

Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case # <hr/>
	Text change to zoning conditions			
Existing zoning base district:	Height:	Frontage:	Overlay(s):	
Proposed zoning base district:	Height:	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	
	Total parcels:	
Total square footage:		
Total buildings:		
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

RECEIVED

By Matt McGregor at 11:24 am, Feb 04, 2026

Attachment A**Rezoning properties**

Site Address	Existing Zoning	Proposed Zoning
1401 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD
1601 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD
1210 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD
1313 NEW BERN AVE	NX-3-UL w/TOD	NX-4 w/TOD
1241 NEW BERN AVE	CX-3-UL w/ TOD	CX-3 w/TOD
307 E EDENTON ST	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
325 E EDENTON ST	R-10 w/HOD-G	DX-3 w/HOD-G
311 E EDENTON ST	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
1225 E EDENTON ST	CX-3-UL w/ TOD & R-10 w/TOD	CX-3 w/TOD & R-10 w/TOD
203 S TARBORO ST	R-4	R-4 w/TOD
1118 BOYER ST	RX-3 w/TOD	RX-4 w/TOD
1122 BOYER ST	RX-3 w/TOD	RX-4 w/TOD
1302 BATTERY DR	R-10	R-10 w/TOD
23 BART ST	R-10	R-10 w/TOD
827 COTTON PL	OX-3	R-10
1702 POOLE RD	R-10 w/TOD	RX-3 w/TOD
100 N PERSON ST	NX-3-UL w/HOD-G	DX-3-UL w/HOD-G
15 S BLOODWORTH ST	OX-3-DE w/NCOD & HOD-G	DX-3 w/HOD-G & NCOD

Attachment B**Property Owners**

Site Address	PIN	Owner
1401 NEW BERN AVE	1713394165	1401 NEW BERN LLC
1601 NEW BERN AVE	1713491125	1601 NEW BERN PARTNERS LLC
1210 NEW BERN AVE	1713283885	NKHBM LLC
1313 NEW BERN AVE	1713392105	WAKE COUNTY
1241 NEW BERN AVE	1713298124	ARJ PROPERTIES OF RALEIGH LLC
307 E EDENTON ST	1703894592	BREWER, CHARLOTTE P
325 E EDENTON ST	1703896449	BREWER, WILLIAM E JR
311 E EDENTON ST	1703895575	BREWER, WILLIAM E JR & SANFORD, JO ANNE
1225 E EDENTON ST	1713297255	BARAKAT, NABEG
203 S TARBORO ST	1713280172	HOSSEINI, ASHKAN & HOSSEINI, SAYED HASSAN
1118 BOYER ST	1713293303	LUCAS, RUSSELL F & LUCAS, GWENDOLYN M
1122 BOYER ST	1713294303	NELSON, MICHELE T & WILLIAMS, MELVIN W
1302 BATTERY DR	1713289733	MOSS, JAMES
23 BART ST	1713289638	MOSS, JAMES
827 COTTON PL	1713184698	SAULTER, CLARENCE & SAULTER, MARY
1702 POOLE RD	1713482280	THE TRUST OF BOONE WAKE COUNTY NORTH CAROLINA WCNC
100 N PERSON ST	1703894417	WINSTEAD, MARY D TRUSTEE FLOYE LEE DOMBALIS TRUST
15 S BLOODWORTH ST	1703888868	WMK PROPERTIES LLC

Attachment C

Historic Resource	Designation	Status/Impact
Oakwood Historic District	Local Historic District	Adjacent to TOD boundary

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name: _____

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # _____
<p>The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.</p>	
Inventory of Historic Resources	
<p>List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.</p>	
Proposed Mitigation	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: Click [here](#) to view the Urban Form Map.

1	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p>Response:</p>
2	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response:</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response:</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response:</p>
5	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response:</p>
6	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response:</p>

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant				To be completed by staff	
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference.					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design guidelines					
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

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Rezoning Request				
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): NX-3-UL w/TOD				
Proposed zoning district(s): NX-4 w/TOD				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date:	
Property address(es): 1210 NEW BERN AVE	
Property PIN(s): 1713283885	
Property size (acres): 0.47	
Property owner(s) name: NKHBM LLC	
Property owner(s) address: 23 GLEN LAUREL RD, CLAYTON NC 27527-7574	
Property owner email: <u>NKHBM LLC @ gmail . com</u>	
Property owner phone: <u>919 333 1802</u>	
Property owner signature (1): <u>John - Yazar Issa</u>	
Property owner signature (2):	
Property owner signature (3):	



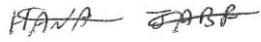
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): CX-3-UL w/TOD			
Proposed zoning district(s): CX-3 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date: 5 / 28 / 2025	
Property address(es): 1241 NEW BERN AVE	
Property PIN(s): 1713298124	
Property size (acres): 0.34	
Property owner(s) name: ARJ PROPERTIES OF RALEIGH LLC	
Property owner(s) address: 9009 DEERLAND GROVE DR, RALEIGH NC 27615-4178	
Property owner email: chuckjabri@yahoo.com	
Property owner phone: 919 274 420	
Property owner signature (1): 	
Property owner signature (2): 	
Property owner signature (3):	



Rezoning Application and Checklist

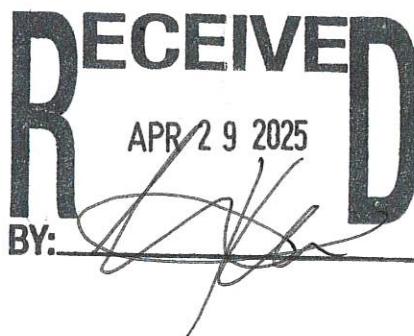
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): RX-3 w/TOD			
Proposed zoning district(s): RX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es): 1122 BOYER ST	
Property PIN(s): 1713294303	
Property size (acres): 0.25	
Property owner(s) name: NELSON, MICHELE T & WILLIAMS, MELVIN W	
Property owner(s) address: 4120 WILLOW OAK RD, RALEIGH NC 27604-4729	
Property owner email: <i>meeks1210@yahoo.com</i>	
Property owner phone:	
Property owner signature (1): <i>D. Nelson</i>	
Property owner signature (2): <i>Melvin Williams</i>	
Property owner signature (3):	



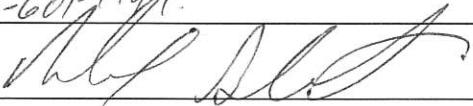
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): CX-3-UL w/TOD & R-10 w/TOD			
Proposed zoning district(s): CX-3 w/TOD & R-10 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es): 1225 E EDENTON ST	
Property PIN(s): 1713297255	
Property size (acres): 0.49	
Property owner(s) name: BARAKAT, NABEG	
Property owner(s) address: 1225 E EDENTON ST, RALEIGH NC 27610-2523	
Property owner email: <i>nabeghbarabat@gmail.com</i>	
Property owner phone: <i>919-601-7441</i>	
Property owner signature (1): 	
Property owner signature (2):	
Property owner signature (3):	



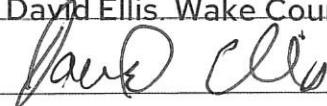
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		OFFICE USE ONLY Rezoning case # _____
Existing zoning district(s): NX-3-UL w/TOD			
Proposed zoning district(s): NX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4-24-25
Property address(es):	1313 NEW BERN AVE
Property PIN(s):	1713392105
Property size (acres):	1.25
Property owner(s) name:	WAKE COUNTY
Property owner(s) address:	WAKE COUNTY ATTORNEY'S OFFICE, PO BOX 550, RALEIGH NC 27602-0550
Property owner email:	mark.edmondson@wake.gov
Property owner phone:	919-856-6176
Property owner signature (1):	David Ellis, Wake County Manager
Property owner signature (2):	
Property owner signature (3):	



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	<input type="checkbox"/> Text change to zoning conditions			_____
Existing zoning district(s): NX-3-UL w/TOD				
Proposed zoning district(s): NX-4 w/TOD				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date:	4/8/2025
Property address(es):	1601 NEW BERN AVE
Property PIN(s):	1713491125
Property size (acres):	0.73
Property owner(s) name:	1601 NEW BERN PARTNERS LLC — ATTN: Jim Cain
Property owner(s) address:	PO BOX 6212, RALEIGH NC 27628-6212
Property owner email:	Jim@CenterMgmt.com
Property owner phone:	919-744-95 919-847-2400
Property owner signature (1):	 managing partner
Property owner signature (2):	
Property owner signature (3):	



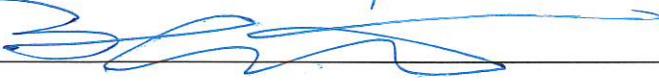
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Rezoning Request			
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	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): R-10 w/TOD			
Proposed zoning district(s): RX-3 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/15/2025
Property address(es):	1702 POOLE RD
Property PIN(s):	1713482280
Property size (acres):	0.08
Property owner(s) name:	THE TRUST OF BOONE WAKE COUNTY NORTH CAROLINA WCNC
Property owner(s) address:	WAKE COUNTY PROPERTY MGT GROUP, 7472 CHAPEL HILL RD STE 204, RALEIGH NC 27607-5032
Property owner email:	YQZHANG@yahoo.com
Property owner phone:	919 637 8579
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	



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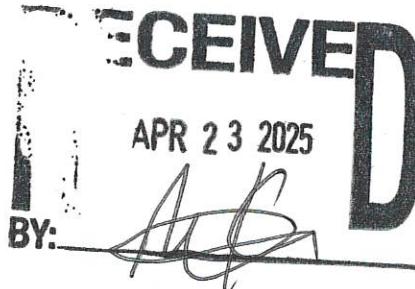
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): NX-3-UL w/HOD-G			
Proposed zoning district(s): DX-3-UL w/HOD-G			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es): 100 N PERSON ST	
Property PIN(s): 1703894417	
Property size (acres): 0.18	
Property owner(s) name: WINSTEAD, MARY D TRUSTEE FLOYE LEE DOMBALIS TRUST	
Property owner(s) address: 3900 HEMSBURY WAY, RALEIGH NC 27612-4200	
Property owner email: <u>MDWINSTEAD@Gmail.com</u>	
Property owner phone: <u>919-418-3015</u>	
Property owner signature (1): <u>Floye Lee Dernalis Trust by Mary D. instead</u>	
Property owner signature (2):	
Property owner signature (3):	



Rezoning Application and Checklist

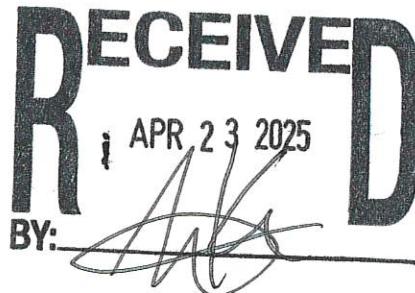
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): RX-3 w/TOD			
Proposed zoning district(s): RX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/15/2025
Property address(es):	1118 BOYER ST
Property PIN(s):	1713293303
Property size (acres):	0.25
Property owner(s) name:	LUCAS, RUSSELL F & LUCAS, GWENDOLYN M
Property owner(s) address:	PO BOX 14110, RALEIGH NC 27620-4110
Property owner email:	<i>r.lucasj2000@yahoo.com</i>
Property owner phone:	<i>Home: (919) 231-7800; Cell: (919) 830-9308</i>
Property owner signature (1):	<i>Russell Floyd Lucas</i>
Property owner signature (2):	<i>Gwendolyn M. Lucas</i>
Property owner signature (3):	



Rezoning Application and Checklist

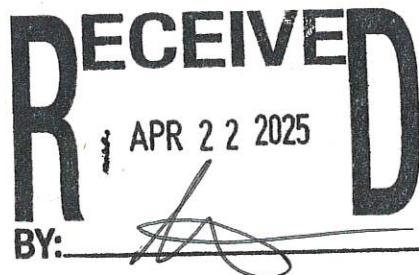
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): R-10 w/HOD-G			
Proposed zoning district(s): DX-3 w/HOD-G			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es): 325 E EDENTON ST	
Property PIN(s): 1703896449	
Property size (acres): 0.19	
Property owner(s) name: BREWER, WILLIAM E JR	
Property owner(s) address: 721 N BLOODWORTH ST, RALEIGH NC 27604-1229	
Property owner email: <u>sanford@sanford law office.com</u>	
Property owner phone: <u>919 757-2517</u>	
Property owner signature (1): <u>W E M</u> <u>J</u>	
Property owner signature (2):	
Property owner signature (3):	



Rezoning Application and Checklist

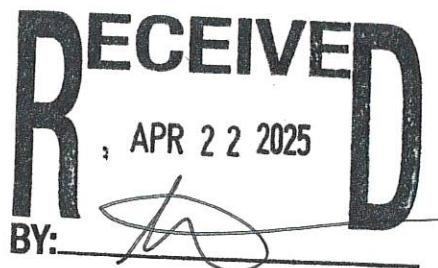
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): OX-3-UL w/HOD-G			
Proposed zoning district(s): DX-3-UL w/HOD-G			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/21/2025
Property address(es):	307 E EDENTON ST
Property PIN(s):	1703894592
Property size (acres):	0.24
Property owner(s) name:	BREWER, CHARLOTTE P
Property owner(s) address:	2236 THE CIR, RALEIGH NC 27608-1448
Property owner email:	char. kropff @ gmail.com
Property owner phone:	(919) 414-1012
Property owner signature (1):	Charlotte P. Brewer
Property owner signature (2):	
Property owner signature (3):	



Rezoning Application and Checklist

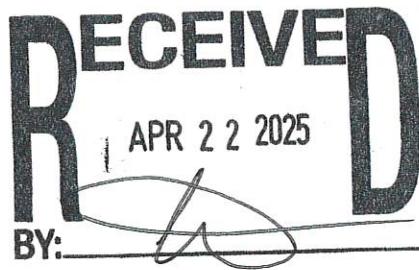
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): OX-3-UL w/HOD-G			
Proposed zoning district(s): DX-3-UL w/HOD-G			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	
Property address(es): 311 E EDENTON ST	
Property PIN(s): 1703895575	
Property size (acres): 0.53	
Property owner(s) name: BREWER, WILLIAM E JR & SANFORD, JO ANNE	
Property owner(s) address: 721 N BLOODWORTH ST, RALEIGH NC 27604-1229	
Property owner email: <u>Sanford @ sanfordlawoffice.com</u>	
Property owner phone: <u>919 / 210 - 4900</u>	
Property owner signature (1): <u>Jo Anne Sanford</u>	
Property owner signature (2): <u>W E M J</u>	
Property owner signature (3):	



Rezoning Application and Checklist

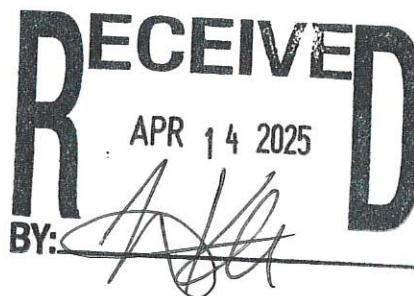
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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): NX-3-UL w/TOD			
Proposed zoning district(s): NX-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/9/25
Property address(es):	1313 NEW BERN AVE
Property PIN(s):	1713392105
Property size (acres):	1.25
Property owner(s) name:	WAKE COUNTY (by Mark Forestieri)
Property owner(s) address:	WAKE COUNTY ATTORNEY'S OFFICE, PO BOX 550, RALEIGH NC 27602-0550
Property owner email:	mforestieri@wake.gov
Property owner phone:	919. 856. 6176
Property owner signature (1):	
Property owner signature (2):	Director, Wake County Facilities, Design & Construction
Property owner signature (3):	



Rezoning Application and Checklist

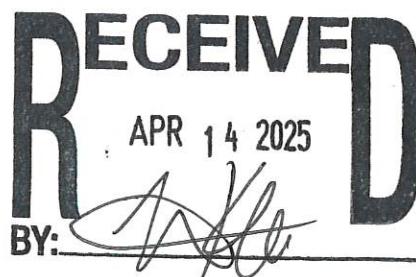
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Rezoning Request				OFFICE USE ONLY Rezoning case #
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): OX-3-DE w/NCOD & HOD-G				
Proposed zoning district(s): DX-3 w/HOD-G & NCOD				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date:	
Property address(es):	15 S BLOODWORTH ST
Property PIN(s):	1703888868
Property size (acres):	0.07
Property owner(s) name:	WMK PROPERTIES LLC
Property owner(s) address:	4030 WAKE FOREST RD STE 349, RALEIGH NC 27609-0010
Property owner email:	<u>WMKPROPS@GMAIL.COM</u>
Property owner phone:	<u>919-666-7936</u>
Property owner signature (1):	<u>Walt M. Gandy</u> Member / WMK Properties LLC
Property owner signature (2):	
Property owner signature (3):	



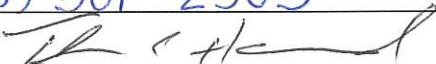
Rezoning Application and Checklist

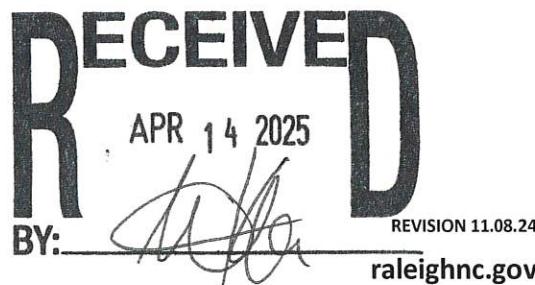
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Rezoning Request				OFFICE USE ONLY Rezoning case #
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): NX-3-UL w/TOD				
Proposed zoning district(s): NX-4 w/TOD				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date: 4-8-2025	
Property address(es): 1401 NEW BERN AVE	
Property PIN(s): 1713394165	
Property size (acres): 0.22	
Property owner(s) name: 1401 NEW BERN LLC	
Property owner(s) address: 445 MOTORCYCLE RD, CLAYTON NC 27527-9790	
Property owner email: TCRBJR@GMAIL.COM	
Property owner phone: (718) 501-2503	
Property owner signature (1): 	
Property owner signature (2):	
Property owner signature (3):	



Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning district(s): R-4			
Proposed zoning district(s): R-4 w/TOD			
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information	
Date:	4/12/2025
Property address(es):	203 S TARBORO ST
Property PIN(s):	1713280172
Property size (acres):	0.12
Property owner(s) name:	HOSSEINI, ASHKAN & HOSSEINI, SAYED HASSAN
Property owner(s) address:	602 E SOUTH ST, RALEIGH NC 27601-2476
Property owner email:	ashkanh9@gmail.com
Property owner phone:	919-413-1005
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	



Rezoning Application and Checklist

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Rezoning Request				OFFICE USE ONLY Rezoning case #
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): OX-3				
Proposed zoning district(s): R-10				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date:	
Property address(es): 827 COTTON PL	
Property PIN(s): 1713184698	
Property size (acres): 0.13	
Property owner(s) name: SAULTER, CLARENCE & SAULTER, MARY	
Property owner(s) address: 827 COTTON PL, RALEIGH NC 27601-1617	
Property owner email:	
Property owner phone:	
Property owner signature (1):	
Property owner signature (2): <i>Clarence Sauter</i>	
Property owner signature (3): <i>Mary Sauter</i>	



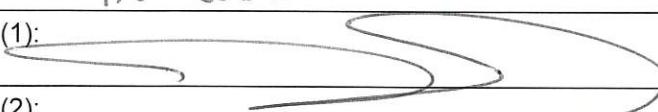
Rezoning Application and Checklist

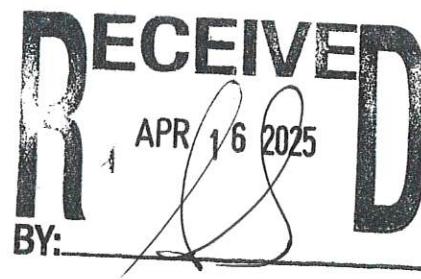
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Rezoning Request				
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	• OFFICE USE ONLY Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning district(s): R-10				
Proposed zoning district(s): R-10 w/TOD				
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information	
Date:	
Property address(es):	1302 BATTERY DR, 23 BART ST
Property PIN(s):	1713289733, 1713289638
Property size (acres):	0.33
Property owner(s) name:	MOSS, JAMES
Property owner(s) address:	7105 MARY DEE CT, RALEIGH NC 27613-6284
Property owner email:	<i>Jmossenmder@live.com</i>
Property owner phone:	<i>919-522-3431</i>
Property owner signature (1):	
Property owner signature (2):	
Property owner signature (3):	





1/9/2026

Dear Property Owner or Resident:

You are receiving this letter because your property or residence is within 500 feet of a city-initiated rezoning request.

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?

This request would only change the zoning to the property listed on the next page. You're receiving this letter because you own or rent property nearby. A map of the properties requested for rezoning is enclosed.

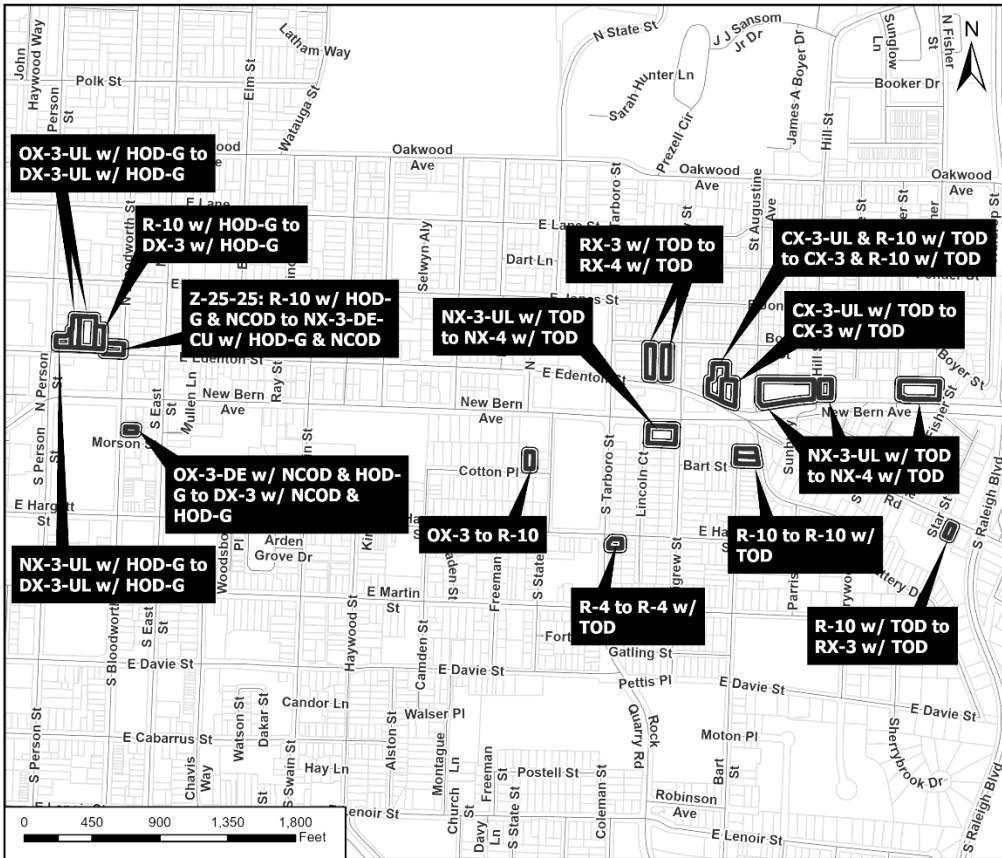
How can I participate?

- 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

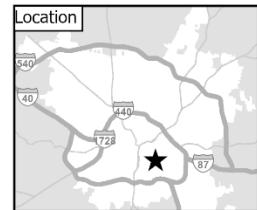


Properties

- 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



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.

First Neighborhood Meeting Attendee List
January 28, 2026 6:30 pm at Grace Church

1. Matthew Klem (Planning)
2. Hannah Reckhow (Planning)
3. Bynum Walter (Planning)
4. Dale Neal (Community Engagement)
5. Het Patel (Transit)
6. Pastor Nathaniel Cox
7. Octavia Rainey
8. Helen Tart
9. Victor Campbell
10. LaShae Barner
11. Chris Crew
12. Neal Bataller
13. Latoya Parmele
14. Carmen Cauthen
15. Adrienne McShaul
16. Michael McKay
17. Janet Mills
18. Greg Mills
19. Kara Strang

New Bern Rezoning First Neighborhood Meeting – Issues Discussed

January 28, 2026 at Grace Church, 6:30 pm

Staff present: Matthew Klem, Hannah Reckhow, Bynum Walter, Het Patel, Dale Neal

A presentation was given on the rezoning request and on bus rapid transit (BRT) project status.

Comments and Questions:

- Concern about how change will affect the feel of Boyer St.
- What does the number in the zoning district refer to?

In mixed use districts, the number refers to the maximum building height. In residential districts, the number distinguishes the districts from one another in terms of residential density.

- What will be the impact of change on 1313 New Bern Ave?

An additional story could be built under the proposed zoning.

- A lot of the zoning changes seem to promote offices uses. How many of recent rezoning requests are for office spaces vs commercial uses? Comments about future vacant office space.

Yes, a change from OX to NX or DX expands allowed use to include commercial uses. Office is a permitted use but isn't required; they can also be residential or a mix of uses. All of the city's commercial districts allow for that mix. I don't have information about city-wide trends in rezoning.

- With parking not being required, what will be the impact on Boyer St?

Parking is not required by the City but still possible; it is up to the developer. We are still seeing new projects provide the parking they need. The market is still asking for parking.

- Comment on the purpose of going to DX on tiny properties and impact on ability to provide parking.

- Comments on a previous rezoning at Bart St/Battery Dr that was withdrawn.

Concern about BRT leading developers not providing parking. Concern about civil war wall on property, agreement in potential conditions for archeological dig. How would we get that condition to happen?

This is a general use request, so conditions cannot be added.

- How much of BRT implementation is dependent on federal funding?

It does not impact New Bern BRT because we have an executed grant agreement.

Southern BRT has money identified but not an executed grant agreement so it could hypothetically be impacted by a pull of funding. Western BRT has applied for funding

but it will likely need to wait a few years. However, it is competitive for funding. Wake County tax credit money is still there so there is a local resource as well.

- Will there be extensive outreach for the homeless and people who use bus on changes to where you pay?

Yes, construction will take at least three years, so there is plenty of time to do specific engagement on how to ride the BRT. An option that other agencies use is to have people out at stations to help riders in the beginning. Education is important. Current low-income programs will continue to exist.

Make sure outreach is also audio, not just written; not everyone can read.

- Will the ticket machines take cash?

There are some machines that take cash. A lot of Raleigh's riders have already shifted to passes. We will be investigating more in maintenance impacts of accepting cash to identify the best option. Also looking into tap to pay.

- How will routes interconnect with other bus routes?

There are many other routes that intersect on all BRT routes. Routes will have signage about nodes where you can transfer. Within the station areas, there is also the challenge of making them walkable to get to neighborhoods and other destinations. Station area planning is looking at this directly.

- Will there be parking facilities?

Yes, there will be a park and ride at the end of the New Bern line.

- Comment on zoning; when you don't have to have residential, or affordable, are the nodes pushing out where people live?

City has an affordable housing program that acquires land and builds subsidized housing. There is a specific push to find land along the New Bern BRT corridor.

- When will there be a 'Z' number for this rezoning request?

In the next couple of weeks. Staff will be filing the request as soon as possible.