



SENATE BILL 169: Davidson Cty Rezoning.

2023-2024 General Assembly

Committee:	House Finance. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	June 22, 2023
Introduced by:	Sen. Jarvis	Prepared by:	Greg Roney Staff Attorney
Analysis of:	PCS to Second Edition S169-CSSV-21		

OVERVIEW: *The Proposed Committee Substitute (PCS) for Senate Bill 169 would modify the rezoning process for areas located wholly within Davidson County annexed through satellite annexation into the corporate limits of any municipality located wholly or partly in Davidson County by providing that any rezoning, within 60 days of adoption of the annexation ordinance, would not need approval of the Davidson County Board of Commissioners (Board).*

CURRENT LAW: G.S. 160A-58.1 governs the voluntary municipal annexation of noncontiguous property, also known as satellite annexation. However, S.L. 2022-24 imposed additional satellite annexation requirements upon any *municipality located wholly or partly* in Davidson County seeking to annex satellite *property located wholly within* Davidson County by requiring the satellite annexation to be approved by the Board. If the satellite annexation is approved by the Board and the municipality adopts an annexation ordinance, any rezoning of that property must also be approved by the Board (as well as the municipality). S.L. 2022-24 does not apply to satellite annexations of property to be used for single-family or multi-family purposes.

BILL ANALYSIS: The PCS for Senate Bill 169 would amend S.L. 2022-24 to provide that the Board would not be required to approve the rezoning of areas located wholly within Davidson County that were annexed through satellite annexation into the corporate limits of any municipality located wholly or partly in Davidson County if the rezoning occurs within 60 days of adoption of the annexation ordinance. After that period, Board approval would be required until any satellite areas become contiguous to the primary corporate limits through annexation of intervening territory under G.S. 160A-58.6.

EFFECTIVE DATE: The PCS for Senate Bill 169 would be effective when it becomes law and applies to annexations initiated on or after that date.

BACKGROUND: The municipalities located *wholly* in Davidson County are Denton, Lexington, Midway, and Wallburg. The municipalities located *partly* in Davidson County are High Point and Thomasville. High Point is located partly in Davidson, Forsyth, Guilford, and Randolph counties. Thomasville is located partly in Davidson County and Randolph County.

Billy Godwin and Nicholas Giddings, both with the Legislative Analysis Division substantially contributed to this summary.

Jeffrey Hudson
Director



Legislative Analysis
Division
919-733-2578