



SENATE BILL 811: Various Local Provisions VIII.

2025-2026 General Assembly

Committee:	House Rules, Calendar, and Operations of the House	Date:	June 9, 2026
Introduced by:	Sens. Daniel, Moffitt, Mayfield	Prepared by:	Nicholas Giddings Staff Attorney
Analysis of:	PCS to Third Edition S811-CSCJxfr-26		

OVERVIEW: *Senate Bill 811 would exempt the Towns of Bailey and Weaverville and the City of Cherryville from the 10% area cap on voluntary satellite annexations and remove four tracts of land from the corporate limits of the Town of Vass.*

The PCS to Senate Bill 811 would add the following provisions to the bill:

- *Remove three tracts of land from the corporate limits of the City of Morehead City.*
- *Remove one tract of land from the corporate limits of the City of Washington.*
- *Remove one tract of land from the corporate limits of the Town of Kernersville.*
- *Remove two tracts of land from the corporate limits of the Town of Red Oak.*
- *Remove one tract of land from the corporate limits of the Town of Waynesville.*
- *Remove three tracts of land from the corporate limits of the Village of Walnut Creek.*
- *Prohibit the Village of Walnut Creek from exercising its planning and development regulatory authority in any area beyond its contiguous corporate limits.*

TOWNS OF BAILEY AND WEAVERVILLE/CITY OF CHERRYVILLE SATELLITE ANNEXATION CAP REMOVAL

CURRENT LAW: G.S. 160A-58.1 governs the voluntary municipal annexation of noncontiguous property, also known as voluntary satellite annexation. If all property owners in a satellite area petition a municipality for voluntary annexation of the noncontiguous property, the municipality may annex the property, but only if the following 5 requirements are met:

1. The nearest point on the proposed satellite corporate limits must not be more than 3 miles from the primary corporate limits of the annexing municipality.
2. No point on the proposed satellite corporate limits may be closer to the primary corporate limits of another municipality than to the primary corporate limits of the annexing municipality.
3. The area must be so situated that the annexing municipality will be able to provide the same services within the proposed satellite corporate limits than it provides within its primary corporate limits.
4. If the area proposed for annexation, or any portion thereof, is a subdivision as defined in G.S. 160D-102(31), the entire subdivision must be included.

Kara McCraw
Director



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5. *The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, may not exceed 10% of the area within the primary corporate limits of the annexing city.*

BILL ANALYSIS: Section 1 would add the Towns of Bailey and Weaverville and the City of Cherryville to the list of municipalities exempted from the 10% area cap on voluntary satellite annexations.

DEANNEXATIONS – MOREHEAD CITY, WASHINGTON, KERNERSVILLE, RED OAK, VASS, WAYNESVILLE, AND WALNUT CREEK

CURRENT LAW: Under Section 1 of Article VII of the NC Constitution, the General Assembly is empowered to "provide for the organization and government and the fixing of boundaries of counties, cities and towns, and other governmental subdivisions, and, except as otherwise prohibited by this Constitution, may give such powers and duties to counties, cities and towns, and other governmental subdivisions as it may deem advisable." Pursuant to this Section, the General Assembly enacted Article 4A of Chapter 160A of the General Statutes which governs municipal annexations. In addition, the General Assembly may annex property by local act. However, the General Assembly has not enacted any method for municipalities to deannex property. Only the General Assembly may deannex property.

BILL ANALYSIS: Sections 2, 3, 4, 5, 6, 7, and 8 would remove certain described property from the corporate limits of the following municipalities:

- City of Morehead City.
- City of Washington.
- Town of Kernersville.
- Town of Red Oak.
- Town of Vass.
- Town of Waynesville.
- Village of Walnut Creek.

LIMIT CERTAIN POWERS OF THE VILLAGE OF WALNUT CREEK

CURRENT LAW: Except under certain circumstances, G.S. 160D-202 allows a municipality to regulate land use within an area beyond its corporate limits, commonly referred to as extraterritorial jurisdiction (ETJ). Land use regulations include zoning, subdivision regulation, building code enforcement, minimum housing code enforcement, historic preservation, erosion and sedimentation control regulation, and historic district regulation.

BILL ANALYSIS: Section 9 would eliminate the authority of the Village of Walnut Creek to exercise extraterritorial jurisdiction, returning the area currently within the ETJ of the Village of Walnut Creek to the jurisdiction of Wayne County for enforcement of land use regulations and validating property transactions made by the Village of Walnut Creek that occur prior to the effective date of this section as if no change in jurisdiction occurred.

EFFECTIVE DATE: Sections 2, 3, 4, 5, 6, 7, and 8 would become effective June 30, 2026, and apply to tax years beginning on or after July 1, 2026. The remainder of the bill would become effective when it becomes law.