



# SENATE BILL 29: Onslow - Delegate Rezoning Authority.

2025-2026 General Assembly

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<b>Committee:</b>	House State and Local Government. If favorable, re-refer to Rules, Calendar, and Operations of the House	<b>Date:</b>	June 17, 2025
<b>Introduced by:</b>	Sen. Lazzara	<b>Prepared by:</b>	Brad Krehely
<b>Analysis of:</b>	Second Edition		Committee Co-Counsel

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**OVERVIEW:** *Senate Bill 29 would authorize the Onslow County Board of Commissioners to delegate to the Onslow County Planning Board authority to make the final decision on zoning map amendments.*

**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:** Senate Bill 29 would authorize the Onslow County Board of Commissioners to delegate to the Onslow County Planning Board the authority to make the final decision on zoning map amendments, including the authority to conduct the required hearing and adopt the required consistency statement. The bill would further authorize the Board of Commissioners to prescribe procedures for the Planning Board's hearing consistent with Article 6 of Chapter 160D.

The decision of the Planning Board would be required to be made by majority vote. Any person with standing would be able to appeal a decision of the Planning Board to the Board of Commissioners by providing written notice to the clerk of the Board of Commissioners within 15 days of the decision. Otherwise, the decision would be treated as final and equivalent to the final decision of the Board of Commissioners. Further, the Board of Commissioners would be authorized to rescind or modify any authority delegated to the Planning Board.

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

**BACKGROUND:** The following local government units have been authorized to delegate final zoning amendment decisions:

- City of Greensboro: S.L. 1969-142.
- Guilford County: S.L. 1985-485
- City of Gastonia: S.L. 1993-247
- Cabarrus County and its various municipalities: S.L. 1993-247
- City of Durham: S.L. 1993-264
- City of Fayetteville: S.L. 1995-684

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- Randolph County and its various municipalities: S.L. 2017-19
- Davidson County: S.L. 2018-124
- Brunswick County: S.L. 2019-99
- City of High Point: S.L. 2022-37

*\*Michael Whitfield, Staff Attorney for the Legislative Analysis Division, contributed substantially to this summary.*