

Staff Report

Subject: Resolution to extend a moratorium on rezoning for R-3 multifamily and R-6 single family residential development.
Author: Teresa Concannon, AICP, Planning Manager
Department: Development Services
Meeting Date: October 4, 2022
Item Description: Consideration of a resolution to extend a moratorium on rezoning for R-3 multifamily and R-6 single family residential development, for a period of forty-two (42) 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 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 and high density single family residential development in the R-3 and R-6 zoning districts that are designed as rental communities, and has determined that a moratorium on new applications is necessary.
- On May 17, 2022, the Board voted to approve a moratorium (resolution no. 022-026) for ninety (90) days, to August 16, 2022.
- On August 2, 2022 the Board voted to extend the moratorium (resolution no. 022-033) by fifty (50) days, to October 2, 2022, while ordinance revisions were considered.
- The first reading of the ordinance revisions will occur on October 4, 2022. Additional time is needed to allow for the second reading and any additional revisions that may be required.

Alternatives for Commission to Consider

1 – Approve the resolution to extend a moratorium on rezoning land for R-3 multifamily and R-6 single family development for forty-two (42) days, ending November 16, 2022.
2 – Take no action.

Recommended Alternative: 1

Other Alternatives: N/A

Department Review: Development Services; County Attorney

Funding Source: N/A

Attachments:

1. Extension to Moratorium on rezoning land for R-3 multifamily and R-6 single family development.
2. Resolution No. 022-026
3. Resolution No. 022-033