

Staff Report

Subject: Resolution to extend a moratorium on rezoning for multifamily housing and R-6 single family residential development.
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: February 15, 2022
Item Description: Consideration of a resolution to extend a moratorium on rezoning for multifamily housing and R-6 single family residential development, for a period of eight (8) days, while the county considers changes to its zoning ordinance.

Summary Recommendation:

The interests of the public necessitate the enactment of a moratorium for health, safety, morals, aesthetics, and general welfare purposes.

Executive Summary/Background:

- As a part of planning, zoning, and growth management, the Board of Commissioners of Effingham County has been reviewing the County's Comprehensive Plan and the Zoning Ordinance, and has studied the County's best estimates of the type of development that can be anticipated within the unincorporated areas.
- The Board of Commissioners is committed to growth management that promotes health, safety, morals, aesthetics and the general welfare of the citizens of Effingham County. This includes management of congestion on County roads, security of the public from crime and other dangers, promotion of health and general welfare of residents, and protection of the aesthetic qualities of the County including access to air and light.
- The County is experiencing development pressures that include an increasing number of applications to rezone land for multi-family housing – in the R-3, B-2, and B-3 zoning districts and R-6 single family development, and has determined that a moratorium on new applications is necessary.
- On September 21, 2021, the Board of Commissioners voted to place a moratorium for one hundred and twenty (120) days.
- On January 4, 2022, the Board of Commissioners voted to extend the moratorium to February 21, 2022, while ordinance revisions were considered. The first reading of the ordinance revisions will occur on February 15, 2022. Additional time is needed to allow for the second reading at the March 1, 2022 meeting.

Alternatives for Commission to Consider

- 1 - Approve the resolution to extend a moratorium on rezoning land for multifamily and R-6 single family development for 8 days, ending March 2, 2022.
- 2 – Take no action

Recommended Alternative: Alternative 1

Other Alternatives: N/A

Department Review: Development Services; County Attorney

Funding Source: No new funding requested.

Attachments: 1. Moratorium on rezoning land for multifamily housing and R-6 single family development.