

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



**Town Council Meeting
November 19, 2025**

NC-54

Barbee Chapel Road



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

Project Summary: Existing Approvals

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

**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

Planning Commission Review

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

Procedures

- Close the Hearing
- Consider Resolution of Reasonableness and Consistency with the Comprehensive Plan (R-1)
- Consider Ordinance approving the Conditional Zoning (O-2) as amended