

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2023**

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**SENATE BILL 264**

Short Title: Davidson Historic Dist. Subdivision Exemption. (Local)

Sponsors: Senator Marcus (Primary Sponsor).

Referred to: Rules and Operations of the Senate

March 13, 2023

1 A BILL TO BE ENTITLED  
2 AN ACT TO EXEMPT DESIGNATED HISTORIC DISTRICTS FROM CERTAIN  
3 RESTRICTIONS ON ZONING IN THE TOWN OF DAVIDSON.

4 The General Assembly of North Carolina enacts:

5 **SECTION 1.** G.S. 160D-802 reads as rewritten:

6 "**§ 160D-802. Applicability.**

7 (a) For the purpose of this Article, subdivision regulations shall be applicable to all  
8 divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when  
9 any one or more of those divisions is created for the purpose of sale or building development,  
10 whether immediate or future, and shall include all divisions of land involving the dedication of a  
11 new street or a change in existing streets; but the following shall not be included within this  
12 definition nor be subject to the regulations authorized by this Article:

- 13 (1) The combination or recombination of portions of previously subdivided and  
14 recorded lots where the total number of lots is not increased and the resultant  
15 lots are equal to or exceed the standards of the local government as shown in  
16 its subdivision regulations.
- 17 (2) The division of land into parcels greater than 10 acres where no street  
18 right-of-way dedication is involved.
- 19 (3) The public acquisition by purchase of strips of land for the widening or  
20 opening of streets or for public transportation system corridors.
- 21 (4) The division of a tract in single ownership whose entire area is no greater than  
22 2-two acres into not more than three lots, where no street right-of-way  
23 dedication is involved and where the resultant lots are equal to or exceed the  
24 standards of the local government, as shown in its subdivision regulations.  
25 This subdivision shall not apply to a National Register Historic District  
26 located within the corporate limits of a municipality.
- 27 (5) The division of a tract into parcels in accordance with the terms of a probated  
28 will or in accordance with intestate succession under Chapter 29 of the  
29 General Statutes.

30 ...."

31 **SECTION 2.(a)** This act applies only to the Town of Davidson.

32 **SECTION 2.(b)** This act is effective when it becomes law.

