



**RESOLUTION 2023-025 OF THE LEWISVILLE TOWN COUNCIL  
OPPOSING SENATE BILL 374 AND HOUSE BILL 409**

**WHEREAS**, Senate Bill 374 and House Bill 409, "Addressing Affordable Housing By Allowing for the Construction or Siting of Accessory Dwelling Units" attempt to provide solutions to North Carolina's affordable housing shortages, they contain numerous problematic provisions that do not solve and may exacerbate the affordable housing situation; and,

**WHEREAS**, current planning and zoning ordinances have been adopted to promote the health, safety, and general welfare of the residents of the Town of Lewisville through thoughtful and deliberate development activities that embrace the wishes of Lewisville residents and support our Comprehensive Plan; and,

**WHEREAS**, these bills preempt many local regulations and allow a second residence to be built on most single-family-only lots, undermining local authority and are contrary to the wishes of our residents as described in the Town of Lewisville's comprehensive land use plan, small area plans, overlay development plan and other adopted plans; and,

**WHEREAS**, accessory dwelling units (ADU) would not be subject to local parking requirements or owner-occupancy requirements, which will likely lead to most ADUs being used for short-term rentals, like Airbnbs.

**WHEREAS**, according to a housing research report produced by the John Locke Foundation in March 2022, the large majority of "Super Growth" that is causing a housing crisis for low and middle income families is concentrated in two localities: Charlotte and The Research Triangle. Imposing severe state-wide zoning limitations on all North Carolina municipalities to address the housing challenges primarily occurring in two defined regions of the state is not supported by data and is counterproductive to thoughtful local growth planning and zoning;

**NOW, THEREFORE BE IT RESOLVED**, that the Town of Lewisville, North Carolina, opposes Senate Bill 374 and House Bill 409 and urges the North Carolina Legislature to consult with the local municipalities they represent to develop meaningful legislation to address both affordable and workforce housing in a way that does not usurp local authority and will be in the best interest of all the residents they represent.

Adopted this the 11<sup>th</sup> day of May 2023.

ATTEST:

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Mike Horn, Mayor

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Dora K. Moore, Town Clerk