



SENATE BILL 811: Various Local Provisions VIII.

2025-2026 General Assembly

Committee:	Senate Rules and Operations of the Senate	Date:	April 30, 2026
Introduced by:	Sens. Daniel, Moffitt, Mayfield	Prepared by:	Nicholas Giddings
Analysis of:	Second Edition		Staff Attorney

OVERVIEW: *Senate Bill 811 would exempt the Town of 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.*

CURRENT LAW & BILL ANALYSIS:

Town of Weaverville/City of Cherryville Satellite Annexation Cap Removal

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.
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.*

Section 1 of Senate Bill 811 would add the Town of Weaverville and the City of Cherryville to the list of municipalities exempted from the 10% area cap on voluntary satellite annexations. This section would become effective when it becomes law.

Town of Vass Deannexation

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

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Senate Bill 811

Page 2

General Statutes which governs annexations by municipalities. 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.

Section 2 of Senate Bill 811 would remove four tracts of land from the corporate limits of the Town of Vass. This section would become effective June 30, 2026, and apply to tax years beginning on or after July 1, 2026.

Karyl Smith, counsel to Senate State and Local Government, substantially contributed to this summary.