III. B.

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


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.