

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2025**

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**SENATE BILL 1075**

Short Title: Restore Down-Zoning Auth./Military Counties. (Local)

Sponsors: Senators Brinson and Lazzara (Primary Sponsors).

Referred to: Rules and Operations of the Senate

May 6, 2026

A BILL TO BE ENTITLED

AN ACT TO RESTORE THE AUTHORITY TO INITIATE DOWN-ZONING IN THE  
MILITARY HOST COUNTIES OF CRAVEN, CARTERET, ONSLOW, JONES, AND  
LENOIR.

The General Assembly of North Carolina enacts:

**SECTION 1.** G.S. 160D-601(d), as amended by Section 3K.1 of S.L. 2024-57, reads  
as rewritten:

"(d) Down-Zoning. – No amendment to zoning regulations or a zoning map that  
down-zones property shall be ~~initiated, enacted, or enforced~~ initiated nor is it enforceable without  
the written consent of all property owners whose property is the subject of the down-zoning  
~~amendment.~~ amendment unless the down-zoning amendment is initiated by the local  
government. For purposes of this section, "down-zoning" means a zoning ordinance that affects  
an area of land in one of the following ways:

- (1) By decreasing the development density of the land to be less dense than was  
allowed under its previous usage.
- (2) By reducing the permitted uses of the land that are specified in a zoning  
ordinance or land development regulation to fewer uses than were allowed  
under its previous usage.
- (3) ~~By creating any type of nonconformity on land not in a residential zoning  
district, including a nonconforming use, nonconforming lot, nonconforming  
structure, nonconforming improvement, or nonconforming site element."~~

**SECTION 2.(a)** This act applies only to Craven, Carteret, Onslow, Jones, and Lenoir  
Counties and the municipalities located therein.

**SECTION 2.(b)** This act is effective when it becomes law and applies retroactively  
to December 11, 2024. Any adopted ordinance affected by Section 3K.1 of S.L. 2024-57 shall  
be in effect as it was on or before December 11, 2024.

