



R-2021-04

**RESOLUTION OF INTENT
IN OPPOSITION TO SB 349/HB 401 AND HB 496
RESTRICTING LOCAL GOVERNMENT CONTROL IN
LAND USE AND PLANNING/ZONING DECISIONS**

WHEREAS, The North Carolina General Assembly will be considering SB 349/HB 401, which would require local governments to include residential duplexes, triplexes, quadplexes, and townhouses in areas zoned for residential use, including those areas specifically zoned for detached single-family dwellings; and

WHEREAS, The Town of Oak Ridge has developed a Future Land Use Plan with significant local public input, recognizing the unique needs and desires of Oak Ridge citizens; and

WHEREAS, The Town of Oak Ridge Zoning Ordinance and Future Land Use Plan both allow for a diversity of housing types and lot sizes while keeping a focus on preserving the rural and historic characteristics of Oak Ridge that give the Town its unique identity; and

WHEREAS, The Oak Ridge Town Council believes that local officials are best positioned to determine how local zoning ordinances should be created and applied, as they are responding to local voters and property owners and understand the differing needs of their constituents; and

WHEREAS, The Oak Ridge Town Council believes a “one size fits all” approach by the General Assembly undermines local authority over issues of land use; and

WHEREAS, The N.C. General Assembly will also be considering HB 496, which would require that all local ordinances regulating the removal of trees be permitted only with the express authorization of the General Assembly; and

WHEREAS, The Oak Ridge Town Council believes that trees are an essential and integral part of our unique Historic District and also believes that the state-approved Oak Ridge Historic Preservation Commission, comprised of local residents, can best safeguard the integrity of our Historic District and National Register designations in our community; and

WHEREAS, The preservation of trees is a major objective of our Planning and Zoning Board when considering rezoning requests as specified in our tree preservation ordinance; and

WHEREAS, The Oak Ridge Town Council believes that trees in our Town increase property values, enhance the economic vitality of business areas, and beautify our community. Furthermore, the Town of Oak Ridge is proud to have been designated a Tree City USA by the Arbor Day Foundation for five years; and

WHEREAS, The Oak Ridge Town Council believes that any state legislation restricting local tree ordinances will damage local efforts to preserve our rural and historic character, hamper economic development, and lower residents' quality of life.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Oak Ridge is opposed to SB 349/HB 401 as it is currently written and to HB 496 in its entirety and urges our legislators to vote against these bills.

Adopted this the 6th day of May, 2021.

Ann K. Schneider
Mayor

Attest:

Sandra B. Smith, CMC, NCCMC
Town Clerk