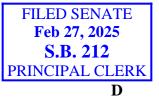
GENERAL ASSEMBLY OF NORTH CAROLINA SESSION 2025



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SENATE BILL DRS45106-MQ-47

Short Title:	Restore Down-Zoning Auth./Granville & Wake.	(Local)
Sponsors:	Senator Everitt (Primary Sponsor).	
Referred to:		

1	A BILL TO BE ENTITLED
2	AN ACT TO RESTORE THE AUTHORITY TO INITIATE DOWN-ZONING IN
3	GRANVILLE AND WAKE COUNTIES.
4	The General Assembly of North Carolina enacts:
5	SECTION 1. G.S. 160D-601(d), as amended by Section 3K.1(a) of S.L. 2024-57,
6	reads as rewritten:
7	"(d) Down-Zoning No amendment to zoning regulations or a zoning map that
8	down-zones property shall be initiated, enacted, or enforced initiated nor is it enforceable without
9	the written consent of all property owners whose property is the subject of the down-zoning
10	amendment. amendment, unless the down-zoning amendment is initiated by the local
11	government. For purposes of this section, "down-zoning" means a zoning ordinance that affects
12	an area of land in one of the following ways:
13	(1) By decreasing the development density of the land to be less dense than was
14	allowed under its previous usage.
15	(2) By reducing the permitted uses of the land that are specified in a zoning
16	ordinance or land development regulation to fewer uses than were allowed
17	under its previous usage.
18	(3) By creating any type of nonconformity on land not in a residential zoning
19	district, including a nonconforming use, nonconforming lot, nonconforming
20	structure, nonconforming improvement, or nonconforming site element."
21	SECTION 2.(a) This act applies only to Granville and Wake Counties and
22	municipalities located in Granville and Wake Counties.
23	SECTION 2.(b) This act is effective when it becomes law and applies retroactively
24	to December 11, 2024. Any adopted ordinance affected by Section 3K.1 of S.L. 2024-57 shall
25	be in effect as it was on or before December 11, 2024.

