



**Date:** November 28, 2022

**To:** Dr. Kimberly J. Sowell, County Manager  
**Through:** Jay Gibson, General Manager  
**From:** Sara M. Young, AICP, Planning Director  
**Subject:** Consolidated Item - Mason Farms Major Special Use Permit Quasi-Judicial Hearing and Major Site Plan

#### **Summary**

*The case for the Major Special Use Permit was heard at the Board's September 12, 2022 meeting and both cases were approved. Those approvals were later rescinded at the October 10, 2022 meeting. The cases were to be reconsidered at the November 14, 2022 meeting but were continued to the November 28, 2022.*

Thomas Perdue, of MacConnell Associates, has submitted a major site plan to construct a new 142 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 waste water 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 MSUP provided that several requirements are met. An application for this TSUP 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.

Two motions are required to approve this item:

**Motion #1:** To approve the Major Special Use Permit for case M2200001, Mason Farms Community Wastewater System; and

**Motion #2:** To approve the Major Site Plan for case D2100325, Mason Farms.

#### **Recommendation**

Staff will make a recommendation following the presentation of all evidence at the hearing.

#### **Issues**

No issues have been identified at the time of writing this report.

#### **Staff Contact**

Cole Renigar, Planner, Cole.Renigar@DurhamNC.gov or (919) 560-4137 ext. 28234.

**Attachments**

- Attachment A. M2200001 Major Special Use Permit Staff Report
- Attachment B. D2100325 Mason Farms Major Site Plan Staff Report
- Attachment C. Context Map
- Attachment D. Aerial Map
- Attachment E. M2200001 Application
- Attachment F. D2100325 Major Site Plan
- Attachment G. M2200001 Draft Order