



ATTACHMENT B
MAJOR SITE PLAN REPORT
MASON FARMS (D2100325)

Meeting Date: November 28, 2022

A. Application Summary

Application Information			
Case Number	D2100325	Submittal Date	September 23, 2021
Case Name	Mason Farms Major Site Plan		
Proposal	A request for approval of a major site plan for Mason Farms		
Applicant	Thomas Perdue, PE, MacConnell and Associates, PC.		
Staff Contact	Cole Renigar, Planner		
Site Information			
Location	Intersection of Preston Andrews Road and N. Roxboro Road	Legacy Cases	N/A
Site Acreage	287.723 Acres	Existing Use	Vacant Residential
Request			
Designation	Existing	Proposed	
Jurisdiction	County	No change	
Development Tier	Rural	No change	
Zoning District(s)	Residential Rural (RR)	No change	
Zoning Overlay(s)	Lake Michie/Little River District A (M/LR-A)	No change	
Recommendation and Determinations			
Staff	Staff will make a recommendation after hearing all the evidence presented.		

B. Executive Summary

Thomas Perdue, of MacConnell Associates, has submitted a major site plan to construct a new 142 (141 units) lot conservation subdivision. The 287.723-acre site is zoned Rural Residential (RR), is in the Lake Michie/Little River District A (M/LR-A) Watershed Protection Overlay and is within the Rural Development Tier.

The Mason Farms conservation subdivision is a by-right development. However, a community wastewater system is being proposed for the development, which requires approval of a major special use permit (MSUP), pursuant to Unified Development Ordinance (UDO) paragraph 12.7.1C. In the County’s jurisdiction, a community system designed to serve more than one use independent of public systems may be approval through the issuance of a Major Special Use Permit (MSUP) provided that several requirements are met. An application for this MSUP has been received and is waiting for approval from the Board of County Commissioners. The requirements for approval of the site plan have otherwise been met or will be met prior to the issuance of a Certificate of Occupancy.

C. Dimensional requirements

General Zoning Requirements: RR			
Zoning Requirement	Ordinance Provisions	Required	Proposed
Street Setback (Feet)	6.2.1A.2	8' minimum	8' minimum
Side Yard (Feet)	6.2.1A.2	None/Building Separation of 10'	None/Building Separation of 10'
Rear Yard (Feet)	6.2.1A.2	50'	50'
Vehicle Parking Spaces	10.3.1A.4	282 Minimum 494 Maximum	288 Spaces
Handicap Parking Spaces	10.3.2	As determined by Building Code	1 accessible space per Cluster Box Unit Standards (UDO Sec. 5.4.13C.1)
Bicycle Parking Spaces	10.3.1A.4	None	None
Building Height (Feet)	6.2.1A.1	35' maximum permitted	35'
Building Coverage	N/A	N/A	N/A
Open Space	6.2.4F	50% of Gross Area/ 146.86 Acres	50.45% of Gross Area/ 145.15 Acres
Buffers (Adjacent to Use or Zoning) (Opacity, Feet)	9.4	30', 0.6 opacity along northern property line	30', 0.6 opacity along northern property line
Tree Coverage	8.3.1B	N/A	N/A
Maximum Impervious Surface	8.7.2B	6%/17.28 Acres Maximum	5.2%/ 4.87 Acres

D. Infrastructure Impacts

1. Street and Sidewalks

The project will be accessed from Preston Andrews Road, running between Johnson Mill Road and North Roxboro Road. The subdivision also has three platted roads interior to the site. They are: Wetrock Farm Way, Permaculture Place, and Local Food Lane. A traffic impact analysis (TIA) was not required for the site. There are no sidewalk requirements in the Rural Tier per UDO Section 12.4.2A.

2. Transit Impacts

There are impacts to bus lines or other transit in the surrounding area.

3. Utilities

The project will receive electricity from Duke Energy. Sewer services will be provided by a community wastewater system pending approval of a Major Special Use Permit (M2200001) for the wastewater system. There will be individual wells for water.

4. Stormwater/Drainage

The project was reviewed and approved by County Stormwater Services.

E. Site Characteristics

1. Watershed Protection

This site is located within the Lake Michie/Little River District A (M/LR-A) Watershed Protection Overlay and in the Neuse River Basin. The site has a Maximum Allowable Impervious Surface (MAIS) of six percent. This site plan meets that threshold and has a proposed impervious surface percentage of 5.2 percent. No stormwater control measures are required for the site to meet County and State stormwater quantity and quality concerns regarding run-off retention, and sedimentation and nutrient removal. There is an area on the plan that designates a dried pond to be excavated to provide positive overland stormwater flow.

2. Floodplain, Stream Buffers, Steep Slopes and Wetlands

There are two large streams that run through the proposed conservation subdivision. One is a perennial stream with 150' riparian buffer setbacks on each side, with an additional ten-foot no-build setback. There is also an intermittent stream with 50' setbacks on each side, with an additional ten-foot no-build setback. Along these streams there are three different wetlands areas. Two are located towards the southernmost part of the perennial stream and one at southernmost part of the intermittent stream. There is an additional wetland located on the far east corner, off Preston Andrews Road, but it falls under the minimum size limit for jurisdictional wetlands and a buffer is not required. All applicable buffers and no-build setbacks are properly shown on the plan. There are no steep slopes located on this site.

3. Landscaping

Street trees along all roadways, Vehicle Use Area (VUA) landscaping, and landscaped project boundary buffers are being provided as required by the Ordinance.

4. Tree Coverage

No tree coverage is required for any sites located in the Rural Tier per UDO Section 8.3.1. However, conservation subdivisions require conservation areas made up of 80% primary conservation and 20% secondary conservation areas. Primary conservation areas include

existing forests meeting UDO standards in 8.3.1D, similar to typical tree preservation. The proposed conservation subdivision is meeting all primary and secondary conservation area percentages.

F. Contacts

Staff Contact		
Cole Renigar, Planner	919.560.4137 ext. 28234	Cole.Renigar@DurhamNC.gov
Applicant Contact		
Thomas Perdue, PE	919.467.1239	Thomas.perdue@macconnellandassociates.com

G. Notification

Staff certifies that letters to property owners and residents within 600 feet of the site has been carried out in accordance with UDO Section 3.2.5. In addition, email notice was provided per the Durham Planning Public Notification Service.