



1/9/2026

Dear Property Owner:

You are receiving this letter because your property is part of a city-initiated rezoning request. Your property is included because you previously requested to be included and provided a signed application.

Request A city-initiated rezoning request associated with the New Bern Station Area Plan (www.raleighnc.gov/station-area-plan-new-bern)

Summary This rezoning request would change the zoning for 18 parcels (see map on reverse page). These parcels were previously rezoned through a portion of rezoning request Z-92-22. New state law, made effective in late 2024, reverted the zoning districts of some parcels to what they were prior to Z-92-22. As a result, the city is organizing a new rezoning request that complies with state law and re-applies the zoning districts previously approved by the City Council.

Staff will discuss this request at an upcoming public meeting.

When Wednesday, January 28, 2025, starting at 6:30 p.m.

Where Grace Church Raleigh
1401 Boyer Street

If you have questions, please reach out to the staff contact:

Matthew Klem, Matthew.Klem@raleighnc.gov, 919-996-2676

What is a rezoning?

A property owner requests a rezoning to change the rules for how they can develop their land. This could mean land use (residential, commercial, industrial, etc.) and/or building characteristics (maximum building height, minimum front yard, etc.).

Does this apply to my property?

Yes, this request would only change the zoning to the property listed on the next page. You're receiving this letter because you own property and provided a signed application for it to be included in this city-initiated request. A map of the properties requested for rezoning is enclosed.

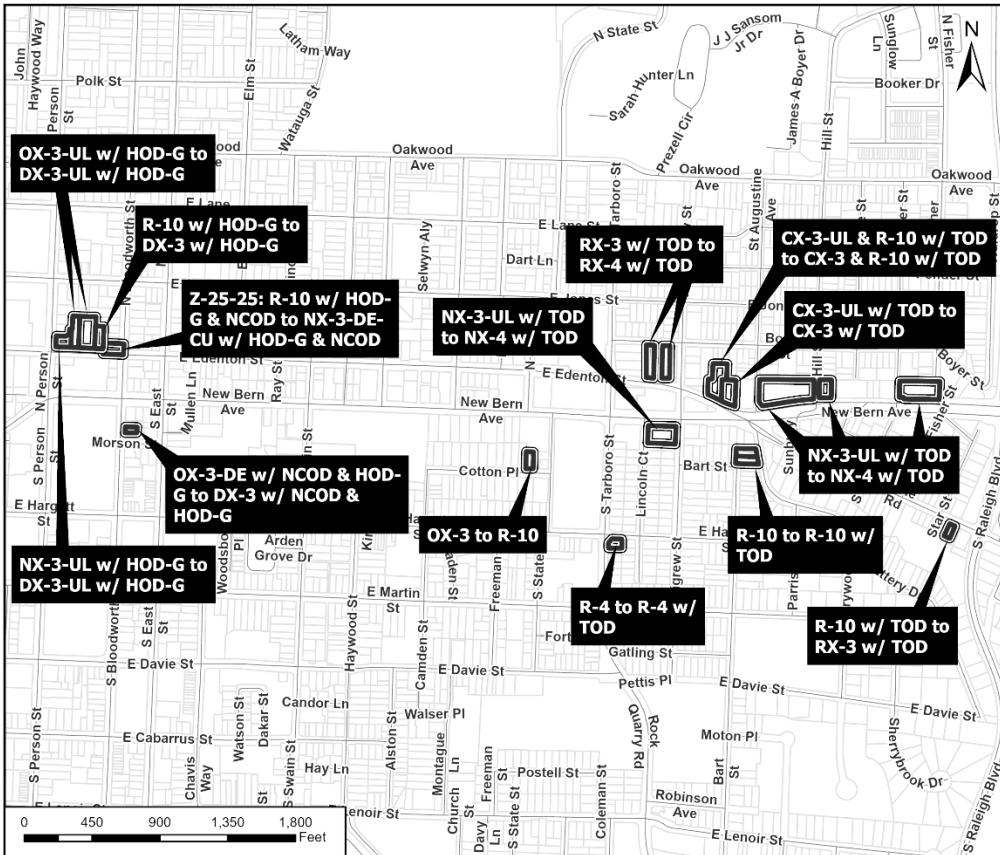
How can I participate?

- You can attend the neighborhood meeting. At the meeting, staff will provide information about the request and the rezoning process. There will be time for questions and comments.
- You can email the Planning Commission: Planning.Commission@raleighnc.gov.
- You can submit written comments to: Raleigh Planning and Development, Attn: Matthew Klem, PO Box 590, Raleigh, NC 27602

Sincerely,

Patrick O. Young, AICP
Planning and Development Director

Proposed Rezoning



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
 1241 New Bern Ave
 1225 E Edenton St

Acreage

5.87 acres

Location



Map by Raleigh Department of Planning and Development (francist): 1:9/2026

Note: These properties are included in this request because the property owner(s) submitted a signed application to be included in the request.