



February 18, 2019

Representative Emory Dunahoo
401-A Coverdell Legislative Office Bldg.
18 Capitol Square SW
Atlanta, GA 30334

Re: Opposition to HB 302

Dear Representative Dunahoo:

H. Lamar Scroggs
MAYOR

Stephen Hendrix

Pat Jones

Todd Wilson

Dwight Wood

Sheri Clark Millwood

Donald T. Hunt
CITY ATTORNEY

Stan Brown
CITY MANAGER

Tangee Puckett
CITY CLERK

I am writing you and the other members of the Hall County delegation regarding HB 302 which would prohibit local governments from regulating “building design elements” in single or double family dwellings, which could negatively impact economic development efforts.

The City of Oakwood strongly opposes this Bill and firmly believes that appropriate local design standards and land use policies create a diverse, stable, profitable and sustainable residential development landscape.

Furthermore, HB 302 erodes the ability of local community to make decisions about the look and feel of their communities, which fosters economic development, preserves the character of communities, and utilizes design standards to ensure that the property values of surrounding property owners remain protected from incompatible development.

Local Governments use building design standards to protect property values, attract high quality builders, and block incompatible development. Additionally, 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.

The City of Oakwood spends 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.

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County and Municipal government officials are elected to make decisions about the look and feel of their communities, and HB 302 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 municipalities, including real estate developers and homebuilders. These officials are elected to make decisions about the look and feel of their communities, and HB 302 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 municipalities, including real estate developers and homebuilders.

Building design standards neither discourage nor favor affordable housing, nor prevent the availability of certain housing types, as supporters of HB 302 purport, and local governments should have the ability to provide more affordable housing options without sacrificing their unique character or threatening economic growth.

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

The City of Oakwood strongly encourages you and the other members of the Hall delegation to vote against the passage of HB 302.

Sincerely,



Lamar Scroggs
Mayor