

New Bern Ave Assemblage (Z-5-26)

Project Engagement

VIEWS

145

PARTICIPANTS

10

RESPONSES

0

COMMENTS

23

What is your full name?

My husband, daughter and I are the owners of 307, 311 and 325 East Edenton Street (27601) and we write to support the proposed zoning with respect to these properties. Applicants for development will still have to surmount strict review, fraught with opposition from a variety of fronts; however, some latitude to creatively and responsibly address the realities of growth, transportation, sprawl, density and housing in downtown Raleigh is in order. The zoning changes are, we believe, well supported and should be approved. Jo Anne Sanford & Billy Brewer

3/10/2026

2 Agree

I am the owner of 2345 New Bern Avenue and support the request by Molly Stuart to have the requested change in zoning included in this rezoning case.

4/2/2026

Chris Crew. Please oppose this zoning change for 307,311,325 E. Edenton, 100N. Person and 15 S. Bloodworth as these properties are located in the Historic Oakwood overlay—an historic residential neighborhood. Up zoning to more intensive use could encourage replacement of these historic properties. Raleigh has a housing shortage. Under current zoning these can serve as housing. Raleigh will soon face a glut of office space and it doesn't make sense to convert housing to office and other commercial uses in this environment.

3/19/2026

Chris Crew

3/19/2026

Jo Anne Sanford

3/10/2026

Phillip Daniel Pabst, Jr

3/9/2026

Donald Ray Stephens

2/26/2026

What is your ZIP code?

27610

3/9/2026

27601

2/26/2026

Do you have any questions about this rezoning case? If so, ask in the comment box below. We will be sure to respond to your question here. Please note that your question is public and can be seen by others.

What are the next steps?

3/10/2026

Hello. The next steps for this request will be to go to the Planning Commission for review and recommendation. The Planning Commission will review the request and take public input and make a recommendation to the City Council. The City Council will receive this recommendation and set a date for a public hearing. The public hearing will be held and then the City Council will make a final decision.

Notices will be mailed, signs posted, and the website updated prior to these meetings.

Feel free to email me (hiram.marziano@raleighnc.gov) if you have any questions.

3/13/2026

None

3/9/2026

Do you have any comments about this rezoning case? If, so leave them in the comments box below. Please note that your comments are public, can be seen by others, and will be presented to the Planning Commission.

I support rezoning of properties within the Historic Oakwood overlay district. The NIMBYs in Oakwood need to learn to share downtown with the rest of Raleigh.

3/6/2026

1 Agree

My previous post seems to have disappeared, so reposting: I represent the contract purchaser of 2345 New Bern Avenue (PIN 1713993446). We request the property be added to this case.

Current zoning: RX-3-GP (NCOD)

Requested zoning: RX-3-GP

Thank you.

4/6/2026

I am the owner of 2345 New Bern Avenue and support the request by Molly Stuart to have the requested change in zoning included in this rezoning case.

4/2/2026

As owner of the property at 101 N. Bloodworth, I request that the property be included in the New Bern Assemblage.

PIN # 1703897424

Current Zoning: R-10 w/ HOD-G and NCOD

Proposed Rezoning: OX-3-DE w/ HOD-G and NCOD

Thank you!

4/2/2026

As owner of the property at 101 N. Bloodworth, I request that the property be included in the New Bern Assemblage.

Current Zoning: R-10 w/ HOD-G and NCOD

Proposed Rezoning: OX-3-DE w/ HOD-G and NCOD

Thank you!

4/2/2026

As owner of the property at 101 N. Bloodworth, I request that the property be included in the New Bern Assemblage.

Current Zoning: R-10 w/ HOD-G and NCOD

Proposed Rezoning: OX-3-DE-CU w/ HOD-G and NCOD

Thank you!

4/1/2026

I represent the contract purchaser of 2345 New Bern Ave (PIN 1713993446) and kindly request the property be included in this rezoning petition. The current zoning is RX-3-GP (NCOD), and the requested zoning is RX-3-GP. Thank you.

4/1/2026

I would like to kindly request that my property be included in the current petition.

Address: 1501 New Bern Ave, Raleigh, NC 27610

PIN: 1713396135

Current Zoning: CX-3-UL with TOD

Proposed Zoning: CX-4 with TOD

3/9/2026

I own properties at 1246 New Bern Ave., (1713288854), and 1250 New Bern Ave(PIN 1713289802). They are both currently zoned RX-3 with the TOD and I'd like for them both to be rezoned RX-4 with the TOD. They both have New Bern Ave. frontage and are appropriate for higher density zoning.

3/3/2026

I would like my properties located at 1246(PIN 1713288854) & 1250 New Bern Ave.(PIN 1713289802), which are currently zoned RX-3 with the TOD to be upzoned to RX-4 with the TOD. Both of these lots are facing New Bern Ave. and are appropriate for higher density zoning.

3/3/2026

I oppose rezoning of properties within the Historic Oakwood overlay district as this action will very likely encourage teardowns of historic structures.

2/26/2026
