



SENATE BILL 1079: Record Development Approval Votes/Brunswick.

2025-2026 General Assembly

Committee:	Senate State and Local Government. If favorable, re-refer to Rules and Operations of the Senate	Date:	May 12, 2026
Introduced by:	Sen. Rabon	Prepared by:	Michael Whitfield
Analysis of:	First Edition		Committee Co-Counsel

OVERVIEW: *Senate Bill 1079 would repeal the authority of the Brunswick County Board of Commissioners to delegate decision-making authority on zoning map amendment proposals and require all development approvals be decided by a recorded vote of the Board of Commissioners.*

[As introduced, this bill was identical to H1222, as introduced by Rep. Miller, which is currently in House State and Local Government.]

CURRENT LAW: "Development approval" is defined in G.S. 160D-102(13) as an administrative or quasi-judicial approval made pursuant to Chapter 160D of the General Statutes that is (i) written and (ii) required prior to commencing development or undertaking a specific activity, project, or development proposal. Development approvals include zoning permits, site plan approvals, special use permits, variances, certificates of appropriateness, and all other regulatory approvals required by regulations adopted under Chapter 160D such as plat approvals, permits, and development agreements.

G.S. 160D-403 provides, among other things, that the staff of a unit of local government may make determinations on development approvals required by regulations adopted under Chapter 160D. Similarly, G.S. 160D-705 provides, among other things, that certain quasi-judicial zoning decisions may be delegated from the governing board to the board of adjustment or planning board.

S.L. 2019-99 authorized the Brunswick County Board of Commissioners to delegate to the planning board authority to make the final decision on zoning map amendment proposals after the required public hearing and adoption of a consistency statement. Any person with standing can appeal the decision of the planning board to the Board of Commissioners. S.L. 2019-99 gives the Board of Commissioners the authority to rescind or modify any authority delegated to the planning board pursuant to the act.

BILL ANALYSIS: Senate Bill 1079 would:

- Repeal S.L. 2019-99 and accordingly eliminate the authority given to the Brunswick County Board of Commissioners to delegate decision-making authority on zoning map amendment proposals to the planning board.
- Require the Brunswick County Board of Commissioners to make the final decision on all development approvals in Brunswick County.
- Require that the official record of each meeting where a development approval is decided in Brunswick County reflect how each member voted with respect to each development approval.

EFFECTIVE DATE: This act would be effective when it becomes law.

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