

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2025

FILED SENATE  
Feb 18, 2025  
S.B. 116  
PRINCIPAL CLERK

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SENATE BILL DRS45062-MQ-37

Short Title: Restore Down-Zoning Auth./Pitt Co. (Local)

Sponsors: Senator Smith (Primary Sponsor).

Referred to:

1 A BILL TO BE ENTITLED  
2 AN ACT TO RESTORE THE AUTHORITY TO INITIATE DOWN-ZONING IN PITT  
3 COUNTY AND MUNICIPALITIES IN PITT COUNTY.

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 Pitt County and municipalities located in  
22 Pitt County.

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.

