



**Date: February 18, 2026**

**RE: Rezoning Request Z-5-26: A city-initiated rezoning request associated with the New Bern Station Area Plan ([www.raleighnc.gov/station-area-plan-new-bern](http://www.raleighnc.gov/station-area-plan-new-bern))**

Area Property Owners and Residents:

You are invited to attend a neighborhood meeting on Monday, March 9, 2026, from 6:30 PM to 7:30 PM. The meeting will be held at Grace Church Raleigh, located at 1401 Boyer Street.

The purpose of this meeting is to discuss Z-5-2026, a rezoning request of 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.

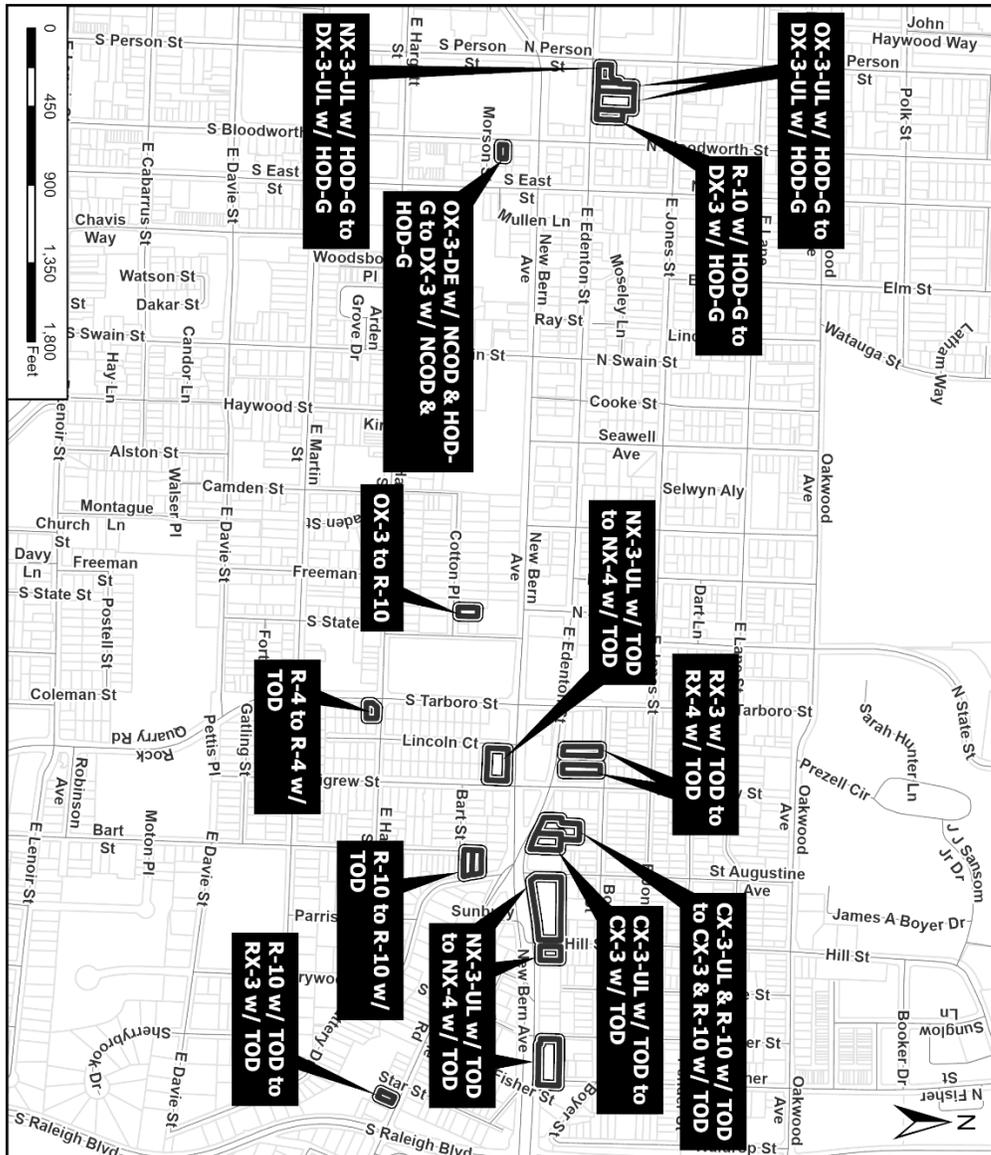
Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have any concerns or questions about this potential rezoning, further questions about the rezoning process, or would like to submit written comments after the meeting please contact me.

Sincerely,

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# Proposed Rezoning



Map by Raleigh Department of Planning and Development (transit): 1/23/2026

## 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

