

**ATTACHMENTS:** 1. Major subdivision application.  
  
2. ArcView map, parcel #60978  
  
3. Preliminary plat entitled “Mayfield Subdivision”, prepared by Mike Cain Surveying, dated Sept 19, 2005.

**INTRODUCTION / BACKGROUND / PREVIOUS BOARD ACTIONS:**

See major subdivision application and preliminary plat for background information.  
June 20, 2005: County Commissioner sketch design approval for 11 lots.

**ISSUES FOR FURTHER DISCUSSION AND ANALYSIS:** The developer is requesting preliminary design approval for 11 subdivision lots. Lot 1 of 1.93 acres and Lot 2 of 3.41 acres will have direct access off SR-2182, Lonnie Fields Road. All other lots will be accessed by a county standard private road. Agency approvals have been received as followed:

NCDOT	Commercial Driveway Permit	October 6, 2005
NCDENR	Erosion Control Permit	November 2, 2005

The lots will be served by individual wells and septic systems and repair areas. The preliminary soil scientist report has been approved by Thomas Boyce, Chatham County Soil Specialist.

The Chatham County Emergency Operations Office has approved the road names Pondside Drive and Mayfield Bend.

**RECOMMENDATION:** The Planning Department recommends granting approval of the road names Pondside Drive and Mayfield Bend and approval of the preliminary plat as submitted.