



## **Resolution in Opposition to HB 765, SB 382, and Similar Legislation to Eliminate Local Government Planning and Zoning Authority**

**WHEREAS**, the Town of Robbins recognizes the essential need of planning and zoning regulations for orderly management of growth, public safety, and general welfare of its citizens; and,

**WHEREAS**, the recent trends of some proposed legislation in the General Assembly limit or eliminate a local government's ability to protect the public with approaches that include overly broad changes to planning and zoning authority for local governments in North Carolina; and,

**WHEREAS**, House Bill 765, entitled "AN ACT TO REFORM LOCAL GOVERNMENT DEVELOPMENT REGULATIONS IN THIS STATE", among other titles, and SB 382, the Down Zoning Bill, would result, or have resulted, in sweeping changes to planning and zoning standards, including some of the following:

- Reduces local control on local planning issues and leaves the entire State of North Carolina with a sub-standard, one-size-fits-all, development pattern.
- Increasing density in an uncontrolled manner.
- Eliminating the need for specific building guidelines that each local government and its residents desire to have in place for the character and quality of its community.
- Damage the ability of local governments to attract residents and businesses because of unmanaged development.
- Leaves local governments in an uncertain state regarding their ability to modify or update their current Unified Development Plans and Comprehensive Plans in a manner deemed appropriate by its residents.
- Burdening a municipality with developing a fiscal note each time any new, amended, or repealed ordinance is proposed, with the note required to identify and estimate the financial costs of the proposed change.

- Increasing an unprecedented conflict of interest standard for legislative determinations to that of quasi-judicial levels for development regulations.
- Prohibiting a municipality's authority to regulate development by removing the ability to establish or require parking or parking space requirements, including space sizes, the location of spaces, the number of spaces in a development through zoning, and eliminating a municipality's ability to require street standards.
- Introducing new and counter-productive civil penalties/liabilities for local officials and municipalities.
- Elimination of a municipality's ability to establish a minimum lot size in residential zoning districts.

**WHEREAS**, the 550 municipalities in our State are the first contact with the people of North Carolina, with each community and its citizens having the longstanding right and ability granted by the General Assembly to guide their respective planning and zoning processes through public participation with the development of Land Use Plans, ordinances, and policies; and,

**WHEREAS**, multiple bills have been authored and submitted for consideration without any input from municipal representatives to share how these numerous enactments would lead to negative, costly, and potentially dangerous situations for a community and its citizens, businesses, and property owners;

**THEREFORE, BE IT RESOLVED** that the Board of Commissioners for the Town of Robbins opposes the adoption of HB 765 and similar legislation that strips essential authority of municipal governments to protect its citizens and businesses through planning and zoning regulation; and

**BE IT FURTHER RESOLVED** that the Town of Robbins encourages its citizens, businesses, property owners, and sister municipalities in communicating with their

representatives and share their concerns regarding HB 765, SB 382, and similar proposed legislation.

This \_\_\_\_ day of May, 2026.

SEAL

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Cameron Dockery, Mayor,

Town of Robbins

ATTEST:

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Jessica Coltrane Town Clerk,  
Town of Robbins