

RESOLUTION 2025- ____

A RESOLUTION RELEASING MORATORIUM ON THE RE-ZONING OF ANY PROPERTY TO B-1, B-2, B-3, L-I, and H-I ZONING DISTRICTS OR CLASSIFICATIONS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN ADOPTION DATE AND EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners of Effingham County, Georgia (hereinafter referred to as “Board”) appointed a steering committee from the public to assist staff in updating and amending Article IV (Table of Permitted Uses) and Article V (Zoning Districts) of the Effingham County Zoning Ordinance; and

WHEREAS, the steering committee accomplished the updating and amending of Article IV (Table of Permitted Uses for AR-1, AR-2, AR-3, B-1, B-2, B-3, Light-Industrial (LI), Heavy Industrial (HI); and Article V (Zoning Districts for AR-3, B-1, B-2, B-3, L-I, and H-I) of the Effingham County Zoning Ordinance and the Board approved the first reading on May 20, 2025 and the second reading will be heard by the Board on June 3, 2025; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA, in regular meeting assembled and pursuant to lawful authority thereof, as follows:

1. Zoning districts B-1, B-2, B-3, L-I, and H-I are hereby released from the Moratorium.
2. The Moratorium remains in place for applications to rezone any property to R-1, R-1a, R-2, R-3, R-4, R-5, and all Planned Development zoning districts or classifications.
3. The Moratorium shall remain in place until the Board releases zoning districts from the Moratorium or until 5:00 pm on August 11, 2025, whichever date is earliest.
4. It is hereby declared to be the intention of the Board that all sections, paragraphs, sentences, clauses and phrases of this Resolution are and were, upon their enactment, believed by the Board to be fully valid, enforceable and constitutional. It is hereby declared to be the intention of the Board that, to the greatest extent allowed by law, every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase therein. It is hereby further declared to be the intention of the Board that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution. In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Board that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses,

sentences, paragraphs and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and effect.

5. All Resolutions or parts of Resolutions in conflict with this Resolution are, to the extent of such conflict, hereby repealed.
6. The preamble of this Resolution shall be and is hereby incorporated by reference as if fully set out herein.
7. The proper officers and agents of the County are hereby authorized to take all further actions as may be required in connection with this Resolution.
8. This Resolution shall take effect immediately upon its adoption.

SO ADOPTED THIS ____ DAY OF JUNE 03, 2025.

BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA

DAMON RAHN, CHAIRMAN

ATTEST:

STEPHANIE JOHNSON, CLERK

[COUNTY SEAL]