



**RESOLUTION TITLE: GASTON COUNTY BOARD OF COMMISSIONERS
LEGISLATIVE REQUEST: RESOLUTION OPPOSING CHANGES
TO LOCAL PLANNING AND ZONING BY THE NORTH CAROLINA
GENERAL ASSEMBLY**

- WHEREAS, several bills have been introduced in the 2025 session of the North Carolina General Assembly (SB 495, SB 497, SB 498, SB 688, and HB 765) that would change many aspects of local planning and zoning and dramatically affect the ability of local governments to reflect the will of their citizenry; and,
- WHEREAS, local governments have historically served as the final guardian of the rights of the people, and local government zoning practices have made in-person attendance and comment easier for proponents and opponents of zoning decisions, thereby allowing citizens to actively participate in matters that affect their community through the public hearing process; and,
- WHEREAS, several bills now pending in the General Assembly would effectively mandate many planning and zoning decisions that are currently made at the local level through the public participation process, thereby eroding the community's ability to uphold public health, safety, and welfare; and,
- WHEREAS, changing from a legislative to a quasi-judicial public hearing process, as proposed in SB 688, would severely restrict the ability of citizens to participate meaningfully in the planning and zoning process; and,
- WHEREAS, SB 497 would create a new category identified as "middle housing," which would require local governments to allow duplex, triplex, quadplex, and townhouse units — either as owner-occupied or long-term rental units — in any single-family residential district without a public hearing and without regard to the impact on the value of neighboring single family properties; and,
- WHEREAS, HB 765 mandates required density levels for property and established approval times for applications that if they can't be meet grant automatic approval to projects without the vote of local elected officials, and,
- WHEREAS, Chapter 160D of the North Carolina General Statutes mandates comprehensive planning and zoning practices, which would be severely eroded by the passage of these bills that eliminate meaningful citizen input and trust in the process; and,

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	TKelgher	SShehan	Vote
2025-189	05/27/2025	BH	SS	A	A	A	A	A	A	A	U

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

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BY THE NORTH CAROLINA GENERAL ASSEMBLY
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WHEREAS, local governments, with the direct involvement and input of their citizens, are best positioned to recognize and enforce the need for appropriate planning and zoning ordinances; and,

WHEREAS, Gaston County strongly believes that local governments are best suited to represent their citizens on local matters affecting land use and development; and,

WHEREAS, local governments should continue to decide planning and zoning issues with the guidance and participation of their citizens who have a vested interest in such important decisions.

NOW, THEREFORE, BE IT RESOLVED that the Gaston County Board of Commissioners respectfully urges the North Carolina General Assembly to leave planning and zoning decisions to locally elected Boards and their citizens and further urges the General Assembly to seek input from elected local Boards across the state before enacting any legislation that would reduce or eliminate citizen participation and local government authority.

BE IT FURTHER RESOLVED that copies of this Resolution be forwarded to the Local Legislative Delegation to the North Carolina General Assembly and the North Carolina Association of County Commissioners.

Adopted this the 27th day of May, 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 #: 25-248

Board of Commissioners - Legislative Request: Resolution in Opposition of Changes to Local Planning and Zoning by the North Carolina General Assembly

STAFF CONTACT

Brian Sciba, Assistant County Manager

BUDGET IMPACT

N/A

BACKGROUND

Several bills introduced this legislative session would significantly limit the authority of locally elected officials and staff to shape development in their communities. While these measures appear to be targeted at jurisdictions that have struggled to work collaboratively with development interests, they would also negatively impact counties like Gaston that have prioritized a balanced, sustainable approach to development. Gaston County has worked diligently to welcome growth while ensuring development serves the best interests of its residents. Preserving the County's authority to enforce local development ordinances is critical to supporting high-quality economic development and housing, key drivers of the tax base needed to sustain essential public services. 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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