

RESOLUTION #2022-01

A RESOLUTION OF THE CITY COUNCIL OF PEACHTREE CITY OPPOSING HB 1093 AND SB 494 AND OPPOSING LIMITATIONS ON A CITY'S AUTHORITY TO MAKE HOUSING, LAND USE AND ZONING DECISIONS WITHIN A LOCAL GOVERNMENT'S GEOGRAPHICAL BOUNDARIES

WHEREAS: The City Council of Peachtree City ("Council") has reviewed HB 1093 and SB 494 ("Bills"), currently being considered in the Georgia General Assembly; and

WHEREAS: The Bills would prohibit local governments from addressing newly developed corporate rental subdivisions through any regulation, restriction or condition that is not the same for single-family residential areas; and

WHEREAS: The Bills are aimed at allowing unlimited access for corporations to develop "build to rent" subdivisions which vary greatly in price, quality, management and tenant protections; and

WHEREAS: The Council opposes the Bills for a number of reasons, including the fact that the Georgia Constitution recognizes zoning and land use decisions are core functions of local governments, and housing is a large component of those decisions; and

WHEREAS: Local elected officials are responsible for ensuring affordable, predictable housing options within their respective communities; and

WHEREAS: Such housing and land use decisions are best made at the local level through comprehensive planning and citizen input; and

WHEREAS: To ensure vibrant and sustainable communities, local governments require flexibility to decide what is appropriate for their community's neighborhoods; and

WHEREAS: Home ownership is a financial asset that historically has been affordable to all economic levels; and

WHEREAS: Rising costs in construction, land and materials are pushing the reality of home ownership further from the reach of more and more Americans, particularly young families; and

WHEREAS: Home ownership and the growing equity value it provides is a source of capital for families to start businesses, send children to college, build retirement nest eggs, provide financial resources during financial emergencies, offer an asset to provide services such as assisted living or nursing care or cover a myriad other financial and economic resources to weather life challenges; and

WHEREAS: These and other benefits are why preserving opportunities for homeownership has long been a high priority of public policy in the United States; and

WHEREAS: Good public policy requires a balance of housing options to meet individual needs; however, the Bills remove local decision making from the type and mix of housing available; and

WHEREAS: The superiority of local determination of the type of housing available in a community is one reason why local governmental control of zoning and land use is enshrined in Georgia's State Constitution; and

WHEREAS: The removal of local oversight and the negating of local policy goals inherent in the Bills allows outside forces to determine the type of housing available in a community with no need to work with existing community stakeholders wishing to have a voice in the process; and

WHEREAS: Protecting property rights is an important component of good public policy, but good public policy also takes into consideration the property rights, property values and the neighborhood characteristics that purchasers relied on when investing their lifesavings in their current home.

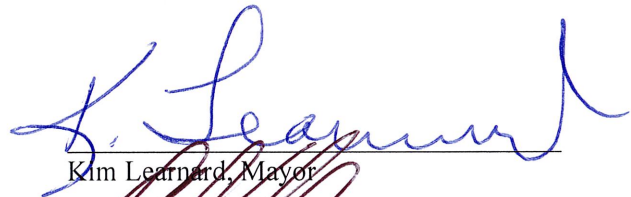
NOW, THEREFORE BE IT RESOLVED THAT:

The City Council of the City of Peachtree City, Georgia, hereby objects to and opposes any legislation or act limiting a local government's authority to make land-use and zoning decisions within its geographical boundaries; and

BE IT FURTHER RESOLVED THAT:

A copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing Peachtree City, and made available for distribution to the public and the press.

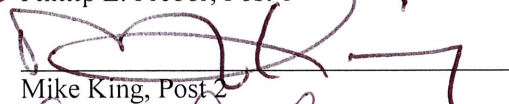
SO RESOLVED, this 17th day of March, 2022.



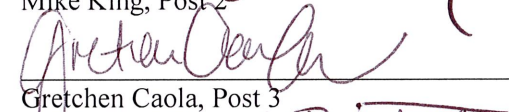
Kim Learnard, Mayor



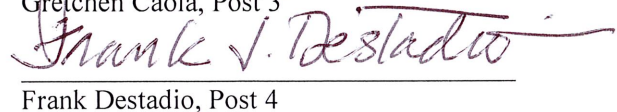
Phillip E. Prebor, Post 1



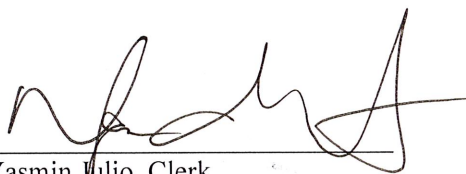
Mike King, Post 2



Gretchen Caola, Post 3



Frank Destadio, Post 4

ATTEST: 

Yasmin Julio, Clerk

(SEAL)

