

**Meeting:** Planning Commission Regular Meeting  
**Meeting Date:** April 28, 2026  
**Staff Resource:** Bynum Walter, Matthew Klem, Hannah Reckhow

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**Agenda Title: Rezoning Z-5-26 New Bern Avenue Assemblage, Along the New Bern Avenue BRT Corridor from Downtown to North Raleigh Boulevard (District C)**

**Agenda Item Description:**

Hiram Marziano, Planning and Development

This rezoning request would change the zoning for 17 parcels within vicinity of the New Bern Station Area Plan. These parcels were previously rezoned through a portion of rezoning request Z-92-22. Changes to 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 organized this new rezoning request that complies with state law.

This request would allow for more diverse mixed-use development, increased building heights and increased residential entitlement.

On April 14, 2026, the Planning Commission reviewed this case and heard comments from Staff and the public. The item was deferred to the April 28, 2026 Planning Commission meeting for further consideration. The public hearing is still open with remaining time for speakers as follows: 7:55 minutes for those in support and 1:54 minutes for those in opposition.

**Agenda Item Details:**

Rezoning Z-5-26 New Bern Avenue Assemblage, being the following properties:

Site Address	PIN	Existing Zoning	Proposed Zoning
1401 NEW BERN AVE	1713394165	NX-3-UL w/TOD	NX-4 w/TOD
1601 NEW BERN AVE	1713491125	NX-3-UL w/TOD	NX-4 w/TOD

1210 NEW BERN AVE	1713283885	NX-3-UL w/TOD	NX-4 w/TOD
1313 NEW BERN AVE	1713392105	NX-3-UL w/TOD	NX-4 w/TOD
1241 NEW BERN AVE	1713298124	CX-3-UL w/ TOD	CX-3 w/TOD
307 E EDENTON ST	1703894592	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
325 E EDENTON ST	1703896449	R-10 w/HOD-G	DX-3 w/HOD-G
311 E EDENTON ST	1703895575	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G
203 S TARBORO ST	1713280172	R-4	R-4 w/TOD
1118 BOYER ST	1713293303	RX-3 w/TOD	RX-4 w/TOD
1122 BOYER ST	1713294303	RX-3 w/TOD	RX-4 w/TOD
1302 BATTERY DR	1713289733	R-10	R-10 w/TOD
23 BART ST	1713289638	R-10	R-10 w/TOD
827 COTTON PL	1713184698	OX-3	R-10
1702 POOLE RD	1713482280	R-10 w/TOD	RX-3 w/TOD
100 N PERSON ST	1703894417	NX-3-UL w/HOD-G	DX-3-UL w/HOD-G
15 S BLOODWORTH ST	1703888868	OX-3-DE w/NCOD & HOD-G	DX-3 w/HOD-G & NCOD

Approximately 5.38 acres of land is proposed to be rezoned to allow for more diverse mixed-use development, increased building heights and increased residential entitlement.

The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

The deadline for Planning Commissioner Action is June 13, 2026.