

RESOLUTION

OPPOSING HOUSE BILL 302 AND SENATE BILL 172, PREEMPTION OF LOCAL BUILDING DESIGN STANDARDS.

WHEREAS, appropriate local design standards and land use policies create a diverse, stable, profitable, and sustainable residential development landscape; and

WHEREAS, HB 302 and SB172 are bills that would undermine self-determination of citizens to establish community standards as illustrated by the following:

1. County and municipal officials are elected in part to make decisions about the look and feel of their communities, which fosters economic development, preserves the character of communities; and
2. Counties and municipalities use design standards to ensure that the property values of surrounding property owners remain protected from incompatible development; and
3. HB 302 and SB172 would severely erode the ability of all 538 Georgia cities and 159 counties to address unique and community-specific quality of life issues.

WHEREAS, county and municipal governments use building design standards to protect property values, attract high quality builders, and block incompatible development; and

WHEREAS, building design standards assure residents and business owners that their investments will be protected, and that others who come behind them will be equally committed to quality; and

WHEREAS, local governments spend a large amount of resources studying, surveying, crafting, and defining their vision and development strategies, and design standards are an integral part of those endeavors to attract residents, businesses, and the much-coveted trained workforce; and

WHEREAS, development and redevelopment efforts should reflect the community and its vision while simultaneously creating a sense of place; and

WHEREAS, county and municipal government officials are elected to make decisions about the look and feel of their communities, and HB 302 and SB172 would transfer that power from duly-elected local leaders to outside groups with little to no stake in the future or success of Georgia's counties and municipalities, including real estate developers and homebuilders; and

WHEREAS, building design standards neither discourage nor favor affordable housing, nor prevent the availability of certain housing types, as supporters of HB 302 and SB172 purport; and

WHEREAS, local governments should have the ability to provide more affordable housing options without sacrificing their unique character or threatening economic growth; and

WHEREAS, although historic districts are protected in HB 302 and SB172, which indicates an understanding that standards do in fact make sense, community overlays or other similar special zoning districts are not; and

WHEREAS, by limiting the ability of local governments to enforce building design standards in single or double family dwellings, HB 302 and SB172 would negatively impact quality-of-life issues, including economic growth and the safety and welfare of the citizens of Georgia and in particular of DeKalb County.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING AUTHORITY OF DEKALB COUNTY, GEORGIA that this governing body voices its opposition to HB 302 and SB172, Preemption of Local Building Design Standards.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing DeKalb County, and made available for distribution to the public and the press.

ADOPTED by the DeKalb County Board of Commissioners, this ____ day of _____, 2019.

JEFF RADER
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this ____ day of _____, 2019.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

APPROVED AS TO FORM:

BARBARA SANDERS-NORWOOD, CCC
Clerk

VIVIANE H. ERNSTES
County Attorney