

Staff Report

Subject: Rezoning Moratorium Resolution

Author: Chelsie Fernald, Planning Manager

Department: Development Services

Date: October 21, 2025

Item Description: Consideration to extend the moratorium on zoning districts for 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

- 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 resolution will remove R-1, R-2, R-3, R-4, and R-5 from the moratorium.
- All residential districts (R-districts) in District 2 will remain in the moratorium.
- This extension will have a new expiration date of May 20, 2026.
- Site plan approval, preliminary plat approval, conditional use approval, final plat approval, assemblage permits, timber permits, sign permits, and pond permits are not affected by the moratorium.
- Staff will continue to revise the Planned Development (PD) zoning districts.

Alternatives

Approve the resolution.

Deny the resolution.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney, Administration

FUNDING: N/A

Attachments: Rezoning Moratorium Resolution