

Manager's Update

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INFORMATION:

State Capitol Tree Lighting Ceremony

Staff Resource: Whitney Schoenfeld, Special Events, 996-2204, whitney.schoenfeld@raleighnc.gov

The North Carolina State Capitol and Governor Josh Stein will host their annual tree-lighting ceremony on Thursday, December 11.

To ensure the safety of attendees, public safety officials will temporarily close Morgan Street between Salisbury Street and Wilmington Street, as well as the 100 block of Fayetteville Street between Hargett Street and Morgan Street. These closures are planned in anticipation of increased pedestrian activity leading up to and during the event.

Road closures are scheduled to begin at approximately 5:00pm and reopen around 6:45pm. Traffic control will be managed by the State Capitol Police and North Carolina State Highway Patrol.

Additional event information is available at: <https://www.dncr.nc.gov/news/press-releases/2025/11/21/state-capitol-host-tree-lighting-ceremony-and-holiday-open-house>

(No attachments)

Raleigh Arts Partner Holiday Events 2025

Staff Resource: Sarah Powers, Raleigh Arts, 996-3610, sarah.powers@raleighnc.gov.

The City supports nonprofit arts and cultural organizations through the Arts Commission's Arts Partners program. This holiday season [Raleigh Arts Partner organizations have many festive events and performances](#) to celebrate the arts and spread joy. This guide features events produced by organizations funded through the Arts Commission grant program.

- **December 4 and 11:** Pottery + Plants, Holiday Edition @ [Artspace](#)
- **December 5:** Carols of Christmas @ [Raleigh Youth Choir](#)
- **December 5-7:** Ira David Wood III's A Christmas Carol @ [Theatre in the Park](#)
- **December 5-21:** Cinderella @ [Raleigh Little Theatre](#)
- **December 6:** Holiday Concert @ [Community Music School](#)
- **December 7:** Holiday Artist Market @ [Theatre Raleigh](#)
- **December 9:** Joy of the Season @ [North Carolina Master Chorale](#)
- **December 11-14:** Heart of Christmas Cabaret @ [North Raleigh Arts and Creative Theatre](#)
- **December 11-24:** The Nutcracker @ [Carolina Ballet](#)
- **December 12-13:** Holiday Pops @ [North Carolina Symphony](#)
- **December 14-15:** Holiday Concerts @ [The Raleigh Ringers](#)
- **December 31:** First Night Raleigh @ [Artspllosure](#)

For more information about these events, go to the [Holiday Cheer guide on raleighnc.gov](#). Raleigh Arts Partners are organizations that receive funding from the City of Raleigh based on the recommendations of the Raleigh Arts Commission. [Learn More about Raleigh Arts Partners](#).

(No attachments)

Duplex Village Redevelopment – Development Partner Recommendation

Staff Resource: Pat Dawson, Housing and Community Development, 996-6951, pat.dawson@raleighnc.gov

A Request for Proposals (RFP) for the Duplex Village Redevelopment was issued on July 23, 2025, with proposals due on October 17, 2025. Staff received fourteen (14) proposals.

Staff spent several weeks reviewing, analyzing, and scoring each submission. The evaluation process included a written Q&A with all proposers and interviews with the top three (3) scoring teams.



Following this process, the evaluation team recommends Blue Ridge Atlantic Development (BRAD) as the development partner for this site. BRAD's proposal includes a unique partnership with the Raleigh Housing Authority (RHA) that will ensure deep, long-term affordability for the site. Their proposal also aligns with staff's initial estimates for the site's development potential.

Staff will bring this item to Council early next year, seeking action and approval for the development partner, loan, and land disposition agreements.

(No attachments)

Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Staff Resource: Sarah Shaughnessy, Planning & Development, 996-2234, sarah.shaughnessy@raleighnc.gov

[Reflecting Raleigh](#) is the process for developing the Next Comprehensive Plan. The attached memo includes an update on the information available from Phase 1 of the project, and on the Civic Assembly and Technical Teams that will convene during phase 2.

(Attachment)

Weekly Digest of Special Events

Staff Resource: Sarah Heinsohn, Office of Special Events, 996-2200, sarah.heinsohn@raleighnc.gov

Included with the *Update* materials is the special events digest for the upcoming week.

(Attachment)

Council Member Follow Up Items

Follow Up from the November 18 City Council Meeting

Big Branch Greenway Connector Project – Neuse River Buffer (Council Member Patton)

Staff Resource: Kris Nikfar, Parks, 306-6114, kris.nikfar@raleighnc.gov

At the meeting, Council inquired about existing greenway mileage within the Neuse River Buffer and whether the North Carolina Department of Environmental Quality (NCDEQ) could present any permitting concerns for the Big Branch Greenway Connector project. The information below provides context, supporting data, and relevant precedents to clarify the City's experience with greenway development in buffer areas and anticipated NCDEQ response for this project.

(Attachment)

Neighborhood Mixed Use and New Bern Ave Rezoning (Council Member Silver)

Staff Resource: Matthew Klem, Planning & Development, 996-2676, matthew.klem@raleighnc.gov

During the meeting, Council requested information regarding the Neighborhood Mixed Use Future Land Use Map designations around the rezoning site for Z-25-25. Included with the *Update* materials is a staff memorandum providing information regarding that designation, form- and use-based zoning regulations, and upcoming City-initiated rezoning activity in the area to implement the land use vision from the New Bern Avenue Station Area Plan.

(Attachment)

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Planning & Development Director
From	Sarah Shaughnessy, AICP, Principal Planner
Department	Planning and Development
Date	December 5, 2025
Subject	Monthly Update on Reflecting Raleigh: The Next Comprehensive Plan

Overview

Raleigh's Comprehensive Plan serves as the city's long-term vision for the built environment. [Reflecting Raleigh](#) is the process of developing the Next Comprehensive Plan, which will include a focus on sustainable and equitable growth, aligning adopted city plans and priorities, and enhanced community engagement.

The first of five project phases included robust engagement with the Raleigh Community. The second phase of Reflecting Raleigh is focusing on developing draft content for Raleigh's Next Comprehensive Plan based on the information collected in Phase 1, in combination with a Citizen Assembly and Technical Teams of subject matter experts.

This memorandum includes an update on the information available from Phase 1 of the project, and on the Civic Assembly and Technical Teams that will convene during Phase 2.

Phase 1

The Executive Summary of the Phase 1 Engagement Report is [now available](#). This document includes key themes from public engagement and links to reports from each community conversation. The full report will be available later this month.

During Phase 1, staff worked with a consultant team to prepare Community Inventory to assess existing conditions and forecast likely population growth, demographic changes, and market trends. A Key Trends report and interactive dashboard with this information will be available in January. The Community Inventory Report from the 2009 Comprehensive Plan is [available online](#).

Technical Teams

This information will guide the work of five teams of technical and subject matter experts. These teams will review existing policies, emerging issues, and community feedback to develop the content of the Next Comprehensive Plan. Topics were selected based on the themes of the Community Conversation events in Phase 1 of the project and the themes that emerged from public input provided at those events:

- Land Use
- Transportation

- Housing & Neighborhoods
- Natural Resources
- Infrastructure & Services

Each team will consist of city staff, representatives from Raleigh's Boards and Commissions, and technical and subject matter experts external to the organization. At [City Council's meeting on December 2](#), Council received information on the proposed membership of each technical team and approved the recommended community experts.

Technical teams will meet once a month for six months beginning in January of next year.

Raleigh Civic Assembly

Along with input from the Technical Teams, a Civic Assembly will provide recommendations to inform Raleigh's Next Comprehensive Plan. The Civic Assembly is a strategy to receive input on values and priorities from a representative sample of Raleigh's residents.

[On October 7](#), City Council approved the following remit for the Civic Assembly:

Raleigh is in the process of improving bus service around the city. How should the next comprehensive plan help improve access to the new service? What should the neighborhoods served by frequent bus service look like?

In 2009, Raleigh made a plan to guide how the city should grow. The goal was to have 60% of new development in certain easy-to-access places that could support more homes and businesses, and along corridors with strong existing or planned bus service. Since then, about 70% of new growth has happened in those areas. Now, as we plan for the year 2050, we want your help to decide how these neighborhoods should grow.

In November, city staff mailed 9,000 invitations to a random sample of Raleigh residents to join the civic lottery. In addition, 1,000 invitations were distributed to community partners who serve residents who may not have a permanent address or who may be less likely to participate. Partners included Raleigh Urban Ministries, the Raleigh Housing Authority, and the US Committee for Refugees and Immigrants.

The final assembly will be selected by sortition later in December. The assembly will convene for six Saturdays, starting in January.

Weekly Events Digest

Friday, December 5 – Thursday, December 11

City of Raleigh Office of Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

Permitted Special Events

[First Friday @ The Times](#)

Hargett Street

Friday, December 5

Event Time: 7:00pm - 11:00pm

Associated Road Closures: E. Hargett Street between Fayetteville Street and S. Wilmington Street will be closed from 5:30pm until 11:59pm.

[Illuminate Art Walk](#)

Downtown Raleigh

Friday, December 5 - Sunday, January 4

Event Time: 5:00pm - 11:00pm daily

Associated Impacts: Downtown plazas and sidewalks will be used until 11:45pm on 1-5-26.

[Raleigh Holiday Half Marathon](#)

Crabtree Boulevard & Crabtree Creek Trail

Saturday, December 6

Event Time: 8:00am - 12:00pm

Associated Road Closures: Crabtree Boulevard between Capital Boulevard and N. Raleigh Boulevard, and N. Raleigh Boulevard between Yonkers Road and Barksdale Drive will be closed from 7:45am until 8:10am for the start of the race. Crabtree Creek Trail will be used from 8:00am until 12:00pm. [View the half marathon route](#) for more details.

[MAKRS Holiday Fest](#)

Fayetteville Street District

Saturday, December 6

Event Time: 11:00am - 6:00pm

Associated Road Closures: Fayetteville Street between Morgan Street and the south end of City Plaza, and Hargett, Martin, and Davie streets between S. Salisbury Street and S. Wilmington Street will be closed from 6:00am until 8:00pm.

[Moore Square Winterfaire](#)

Moore Square

Thursday, December 11 - Sunday, December 14

Event Times: 5:00pm - 9:00pm on 12-11-25 & 12-12-25; 11:00am - 10:00pm on 12-13-25; 10:00am - 4:00pm on 12-14-25

Associated Impacts: Sidewalks surrounding Moore Square will be used from 10:00am on 12-11-25 until 4:00pm on 12-14-25.

Other Upcoming Events

[First Friday Raleigh](#)

Friday, December 5

Downtown Raleigh

[Sip & Shop](#)

Friday, December 5

City of Raleigh Museum

Tree Lighting

Friday, December 5
Gipson Play Plaza

Handel's Messiah – NC Symphony

Friday, December 5 & Saturday, December 6
Meymandi Concert Hall

Theatre in the Park's A Christmas Carol

Friday, December 5 – Sunday, December 7
Raleigh Memorial Auditorium

Cinderella

Friday, December 5 – Sunday, December 21
Raleigh Little Theatre

The Great Figgy Pudding Caroling Competition

Saturday, December 6
Moore Square

Cary Ballet Company – The Nutcracker

Saturday, December 6
Fletcher Opera Theater

UNC Asheville vs. NC State

Saturday, December 6
Lenovo Center

Nashville Predators vs. Carolina Hurricanes

Saturday, December 6
Lenovo Center

Toys from Teens Holiday Event

Saturday, December 6
Roberts Park

Gingerbread & A Jolly Trolley Ride

Saturday, December 6
Fred Fletcher Park

Light the Tree with RPD

Saturday, December 6
North District Headquarters

33rd Annual Boylan Heights ArtWalk

Sunday, December 7
Boylan Heights

San Jose Sharks vs. Carolina Hurricanes

Sunday, December 7
Lenovo Center

2025 Hurricanes Alumni Game

Monday, December 8
Lenovo Center

Weekly Events Digest

Friday, December 5 – Thursday, December 11

City of Raleigh Office of Special Events
specialevents@raleighnc.gov | 919-996-2200 | raleighnc.gov/special-events-office

[Columbus Blue Jackets vs. Carolina Hurricanes](#)

Tuesday, December 9
Lenovo Center

[NC Master Chorale – Joy of the Season](#)

Tuesday, December 9
Meymandi Concert Hall

[Rocky Mountain High Experience: A John Denver Christmas](#)

Tuesday, December 9
Fletcher Opera Theatre

[Liberty vs. NC State](#)

Wednesday, December 10
Lenovo Center

[Trans-Siberian Orchestra](#)

Thursday, December 11
Lenovo Center

[A Night with Santa](#)

Thursday, December 11
Lions Park

[The Nutcracker – Carolina Ballet](#)

Thursday, December 11 – Wednesday, December 24
Raleigh Memorial Auditorium

[The Rink](#)

Through Sunday, January 4
Red Hat Amphitheater

Public Resources

[Event Feedback Form](#): Tell us what you think about Raleigh events! We welcome feedback and encourage you to provide comments or concerns about any events regulated by the Office of Special Events. We will use this helpful information in future planning.

[Road Closure & Road Race Map](#): A resource providing current information on street closures in Raleigh.

[Online Events Calendar](#): View all currently scheduled events that impact city streets, public plazas, and Dix Park.

New Amplified Noise Ordinance Takes Effect January 2026

The City Council has approved a [new amplified noise ordinance](#), which will go into effect Jan. 1, 2026. Stadiums, arenas, and outdoor sports or entertainment venues, including amphitheaters, are exempt. Parades, outdoor events, races, festivals, and concerts that receive a permit from the Office of Special Events are also not subject to the ordinance.

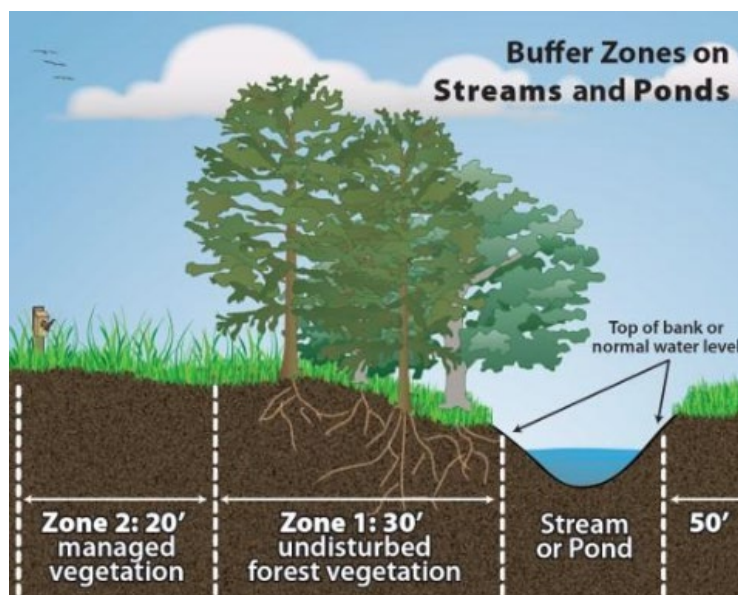
Council Member Follow Up

To	Marchell Adams-David, City Manager & Niki Jones, Assistant City Manager
Thru	Stephen C. Bentley, PRCR, Director
From	Kris Nikfar, PRCR, Capital Projects Manager
Department	Parks, Recreation, and Cultural Resources
Date	December 2, 2025
Subject	Big Branch Greenway Connector Project – Neuse River Buffer

At the November 18th City Council meeting, councilmembers inquired about existing greenway mileage within the Neuse River Buffer and whether the North Carolina Department of Environmental Quality (NCDEQ) could present any permitting concerns for the Big Branch Greenway Connector project. The information below provides context, supporting data, and relevant precedents to clarify the City’s experience with greenway development in buffer areas and anticipated NCDEQ response for this project.

Neuse River Buffer Overview

The Neuse River buffer is a 50-foot vegetated zone along streams, rivers, and lakes in the Neuse River basin, established by North Carolina’s riparian buffer rules to protect water quality. It is divided into two zones: Zone 1 (the inner 30 feet) and Zone 2 (the outer 20 feet). The graphic below, produced by NCDEQ, illustrates where these buffer zones are located along streams.



The riparian buffer's main purpose is to filter pollutants, particularly nitrogen and phosphorus, from stormwater runoff before it enters the river, which helps reduce nutrient pollution in the Neuse estuary. Greenway trails are an allowable activity within the riparian buffer rules. Allowable activities require a buffer authorization from NCDEQ before proceeding.

Mileage of Capital Area Greenway System trails within the Neuse River Buffer

According to City of Raleigh Geographic Information System (GIS) data, there are approximately 35 miles of Capital Area Greenway System trails that are located within the Neuse River Buffer. This equates to roughly 30 percent of the entire Capital Area Greenway Trail System.

The following locations are examples of where significant segments of the Capital Area Greenway System are located within the Neuse River Buffer.

- Crabtree Creek Trail at Industrial Dr
- Crabtree Creek Trail at Atlantic Ave
- Crabtree Creek Trail at Hertford St
- Rocky Branch Trail at Jamaica Dr
- Rocky Branch Trail at S Boylan Ave
- Mine Creek Trail between Millbrook Rd and North Hills Dr
- Walnut Creek Trail at Trailwood Dr
- Walnut Creek Trail at S Saunders St
- Walnut Creek Trail just west of Barwell Rd
- Walnut Creek Trail off Lunar Dr
- Little Rock Trail north of Peterson St
- Neuse River Trail at Falls of Neuse Rd
- Neuse River Trail north of Royal Forest Dr
- Neuse River Trail under Louisburg Rd
- Neuse River Trail just south of I-540
- Neuse River Trail off Anderson Point Dr
- Neuse River Trail at Poole Rd

As a disclaimer, this GIS data is captured using satellite data, resulting in estimates that are very close to actual distances but are limited in precision. Moreover, streambank locations naturally change over time. This can result in further variations from GIS data, which is captured at a single moment in time.

NCDEQ permitting considerations for the Big Branch Greenway Connector

The Neuse River Buffer rules are intended to reduce pollutants entering waterways. Because greenway trails introduce little to no additional pollutants, trails are an allowable use within the Neuse River Buffer when properly designed and permitted. In fact, trail projects will often decrease the volume of pollutants running into waterways when they are accompanied by streambank stabilization.

The Big Branch Greenway Connector Project will include streambank stabilization as part of its scope. Stabilizing eroding banks significantly reduces sediment and nutrient loading, directly supporting the intent of the buffer regulations. Streambank stabilization also protects the streambank from migrating horizontally and impacting other infrastructure along the creek – including sanitary sewers and the greenway itself, thus further protecting the City's investment in this infrastructure

While authorization from the North Carolina Department of Environmental Quality (NCDEQ) is required for construction within the buffer, the City of Raleigh has a longstanding record of compliance and approval. Since the Neuse River Buffer was established in 1997, the City has constructed over 80 miles of greenway trails, many of which include segments located within the riparian buffer.

A Pre-Construction Notification (PCN) permit is required as part of the NCDEQ permitting process. The PCN notifies the U.S. Army Corps of Engineers (USACE) of proposed activities that may require a Section 404 of the Clean Water Act. For each NCDEQ application, the City must demonstrate that buffer impacts have been avoided to the greatest extent practicable, provide written justification for any impacts within the inner 30 feet (Zone 1), and ensure the maximum trail width does not exceed 10 feet.

Based on the City's extensive history of trail development within the Neuse River Buffer and the fact that the Big Branch Greenway Connector will follow established design standards and mitigation practices, staff fully anticipates that authorization will be granted for this project.

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Matthew Klem, Planning Manager
Department	Planning and Development
Date	December 3, 2025
Subject	City Council Follow-Up Item – Historic Overlay Districts, Neighborhood Character Overlay Districts, and Neighborhood Mixed Use Zoning

This memo is in response to Council inquiry made following the denial of rezoning Z-25-25 at the northwest corner of E Edenton and Bloodworth streets. Staff has prepared the following memo to detail the role of form-based zoning regulation, its interface with use-based regulations, and an upcoming council-authorized rezoning petition to implement recommendations of the New Bern Station Area Planning project.

Overview

Zoning classifications in Raleigh can be understood to regulate two key components: use and form. Use based regulations stipulate what uses are permitted in each zoning district. Generally, zoning districts in Raleigh are organized in a spectrum of least intense uses to most intense uses (i.e. from agricultural protective zones that permit very limited development to residential to mixed use to heavy industrial zones that permit heavy manufacturing). Zoning districts also contain regulations on building setbacks, building height and lot size and width: these regulations control built form and physical features.

While all base zoning districts generally contain regulations regarding use and form, there are also several overlay zoning districts in Raleigh’s Unified Development Ordinance that provide additional restrictions on use and/or form. For example, the Transit Overlay District (-TOD) provides regulations for both use and form, while Neighborhood Conservations Overlay Districts (-NCOD) provide strictly form-based regulations.

Base zoning districts paired with overlay districts provide regulations of what types of uses are permitted and the physical appearance of development.

Neighborhood Conservation Overlay Districts (NCODs)

Neighborhood Conservation Overlay Districts are exclusively form based zoning districts. Regardless of what base zoning district is present, new development must follow the form regulations when an NCOD is present. They are most typically created based on measurable physical aspects of the existing built form of a neighborhood and translating those built characteristics into development standards that dictate the form of future development. When many homes in a neighborhood are not built to the maximum dimensional standards of the development code, infill development can take a form or density that is dissimilar to the original developed pattern of the neighborhood. For example, a neighborhood that is zoned to allow quarter-acre lots, but mostly built on half-acre lots, can result infill development that is denser than the existing development pattern. NCODs take reference of existing housing stock and impose those form standards on new development. NCODs can regulate the following dimensional standards:

- | | |
|---|---|
| 1. Required minimum net area for any dwelling unit; | 7. Vehicular surface areas; |
| 2. Minimum lot size; | 8. Lot width; |
| 3. Maximum lot size; | 9. Building entrances (where permitted by State Law); |
| 4. Maximum residential density; | 10. Building placement on the lot; and |
| 5. Setbacks; | 11. Distances between buildings. |
| 6. Height; | |

Historic Overlay Districts (HODs)

A Historic Overlay District is a form-based zoning overlay district crafted for preservation of neighborhoods with identified historic assets. Regardless of what base zoning district is present, new development must follow the form regulations when an HOD is present. This is accomplished through a design review process that prioritizes preservation of historic building features and overall exterior appearance. Regulations associated with an HOD are tied to external changes to the building and property such as materials, landscape features, architectural features, additions, demolition, or new construction.

Changes to existing structures or construction of new structures within Historic Overlay Districts are required to seek approval from the Raleigh Historic Development Commission. This review and approval process involves analysis of the Special Character Essay for the particular district to ensure that any changes to the built environment match the appearance of other existing structures in

the district and are appropriate to the neighborhood's period of historical significance.

Where NCODs and HODs are mapped, new development is regulated to match the existing built form of the area within the district. Regardless of what uses are permitted in the underlying base zoning district, the form of new development will share physical appearance and built characteristics of the district.

In the instance of rezoning Z-25-25, the request was functionally a question of use, not form. If approved, a broader range of neighborhood serving uses in the Neighborhood Mixed Use (NX-) district would have been permitted, but the form of the buildings containing those uses would be controlled by both the Oakwood Historic Overlay District and the New Bern Edenton Neighborhood Conservation Overlay District. Generally, any new building would be required to match the neighborhood, and establishing a new use in an existing building would result in no change of built form. For example, the existing structure at 101 N Bloodworth Street (the Z-25-25 rezoning site) was built in 2006. While not a historic asset itself, the building was constructed in compliance with both the Oakwood Historic Overlay District and the New Bern Edenton Neighborhood Conservation Overlay District.

Future Land Use Map

Raleigh's desired future land use patterns are shown on the Future Land Use Map, which provides the land use foundation for this Comprehensive Plan. The Future Land Use Map indicates the intended distribution and intensity of land uses. The purpose of the map is to provide greater land use predictability and transparency, incorporate recommended land uses from area plans, advance the 2030 Comprehensive Plan's vision and themes, and create a logical framework for future zoning and development. It is a primary policy document that is intended to inform rezoning decisions regarding use.

Following the public hearing for rezoning Z-25-25, Council Member Silver noted the existence of Neighborhood Mixed Use designations on the Future Land Use Map in the area surrounding the rezoning site. Raleigh first adopted a Future Land Use Map in 2009 with the 2030 Comprehensive Plan – at that time the Z-25-25 rezoning site and surrounding areas were mapped with the Neighborhood Mixed Use designation and have not changed since. Future Land Use Map designations in the area were recently analyzed in the New Bern Station Area Planning process, and following public consultation and City Council action, were not changed.

The Neighborhood Mixed Use Future Land Use category is intended to inform future development and permit a range of neighborhood serving commercial uses and personal services. Typical uses might include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than superstores/centers), drug stores, dry cleaners, small professional offices, retail banking, and similar uses that serve the

immediately surrounding neighborhood. Residential and mixed-use projects with upper-story housing are also supported by this designation.

The Neighborhood Mixed Use (NX-) zoning district is the most appropriate zoning district for these areas. Heights would generally be limited to three stories, but four or five stories could be appropriate in walkable areas with pedestrian-oriented businesses.

New Bern Station Area Planning and Rezoning

With the adoption of the New Bern Station Area Plan, City Council directed staff to prepare a rezoning petition to apply new zoning along the corridor to implement the land use vision of the plan. This rezoning petition (Z-92-22) resulted in changes to base zoning districts, building heights, and the mapping of the Transit Overlay District. Along the corridor, building heights were increased and new uses were permitted, and some auto-oriented uses were prohibited (gas station and drive-through restaurant). Rezoning Z-92-22 was approved in 2024.

Following the approval of Z-92-22, State Law 2024-57 (SB 382) nullified a portion of the rezoning action (Z-92E-22 and Z-92F-22). The areas along the New Bern Avenue corridor impacted by this action were concentrated between S Bloodworth Street and N Fisher Street. These properties reverted to the zoning they had before Council’s approval of Z-92-22.

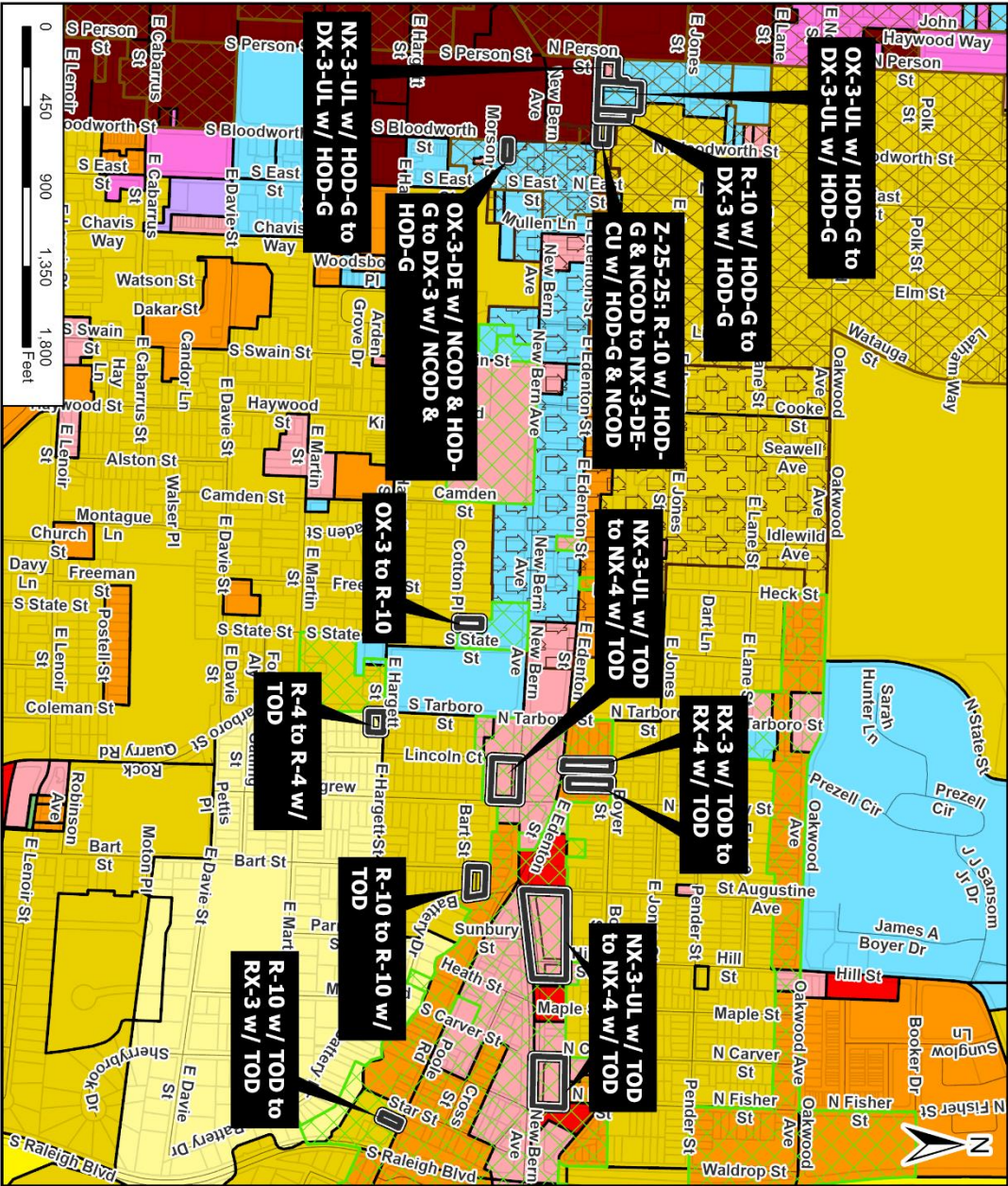
To implement the land use vision of the New Bern Station Area Plan, and in accordance with SB 382, City Council directed staff to collect signatures of property owners whose properties’ zoning were reverted by SB 382. Staff have collected signatures from 16 property owners originally rezoned in Z-92-22 and are in the process of preparing the rezoning petition. Staff anticipate delivering the city initiated rezoning petition to the Planning Commission in early 2026. The map on the following page shows the properties included in the rezoning petition.

Of note and regarding rezoning Z-25-25, four properties to the west of Z-25-25 101 N Bloodworth Street are included in the rezoning petition and are referenced in the table below.

Property Address	Existing Zoning	Proposed Zoning
100 N Person Street	NX-3-UL w/ HOD-G	DX-3-UL w/ HOD-G
307 E Edenton Street	OX-3-UL w/ HOD-G	DX-3-UL w/ HOD-G
311 E Edenton Street	OX-3-UL w/ HOD-G	DX-3-UL w/ HOD-G
325 E Edenton Street	R-10 w/ HOD-G	DX-3 w/ HOD-G

The map on the below shows the 16 properties proposed for rezoning. Rezoning Z-25-25 is also shown on the map for reference.

Proposed Rezoning



Map by Raleigh Department of Planning and Development (transist): 12/3/2025

Properties

1401 New Bern Ave
1601 New Bern Ave
307 E Edenton St
325 E Edenton St
311 E Edenton St
203 S Tarboro St
1118 Boyer St
1302 Battery Dr
23 Bart St
1122 Boyer St
1210 New Bern Ave
827 Cotton Pl
1702 Poole Rd
1313 New Bern Ave
100 N Person St
15 S Bloodworth St

Acreage

5.04 acres

