

Staff Report

Subject: Rezoning Moratorium Resolution

Author: Chelsie Fernald, Planning Manager

Department: Development Services

Date: August 19, 2025

Item Description: Consideration to extend the moratorium on rezonings in Effingham County.

Summary Recommendation

The county is currently updating our Effingham County zoning map, Comprehensive Land Use Plan, Future Land Use Map and Zoning District descriptions.

Executive Summary/Background

Development Services is recommending the following changes:

- The Board of Commissioners voted to enact a rezoning moratorium in August 2024.
- This rezoning resolution moratorium does NOT pertain to rezoning to or from AR-1, AR-2 or the new AR-3 zoning district.
- This extension will be for 90 days, with a new expiration date of November 18, 2025.
- Furthermore, B-1, B-2, B-3, I-1, L-I, and H-I are also removed, as the ordinance for these zoning districts was approved at the August 5, 2025, Board of Commissioners meeting.
- Site plan approval, preliminary plat approval, conditional use approval, final plat approval, assemblage permits, timber permits, sign permits, pond permits are not affected by the moratorium.
- The Steering Committee and Staff will continue developing and improving the R zoning and Planned Development districts.

Alternatives

Approve the resolution.

Deny the resolution.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, Legal Counsel, Administration

FUNDING: N/A

Attachments: Rezoning Moratorium Resolution