



HOUSE BILL 1225: Winston-Salem Zoning Procedure Changes.

2025-2026 General Assembly

Committee:	House State and Local Government. If favorable, re-refer to Housing and Development. If favorable, re-refer to Rules, Calendar, and Operations of the House	Date:	June 2, 2026
Introduced by:	Reps. Zenger, K. Brown	Prepared by:	Karyl Smith
Analysis of:	First Edition		Committee Co-Counsel

OVERVIEW: *House Bill 1225 would allow the Winston-Salem City Council to delegate to the City of Winston-Salem and County of Forsyth Planning Board the authority to hold hearings and make final decisions for zoning map amendment requests.*

CURRENT LAW: Article 6 of Chapter 160D of the General Statutes provides the procedure for local governments to adopt and amend development regulations and zoning maps. For zoning map amendments, the role of the planning board is limited to review and comment on whether the proposed zoning map amendment is consistent with any comprehensive plan or other plan that is applicable and to provide written recommendations to the governing board. Final decisions on zoning map amendments are made by the governing board after a public hearing and adoption of a statement on whether the amendment is consistent with a comprehensive plan or land-use plan.

BILL ANALYSIS: House Bill 1225 would allow the Winston-Salem City Council (Council) to delegate to the City of Winston-Salem and County of Forsyth Planning Board (Board) the authority to hold hearings and make final decisions for zoning map amendment requests. The delegated authority to the Board would be exercised under any rules, regulations, and guidelines established by the Council. The bill would require the Council to provide a right to appeal and review final rezoning decisions before the Council.

EFFECTIVE DATE: The bill would become effective when it becomes law.

BACKGROUND: The following other local government planning boards, agencies, or commissions have been delegated final zoning amendment decisions: Brunswick County (S.L. 2019-99); Cabarrus County and its various municipalities (Chapter 247 of the 1993 Session Laws); Davidson County (S.L. 2018-124); City of Durham (Chapter 264 of the 1993 Session Laws); City of Gastonia (Chapter 247 of the 1993 Session Laws); City of Greensboro (Chapter 142 of the 1969 Session Laws); Guilford County (Chapter 485 of the 1985 Session Laws); Onslow County (S.L. 2025-32); and Randolph County and its various municipalities (S.L. 2017-19).

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Legislative Analysis
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