



Project History

New Bern Station Area Planning

- 2016 Wake County Transit Plan
- 2021 Equitable Development Around Transit
- 2021 – New Bern Station Area Planning begins
- May 2024 - City Council rezoning (Z-92-22) approved
- December 2024 - New State law reverts zoning decision
- March 2025 - City Council directs staff to rezone in accordance with new law

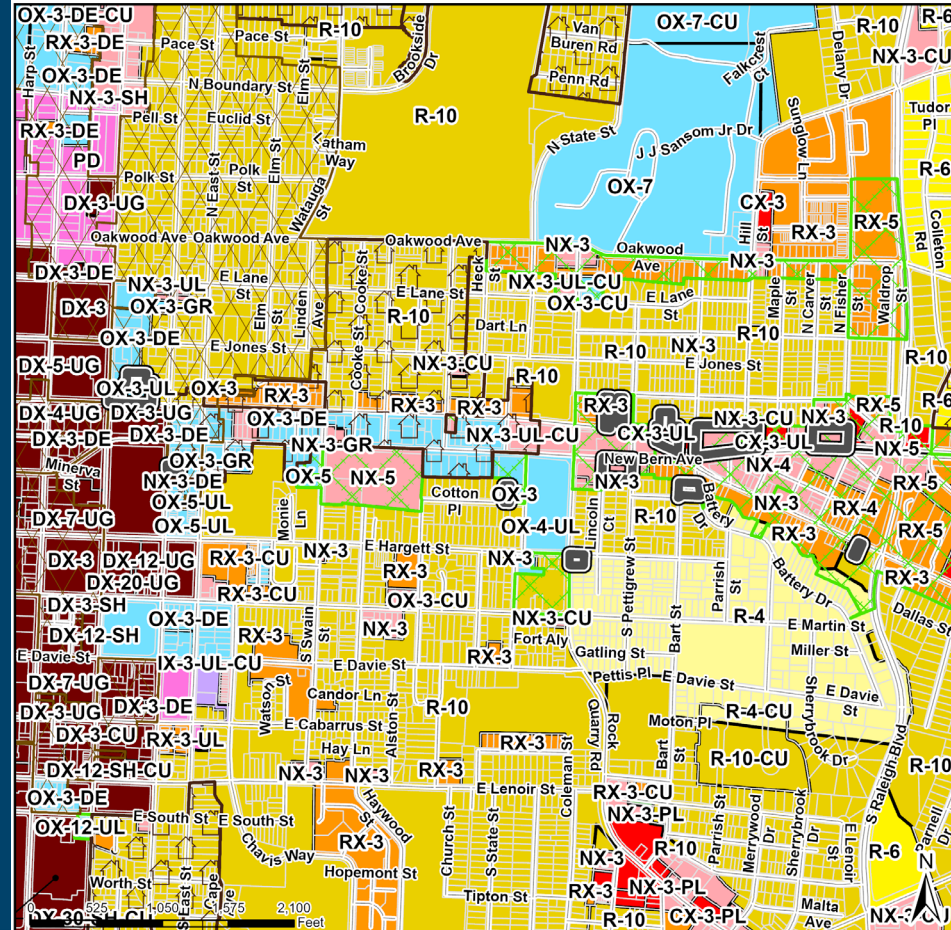
Rezoning Z-5-26

Multiple Addresses

- Request to rezone 17 parcels across 4.55 acres to various districts.
- 81 parcels included in original request (32.65 acres)
- RHDC meets May 13, 2026 to discuss.
- Planning Commission deadline for action is June 13, 2026.

Existing Zoning

Z-5-2026



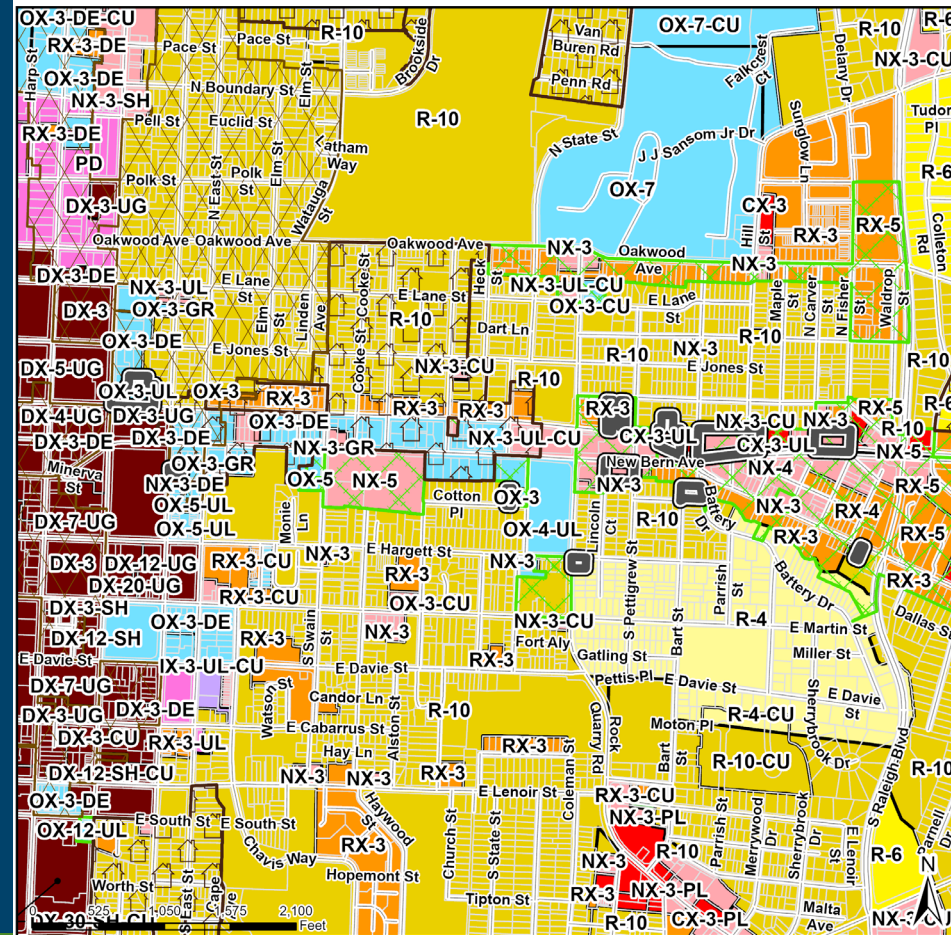
Rezoning Z-5-26

Multiple Addresses

- City initiated request to rezone 17 parcels.
- 1 has been removed from original application.
- 5 additional properties are presented from public requests that are not part of the City's application

Existing Zoning

Z-5-2026



Properties Included in Application

Site Address	PIN	Existing Zoning	Proposed Zoning	FLUM
1401 NEW BERN AVE	1713394165	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1601 NEW BERN AVE	1713491125	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1210 NEW BERN AVE	1713283885	NX-3-UL w/TOD	NX-4 w/TOD	Neighborhood Mixed Use
1313 NEW BERN AVE	1713392105	NX-3-UL w/TOD	NX-4 w/TOD	Public Facilities
1241 NEW BERN AVE	1713298124	CX-3-UL w/ TOD	CX-3 w/TOD	Neighborhood Mixed Use
307 E EDENTON ST	1703894592	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District
325 E EDENTON ST	1703896449	R-10 w/HOD-G	DX-3 w/HOD-G	Central Business District
311 E EDENTON ST	1703895575	OX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District

Properties Included in Application

Site Address	PIN	Existing Zoning	Proposed Zoning	FLUM
203 S TARBORO ST	1713280172	R-4	R-4 w/TOD	Low Scale Residential
1118 BOYER ST	1713293303	RX-3 w/TOD	RX-4 w/TOD	Medium Scale Residential
1122 BOYER ST	1713294303	RX-3 w/TOD	RX-4 w/TOD	Medium Scale Residential
1302 BATTERY DR	1713289733	R-10	R-10 w/TOD	Moderate Scale Residential
23 BART ST	1713289638	R-10	R-10 w/TOD	Moderate Scale Residential
827 COTTON PL	1713184698	OX-3	R-10	Moderate Scale Residential
1702 POOLE RD	1713482280	R-10 w/TOD	RX-3 w/TOD	Moderate Scale Residential
100 N PERSON ST	1703894417	NX-3-UL w/HOD-G	DX-3-UL w/HOD-G	Central Business District
15 S BLOODWORTH ST	1703888868	OX-3-DE w/NCOD & HOD-G	DX-3 w/HOD-G & NCOD	Neighborhood Mixed Use

100 North Person Street

Request NX-3-UL w/HOD-G → DX-3-UL w/HOD-G

FLUM Central Business District

307 & 311 East Edenton Street

Request OX-3-UL w/ HOD-G → DX-3-UL w/HOD-G

FLUM Central Business District

325 East Edenton Street

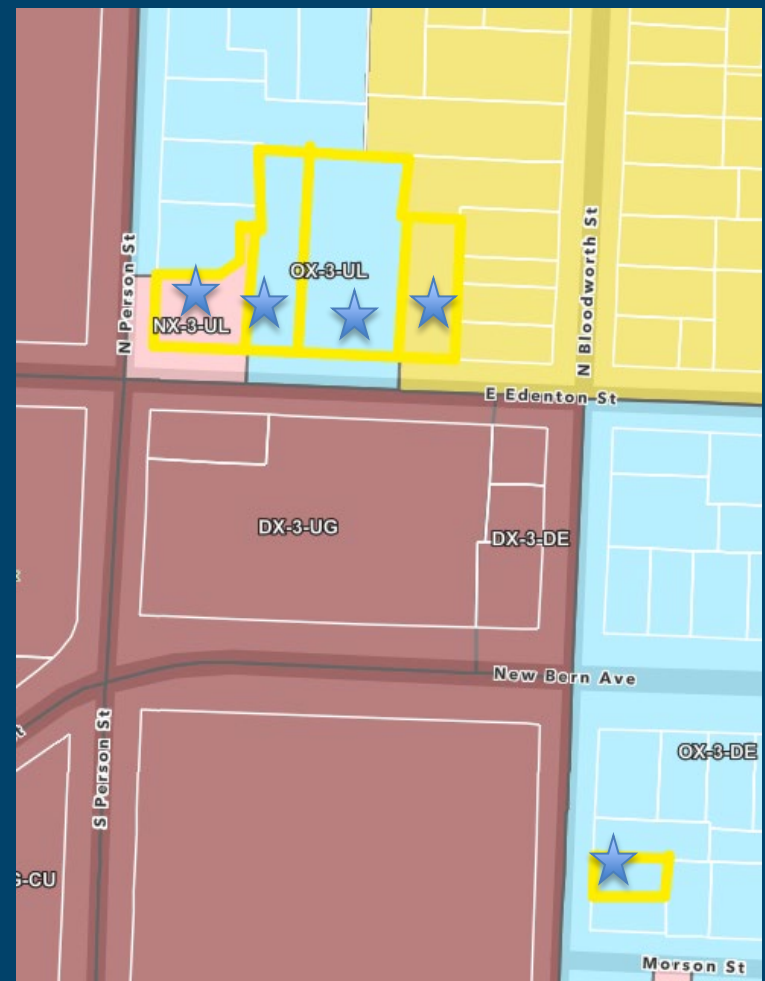
Request R-10 w/HOD-G → DX-3 w/HOD-G

FLUM Central Business District

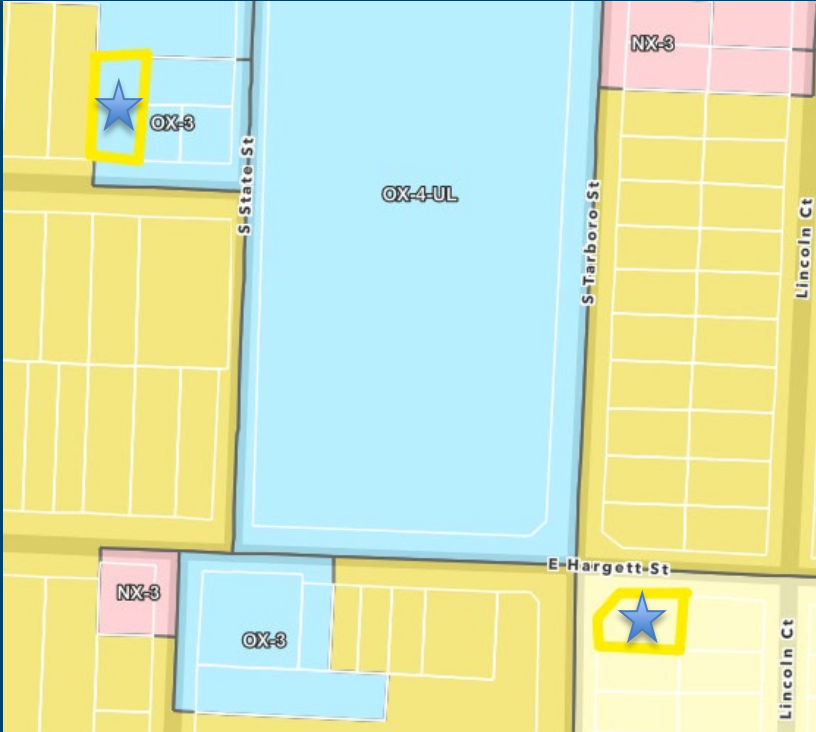
15 South Bloodworth Street

Request OX-3-DE w/NCOD & HOD-G → DX-3 w/NCOD & HOD-G

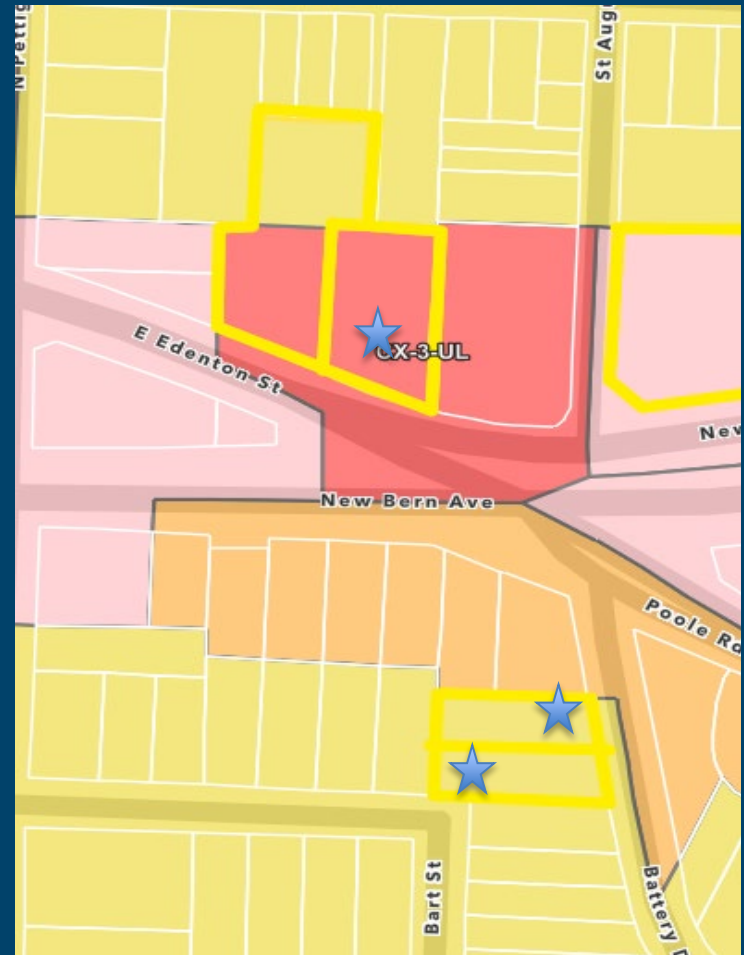
FLUM Neighborhood Mixed Use



827 Cotton Place	
Request	OX-3 → R-10
FLUM	Moderate Scale Residential
203 South Tarboro Street	
Request	R-4 → R-4 w/TOD
FLUM	Low Scale Residential



1241 New Bern Avenue	
Request	CX-3-UL w/ TOD → CX-3 w/TOD
FLUM	Neighborhood Mixed Use
1302 Battery Drive	
Request	R-10 → R-10 w/TOD
FLUM	Moderate Scale Residential
23 Bart Street	
Request	R-10 → R-10 w/TOD
FLUM	Moderate Scale Residential



1118 Boyer Avenue

Request RX-3 w/ TOD → RX-4 w/TOD

FLUM Medium Scale Residential

1122 Boyer Avenue

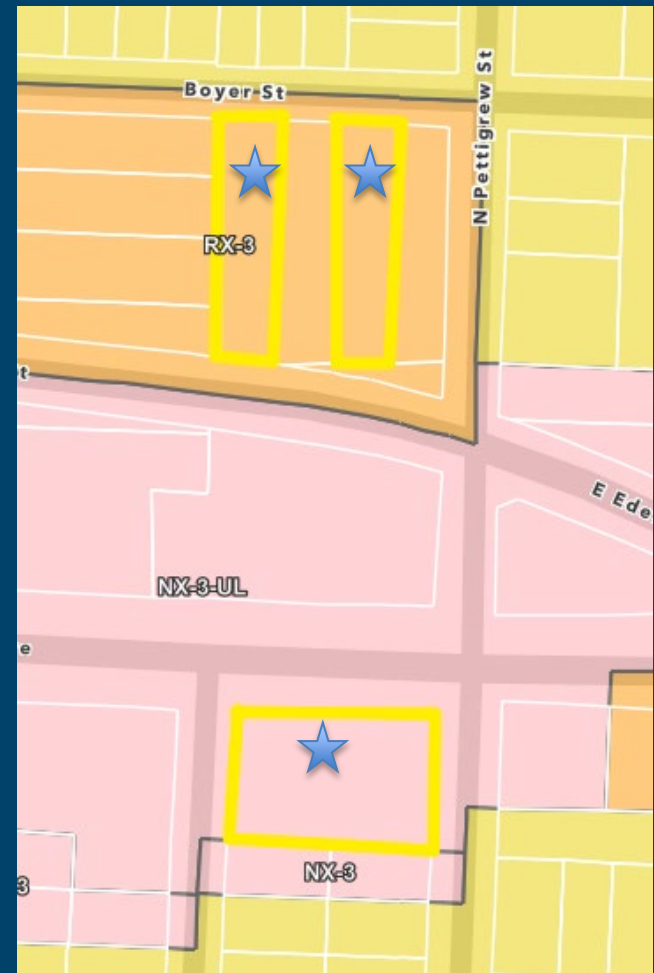
Request RX-3 w/ TOD → RX-4 w/TOD

FLUM Medium Scale Residential

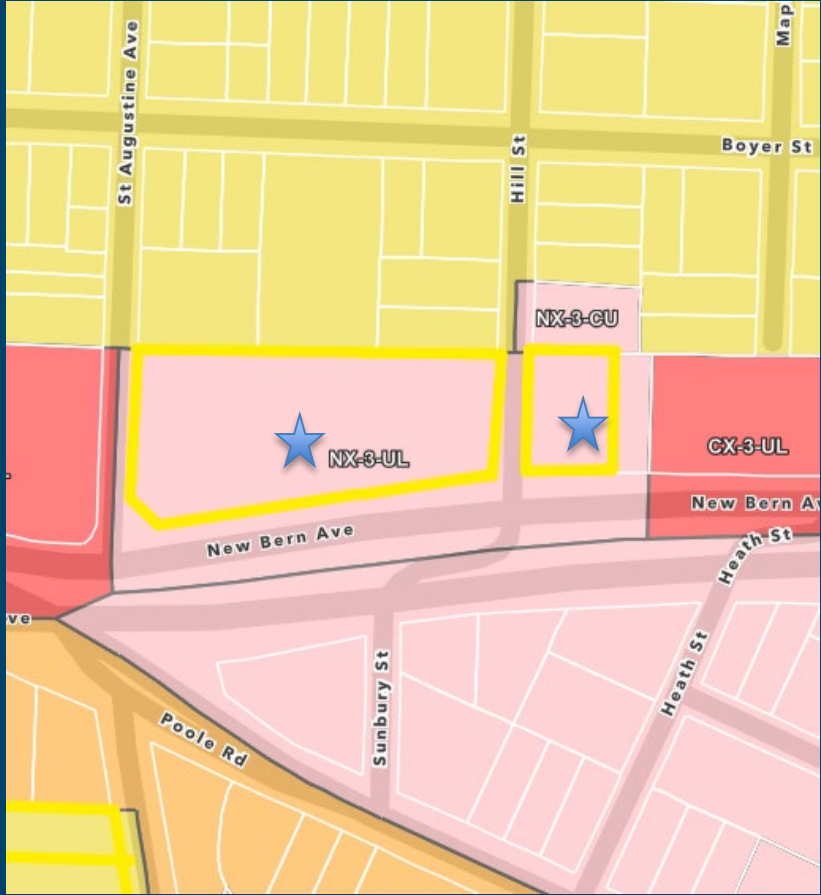
1210 New Bern Avenue

Request NX-3-UL w/TOD → NX-4 w/TOD

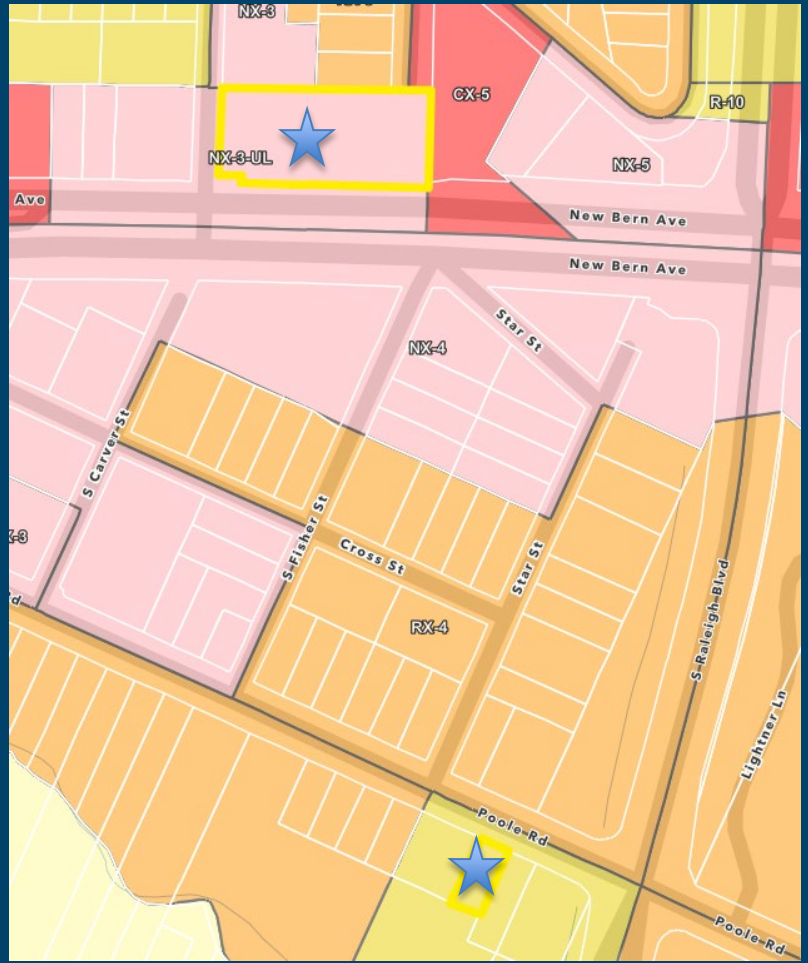
FLUM Neighborhood Mixed use



1313 New Bern Avenue	
Request	NX-3-UL w/TOD → NX-4 w/TOD
FLUM	Public Facilities
1401 New Bern Avenue	
Request	NX-3-UL w/TOD → NX-4 w/TOD
FLUM	Neighborhood Mixed Use



1601 New Bern Avenue	
Request	NX-3-UL w/TOD → NX-4 w/TOD
FLUM	Neighborhood Mixed Use
1702 Poole Road	
Request	R-10 w/TOD → RX-3 w/TOD
FLUM	Moderate Scale Residential



Additional Requests Not Included – Part 1

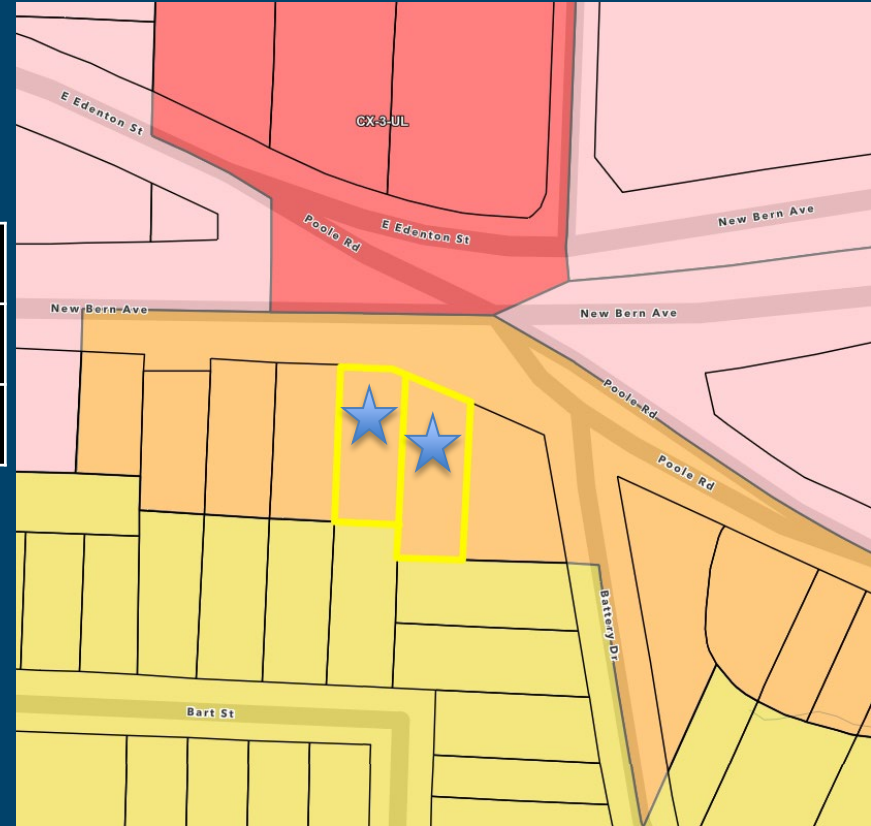
These requests are from property owners through the Public Engagement Portal and are not part of the official submitted application though they were included in the Council authorized outreach.

These request were part of the original request that were repealed by changes to state law.

Site Address	Existing Zoning	Proposed Zoning	FLUM	Part of Previous Request
1246 NEW BERN AVE	RX-3 w/TOD	RX-4 w/TOD	Neighborhood Mixed Use	YES
1250 NEW BERN AVE	RX-3 w/TOD	RX-4 w/TOD	Neighborhood Mixed Use	YES
1501 NEW BERN AVE	CX-3-UL w/TOD	CX-4 w/TOD	Neighborhood Mixed Use	YES

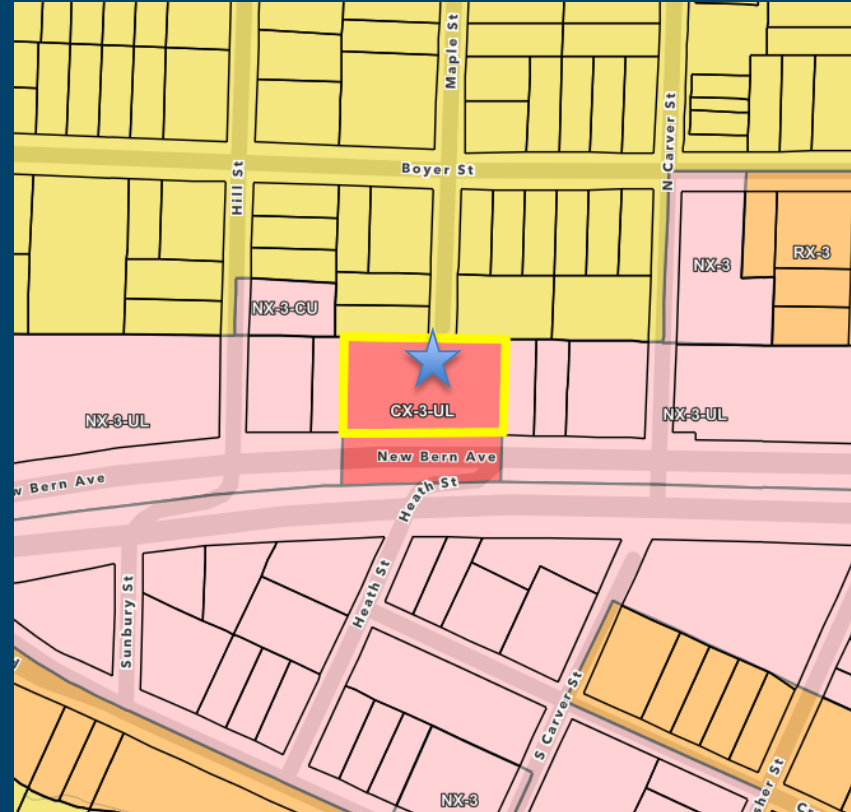
1246 & 1250 New Bern Avenue

Request	RX-3 w/TOD → RX-4 w/TOD
Requestor	LeJon Poole
FLUM	Neighborhood Mixed Use



1501 New Bern Avenue

Request	CX-3-UL w/TOD → CX-4 w/TOD
Requestor	Dan Pabst
FLUM	Neighborhood Mixed Use



Additional Requests Not Included – Part 2

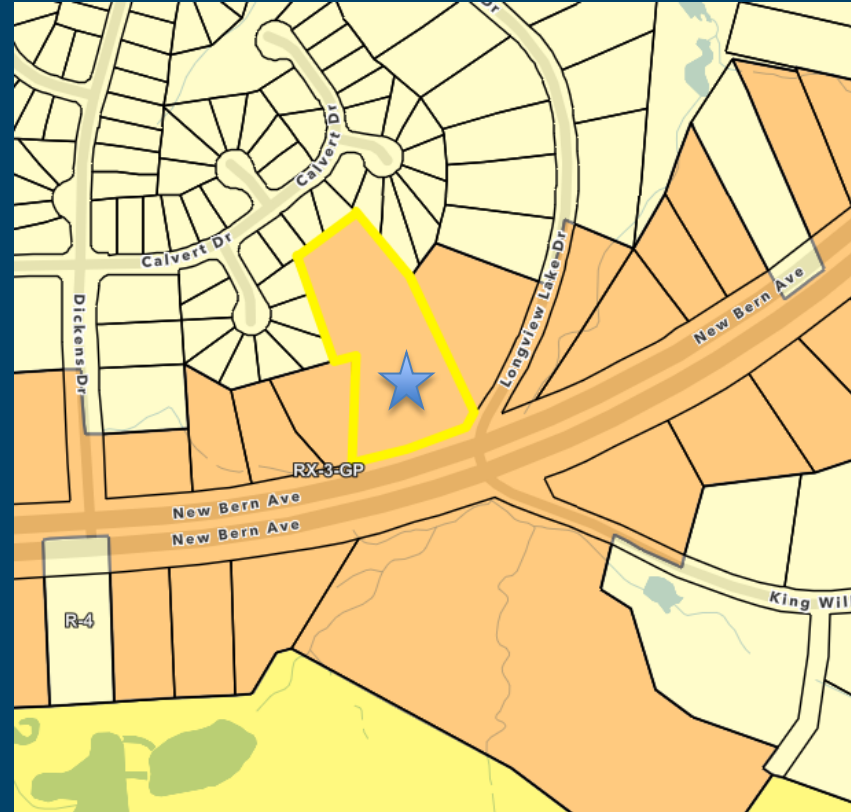
These requests are from property owners through the Public Engagement Portal.

They are not part of the official submitted application, and they were not included in the Council authorized outreach.

Site Address	Existing Zoning	Proposed Zoning	FLUM	Part of Previous Request
2345 NEW BERN AVE	RX-3-GP w/NCOD	RX-3-GP	Low Scale Residential	YES
101 N BLOODWORTH ST	R-10 w/HOD-G & NCOD	OX-3-DE w/HOD-G & NCOD	Neighborhood Mixed Use	NO

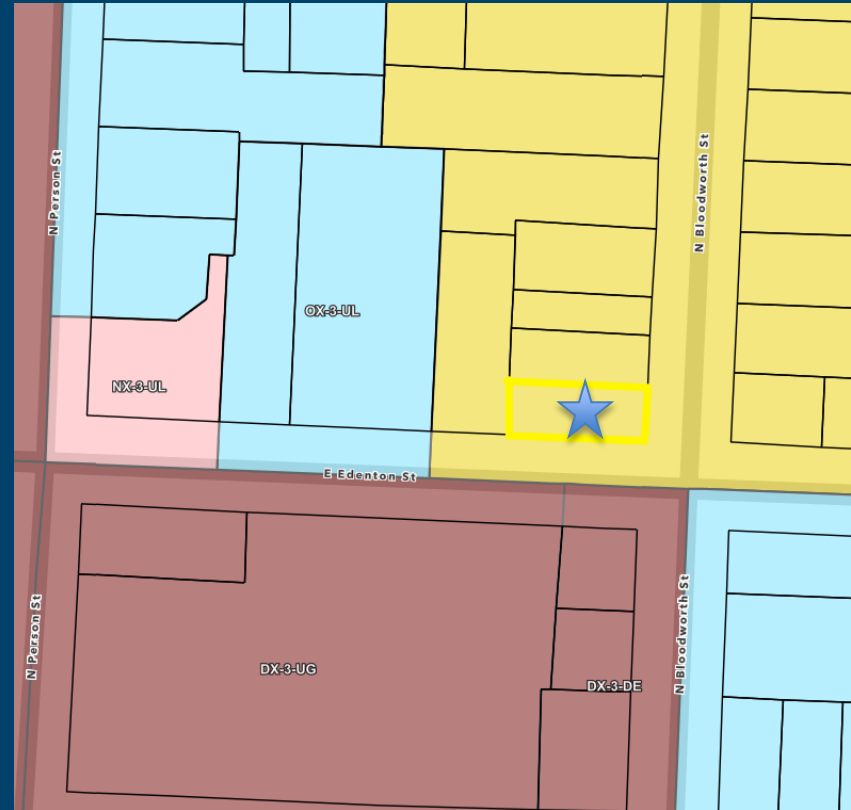
2345 New Bern Avenue

Request	RX-3-GP w/NCOD → RX-3-GP
Requestor	Molly Stuart (owner supported)
FLUM	Low Scale Residential



101 North Bloodworth Street

Request	R-10 w/HOD-G & NCOD → OX-3-DE w/HOD-G & NCOD
Requestor	Michael McKay
FLUM	Neighborhood Mixed Use



Transportation and Energy Analysis

- ✓ Higher walk score than average
- ✓ Higher transit score than average
- ✓ Higher bike score than average
- ✓ Higher transportation cost index than average
- ✓ Higher job proximity than average

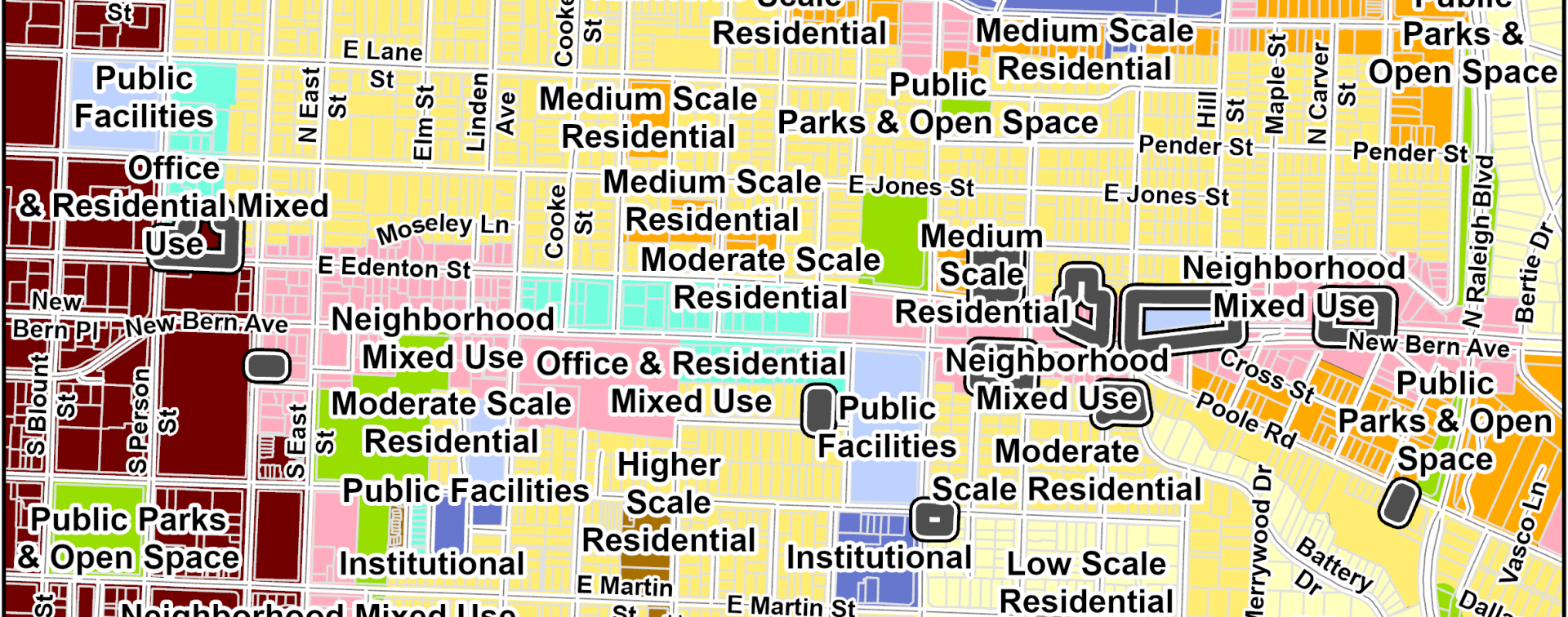


Bus Service

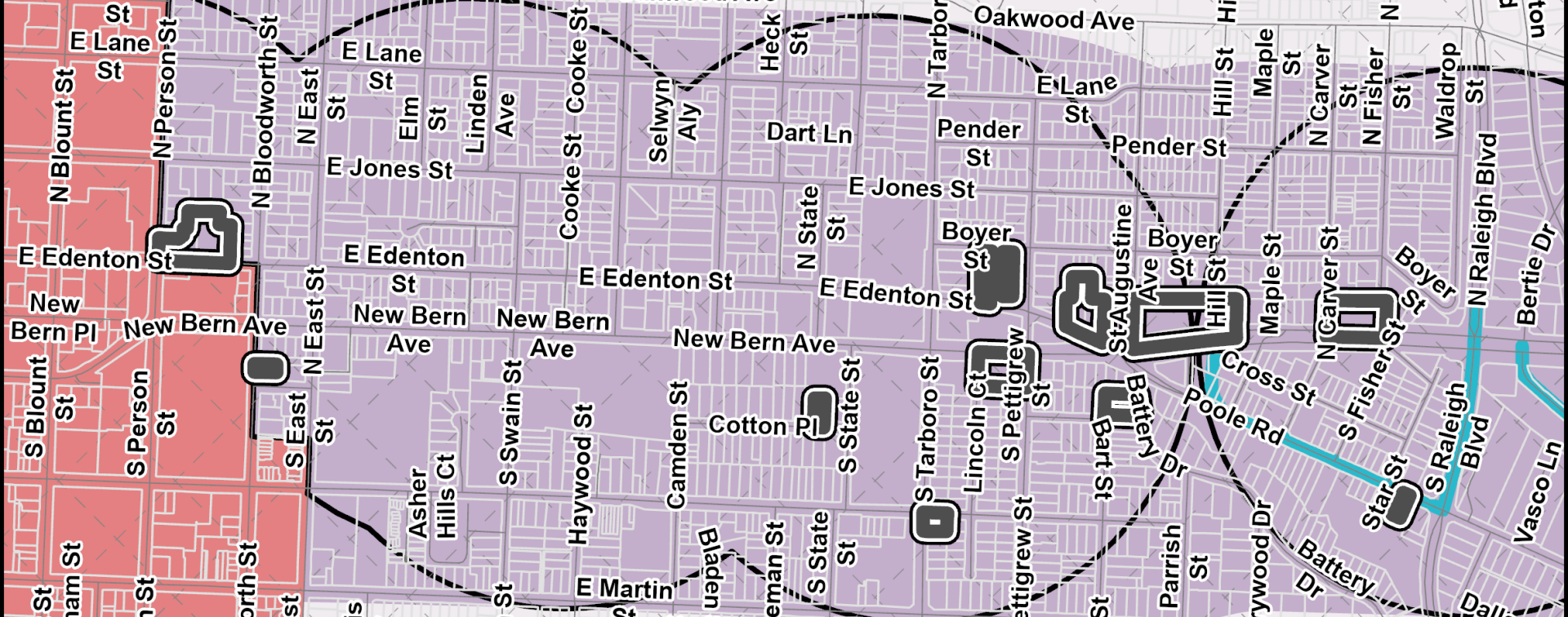
Route 10: Longview

Route 15: WakeMed

Route 18: Poole Road



✓ Request is consistent with various FLUM designations.



✓ Request is consistent with the Urban Form Map.

Comprehensive Plan Analysis

- ✓ Consistent with the Comprehensive Plan
- Consistent with the Future Land Use Map (Various)
- Consistent with the Urban Form Map (Various)

Comprehensive Plan Analysis

✓ Consistent Policies (1 of 3)

- LU 1.2 Future Land Use Map and Zoning Consistency
- LU 2.2 Compact Development
- LU 2.6 Zoning and Infrastructure Impacts
- LU 4.1 Coordinate Transportation Investments with Land Use
- LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-Use
- LU 4.6 Transit-oriented development
- LU 4.7 Capitalizing on Transit Access

Comprehensive Plan Analysis

✓ Consistent Policies (2 of 3)

- LU 4.8 Station Area Land Uses
 - LU 4.9 Corridor Development
- LU 4.18 Transit Station Area Recommended Heights
- LU 4.19 Missing Middle Housing
 - T 1.1 Coordination with Land Use Map
- EP 1.1 Greenhouse Gas Reduction
 - ED 1.1 Corridor Revitalization
 - ED 1.2 Mixed Use Redevelopment

Comprehensive Plan Analysis

✓ Consistent Policies (3 of 3)

H 1.1 Mixed-income Neighborhoods

- H1.8 Zoning for Housing
- UD 1.10 Frontage
- UD 6.1 Encouraging Pedestrian-oriented Uses
- UD 8.1 Transit-Oriented Development
- UD 8.2 Transit Area Transitions

AP-SA 1 Grow Around Transit

Comprehensive Plan Analysis

✘ Inconsistent Policies

- LU 2.6 Zoning and infrastructure Impacts
- LU 5.1 Reinforcing the Urban Pattern
- LU 5.4 Density Transitions
- CS 4.4 Response Time Standards

Outstanding Issues

Deadline for Action: June 13, 2026

Upcoming PC meetings: May 12, May 26, June 9