



**RESOLUTION NO. 2021-08
A RESOLUTION BY THE TOWN COUNCIL
OF THE TOWN OF PINEVILLE, NC,
OPPOSING PROPOSED ZONING REFORM**

WHEREAS, the legislation proposed in SB 349/HB 401 is of great concern to the Town of Pineville and other municipalities within North Carolina; and

WHEREAS, provisions within this legislation would severely diminish or even eliminate the ability of local government to determine what is best for its community or even allow community input or involvement in the decision-making process; and

WHEREAS, development would become uncontrolled and reckless with little to no regard for property-owners rights, not to mention the added stress and demand on a municipality's infrastructure which would eventually lead to declining property values; and

WHEREAS, town officials were elected by their citizens for a reason – to protect and preserve the quality of life that they have come to enjoy; and

WHEREAS, residents could not enjoy a safe and secure, clean and well-kept environment with plenty of amenities offered, if it weren't for the efforts put forth by its elected officials and town staff in utilizing effective and proven zoning processes that include community input; and

WHEREAS, a one-size fits all approach to land use is radical, reckless and irrational – a blatant attack on local land-use decision-making; and

WHEREAS, lumping all cities and towns under one statewide zoning mandate would eliminate the single-family zoning designation and allow multi-family housing in every neighborhood with no minimum parking requirements in place to ensure adequate parking for all; and

WHEREAS, increased housing does not guarantee more affordable housing nor does this legislation.

NOW, THEREFORE, BE IT RESOLVED that copies of this resolution are sent to our legislative delegation and to the leadership of the North Carolina General Assembly in an effort to stop SB 349/HB 401 from becoming law and to work together to find real ways to advance affordable housing opportunities.

Adopted this the ____ day of _____, 2021.

{Seal}

Jack Edwards, Mayor, Town of Pineville

From: North Carolina League of Municipalities <nclm@mail.nclm.org>
Sent: Thursday, April 1, 2021 3:41 PM
To: manager@townoforiental.com
Subject: ACTION ALERT: Urge legislators to oppose bill that would eliminate local zoning control

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April 1, 2021 | NCLM.org

ACTION ALERT

Urge legislators to oppose bill that would eliminate local zoning control and destroy local property rights

Legislation that would eliminate single-family zoning statewide and wipe out other aspects of local zoning has been filed in the state Senate and House.

SB 349/HB 401 *Increase Housing Opportunities* represents a radical, one-size-fits-all approach to zoning and land use, in the guise of increasing affordable housing. The bill's overall effect would be to usurp local control, further eroding the rights of local homeowners and property owners to work through their locally elected officials to determine how development should occur in their communities and neighborhoods.

Please contact your legislators now to tell them to oppose these radical changes in zoning laws and the rights and protections of existing property owners.

Let them know that:

- While Oregon has adopted similar radical measures, even its state legislature did not go so far as to eliminate single-family zoning and other forms of zoning to the degree that this legislation proposes.
- From start to finish, SB 349 represents a broad and comprehensive attack on local land-use decision-making and the ability of local property owners to weigh in on what is and is not appropriate development in their neighborhoods and communities.
- SB 349 would obstruct the ability of locally elected officials to consider all interests when making land-use decisions, including those of existing homeowners and property owners, who stand to lose the most when incompatible uses are allowed adjacent to their property.
- The legislation would likely slow commercial and mixed-use development due to ill-

conceived attacks on conditional use zoning.

- Many North Carolina cities have led the way when it comes to making investments and policy changes designed to encourage affordable housing options, but have done so with community involvement and neighborhood-appropriate measures. This bill is a blunt instrument that does neither.

Please contact your legislators to let them know your opposition to SB 349/HB 401 *Increase Housing Opportunities*.

Let them know that this radical approach to zoning would usurp local control, undermining the rights of existing property owners and damaging existing home values.

Also, please encourage them to work with cities and towns to find real ways that advance affordable and workforce housing opportunities.

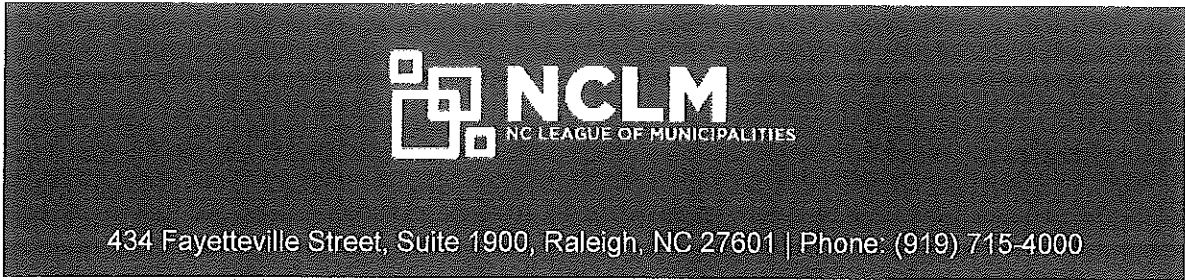
You can find a downloadable, one-page document explaining the bill's effects [here](#) and linked in the image, which can be easily distributed.



Oppose SB 349/HB 401 INCREASE HOUSING OPPORTUNITIES

The NC League of Municipalities (NCLM) opposes SB 349/HB 401 because it would:

- Strip local governments of their zoning authority, undermining local control and the ability to address unique community needs.
- Impose a one-size-fits-all approach to zoning, ignoring the diverse needs and characteristics of different communities.
- Undermine the rights of existing property owners by allowing new, less desirable uses in residential neighborhoods.
- Damage existing home values by forcing the sale of homes to lower-income buyers.
- Ignore the need for affordable and workforce housing, which is a critical issue for many communities.



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