

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2021**

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**SENATE BILL 244**

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

Sponsors: Senator Marcus (Primary Sponsor).

Referred to: Rules and Operations of the Senate

March 15, 2021

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

The General Assembly of North Carolina enacts:

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

**"§ 160D-802. Applicability.**

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

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

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

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

