

Staff Report

Subject: Resolution to amend the moratorium on rezoning for I-1 Industrial development.
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: December 6, 2022
Item Description: Consideration of a resolution to amend the moratorium on rezoning for I-1 Industrial development.

Summary Recommendation: The interests of the public necessitate amendment of the 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 industrial development in the I-1 zoning district, and approved moratorium on new applications on November 15, 2022.
- Staff has identified a need to amend the Moratorium, to permit acceptance by County staff of applications for rezonings to I-1 industrial district for GDOT-approved borrow sources or pits for GDOT projects.
- The County Attorney has reviewed and approved the resolution as to form.

Alternatives for Commission to Consider

- 1 – Approve an amendment to the moratorium on rezoning land for I-1 Industrial development.
- 2 – Take no action.

Recommended Alternative: 1

Other Alternatives: N/A

Department Review: Development Services; County Attorney

Funding Source: N/A

Attachments:

1. Amendment to the moratorium on rezoning land for I-1 Industrial development.