

Conditional Zoning Modification: 146 Stancell Drive (MOD-25-8)



**Town Council Meeting
November 12, 2025**

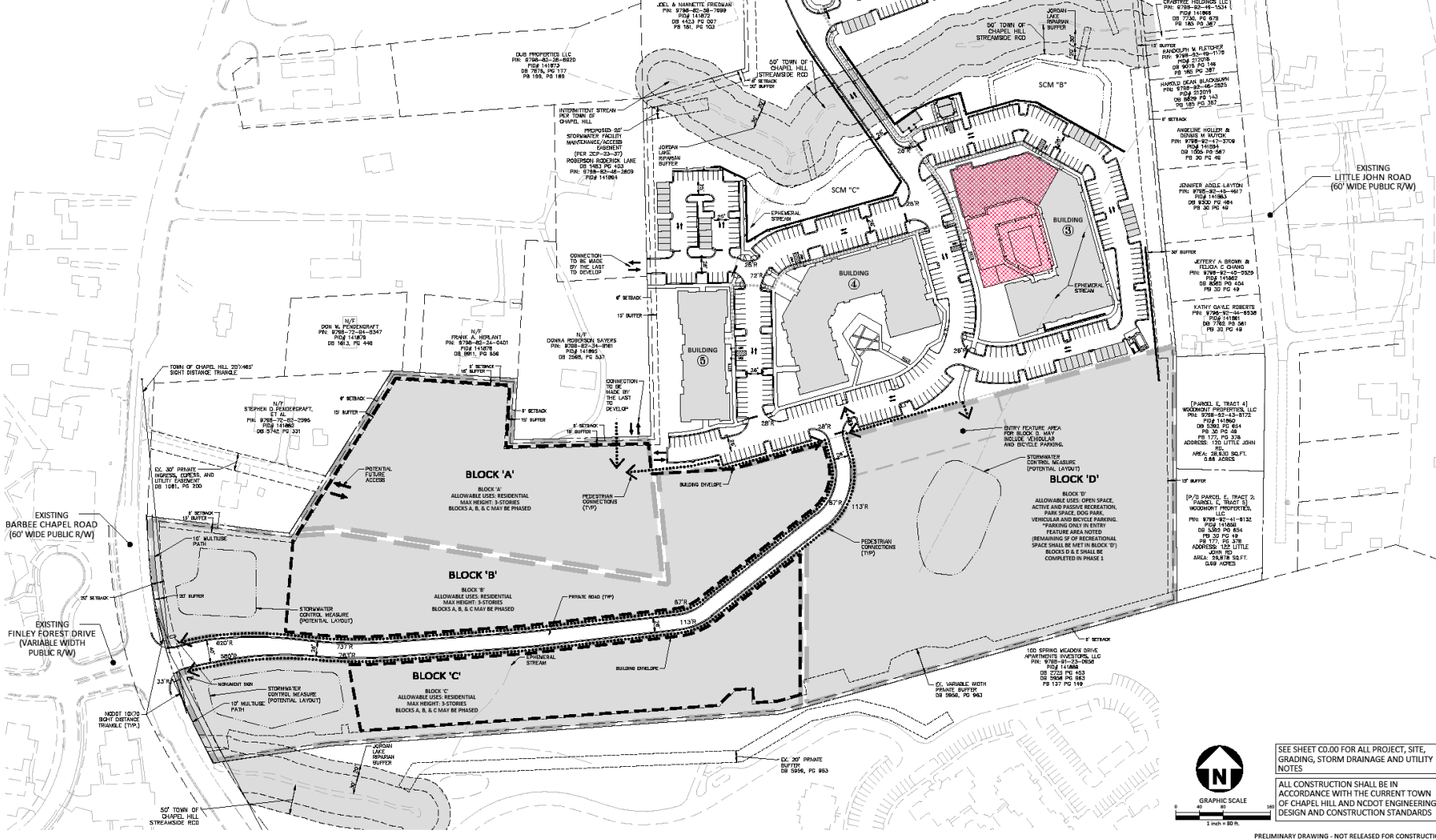
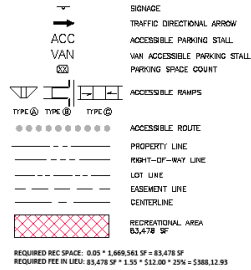
DRAFT

NC-54

Barbee Chapel Road



SITE LEGEND



McADAMS
 The John S. McAdams Company, Inc.
 621 Hillborough Street
 Suite 200
 Raleigh, NC 27603
 phone 919.361.5000
 fax 919.361.2269
 license number: C-0293, C-187
 www.mcadamsco.com

CLIENT
 NORTHWOOD RAVIN
 3015 CARRINGTON HILL BLVD, STE 460
 MORRISVILLE, NORTH CAROLINA 27560
 Adam Golden
 PHONE: 919.354.3680

NORTHWOOD RAVIN

NORTH CAROLINA
 SEAL
 553078
 JAMES D. HARRIS
 NOTARY PUBLIC

REVISIONS
 NO. DATE
 1 06.07.2023 REVISED PER LIST CIP COMMENTS
 2 08.04.2023 REVISED PER AND CIP COMMENTS
 3 09.03.2023 REVISED PER AND CIP COMMENTS
 4
 5

PLAN INFORMATION
 PROJECT NO. RAV-21002
 FILENAME RAV21002-0A51
 CHECKED BY SUC
 DRAWN BY WHM/JUL
 SCALE 1" = 80'
 DATE 03.23.2023

SHEET
 OVERALL SITE PLAN
 C2.00

DRAFT

Staff Recommendation

- Requested modification is in alignment with Complete Community goals and the Comprehensive Plan
- Recommend that Council consider the modification request, subject to conditions of Ordinance A

DRAFT

Project Summary: Existing Approvals

- Ordinance approved on November 15, 2023 allows up to 500 units
- Minimum 10 percent of units affordable, 50 percent for households earning up to 60 percent of Area Median Income (AMI), 50 percent for households earning up to 80 percent of AMI.
- Zoning Compliance Permit issued August 22, 2025 requires 43 affordable units.

DRAFT

**Project
Summary:
Proposed
Modification**

- Request to modify existing CZD to amend the Affordable Housing Plan
- New \$1.15 million voluntary contribution to the Affordable Housing Funding Program
- Change the number of affordable units to a minimum of 20 units
- All other conditions of approval unchanged
- If Council denies this request, the existing approval remains in effect

DRAFT

Planning Commission Review

- ✓ Consistent with Comprehensive Plan
 - No recommendation, transmitted comments

DRAFT

Procedures

- Open the Hearing
- Receive public comment
- Provide feedback to the applicant
- Continue the Hearing to November 19, 2025

DRAFT