



**RESOLUTION TITLE: GASTON COUNTY BOARD OF COMMISSIONERS
LEGISLATIVE REQUEST: RESOLUTION OPPOSING SENATE
BILL 205 AND THE LIMITATION OF LOCAL ZONING AUTHORITY**

WHEREAS, Gaston County has a responsibility to plan and manage growth in a way that protects infrastructure, public safety, property values, and community character; and,

WHEREAS, Senate Bill 205 (2025 Session) proposes sweeping changes to Chapter 160D of the North Carolina General Statutes that significantly reduce local government authority over land use regulation; and,

WHEREAS, the Bill would:

- Limit zoning powers only to those explicitly authorized by state law, removing all implied local authority;
- Prohibit design standards for homes governed by the NC Residential Code (e.g., façade materials, architectural features, garage placement);
- Ban local regulations on minimum home sizes, parking dimensions, and road or driveway standards that exceed state code;
- Require zoning districts to be based solely on density (units per acre), eliminating the ability to use minimum lot sizes;
- Impose strict timelines for application reviews with automatic approval if deadlines are missed;
- Prohibit waiting periods for refile denied or withdrawn development applications;
- Extend vested rights protections and permit choice rules, limiting the county's ability to apply updated ordinances to long-term projects;
- Mandate attorneys' fees be awarded against counties found to have exceeded their narrowed legal authority; and,

WHEREAS, these changes would erode the County's ability to address local conditions, enforce community-driven planning policies, and protect residents from the adverse impacts of poorly coordinated growth; and,

WHEREAS, the Gaston County Board of Commissioners believes that decisions affecting local development are best made by local officials, accountable to the communities they serve; and,

WHEREAS, the Gaston County Board of Commissioners opposes Senate Bill 205, which imposes severe restrictions on local zoning authority and grants excessive deference to state-level mandates and private development interests.

DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2025-234	06/24/2025	BH	SS	A	A	A	A	A	A	A	U

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GASTON COUNTY BOARD OF COMMISSIONERS
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LOCAL ZONING AUTHORITY
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NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners strongly opposes
Senate Bill 205 and urges the North Carolina General Assembly to reject any legislation
that strips local governments of meaningful planning and zoning authority.

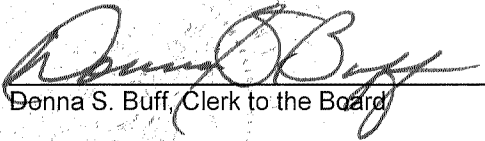
BE IT FURTHER RESOLVED that copies of this Resolution be forwarded to all members of the North
Carolina General Assembly representing Gaston County, the North Carolina Association
of County Commissioners, and the North Carolina League of Municipalities.

Adopted this 24th day of June, 2025.



Chad Brown, Chairman
Gaston County Board of Commissioners

ATTEST:



Donna S. Buff, Clerk to the Board

SEAL



Gaston County

Gaston County
Board of Commissioners
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Board of Commissioners

Board Action

File #: 25-356

Board of Commissioners - Legislative Request: Resolution Opposing Senate Bill 205 and the Limitation of Local Zoning Authority

STAFF CONTACT

Brian Sciba - Assistant County Manager

BUDGET IMPACT

N/A

BACKGROUND

The Gaston County Board of Commissioners opposes Senate Bill 205, which imposes severe restrictions on local zoning authority. It grants excessive deference to state-level mandates and private development interests and represents a substantial erosion of our ability to responsibly manage land use, guide development, and protect the long-term interests of our residents. This legislative request will be forwarded to the Gaston County Delegation to the North Carolina General Assembly for consideration and support.

POLICY IMPACT

N/A

ATTACHMENTS

Resolution

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A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS