



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

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Resolution in Opposition to HB 765 and Similar Legislation to Strip Municipalities of Planning and Zoning Authority

WHEREAS, the Town of Southern Shores 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 municipality'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"

would result in sweeping changes to planning and zoning standards, including some of the following:

- Burdening a municipality with developing a fiscal note each time any new, amended, or repealed ordinance is proposed, with the note required to identify and estimate the financial costs of the proposed change.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 conflicts 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 civil penalties / liabilities for local officials and municipalities.
- Elimination of a municipality's ability to establish minimum lot size in residential zoning districts;

and,

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 Southern Shores 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 Southern Shores encourages its citizens, businesses, property owners, and sister municipalities in communicating with their representatives and share their concerns regarding HB 765 and similar proposed legislation.

This 6 day of May, 2025.

SEAL

Elizabeth Morey, Mayor
Southern Shores

ATTEST:

Sheila Kane
Town Clerk