

**A RESOLUTION OF THE FORSYTH COUNTY BOARD OF COMMISSIONERS
EXTENDING A MORATORIUM PROHIBITING THE ACCEPTANCE OF
REZONING APPLICATIONS FOR CERTAIN RESIDENTIAL DISTRICTS**

WHEREAS, the Forsyth County Board of Commissioners previously adopted and extended a moratorium prohibiting the acceptance of residential rezoning applications (the “Moratorium”); and

WHEREAS, on November 6, 2025, following a duly noticed public hearing, the Board extended the Moratorium for a period of one-hundred eighty (180) days, through and including May 5, 2026; and

WHEREAS, a true and correct copy of the November 6, 2025 Resolution adopting an Extended Moratorium is attached hereto as Exhibit A;

WHEREAS, the findings in the preamble and affirmations of Exhibit A are specifically incorporated herein;

WHEREAS, on April 28, 2026, the Board conducted another duly noticed public hearing to consider an additional extension of the Moratorium; and

WHEREAS, the Board finds that the reasons and policy objectives set forth in Exhibit A justify an additional extension of the Moratorium; and

WHEREAS, the Board further finds that maintaining the Moratorium is necessary to prevent the filing of applications that could cause vesting under outdated development standards while UDC, related codes affecting land use, and Comprehensive Plan updates are underway; and

WHEREAS, the Board desires to extend the moratorium for an additional one-hundred eighty (180) days from April 28, 2026 to October 25, 2026; and

WHEREAS, the Board clarifies that the Moratorium remains in place and continues to prohibit the acceptance of rezoning applications to residential districts, except that new rezoning applications to the RES1, Mixed Residential District (MRD), and Mixed-Use Commercial District (MCD) zoning districts shall be authorized.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FORSYTH COUNTY, GEORGIA, as follows:

1. The foregoing recitals are incorporated herein by reference.
2. The Moratorium previously extended on November 6, 2025 through May 5, 2026 is hereby readopted and extended for an additional one-hundred eighty (180) days commencing April 28, 2026 through and including October 25, 2026.

3. The Moratorium shall remain in full force and effect during this extension period, except that new rezoning applications to the RES1, MRD, and MCD zoning districts shall be accepted.

4. This extension is adopted following a zoning procedures law-compliant public hearing held on April 28, 2026.

5. The Moratorium imposed by this Resolution shall terminate on the earliest of (1) midnight on October 25, 2026; (2) approval by the Board of Commissioners of an extended Moratorium following a public hearing; or (3) an affirmative act by a majority of a quorum of the Board of Commissioners terminating the Moratorium.

6. This Moratorium shall have no effect on the development of properties where the density allowances under a prior residential zoning have become vested.

7. This Resolution shall be effective immediately upon adoption.

SO RESOLVED this 28th day of April, 2026, the public health, safety and welfare demanding it.

FORSYTH COUNTY BOARD OF COMMISSIONERS



Alfred John, Chairman



Kerry Hill, Vice Chairman



Mendy Moore, Secretary



Todd Levent, Member



Laura Semanson, Member

Attest:  

Clerk to the Board

**A RESOLUTION OF THE FORSYTH COUNTY BOARD OF
COMMISSIONERS ADOPTING/EXTENDING A
MORATORIUM PROHIBITING THE ACCEPTANCE OF
REZONING APPLICATIONS TO THOSE RESIDENTIAL
ZONING DISTRICTS IN UNIFIED DEVELOPMENT CODE
CHAPTERS 11 AND 20(B)**

WHEREAS, Forsyth County, Georgia has been and continues to experience unprecedented residential population growth;

WHEREAS, Forsyth County's current residential population is 280,096;

WHEREAS, Forsyth County's residential population has increased roughly 60% since 2010;

WHEREAS, the Atlanta Regional Commission estimates that by 2050, at its current trajectory, the County's population will be approximately 450,124;

WHEREAS, on April 15, 2025, the Forsyth County Board of Education ("Board of Education") adopted a Resolution requesting Forsyth County and the City of Cumming take affirmative action to reduce high-density residential development (the "Resolution");

WHEREAS, the Board of Education's Resolution stated that the County's growth trajectory was placing unmanageable strains on the school system;

WHEREAS, the Forsyth County public school system is generally considered one of the best systems in the state;

WHEREAS, the Board of Commissioners ("Board") is acutely aware of service and infrastructure demands placed on the County by ongoing residential development;

WHEREAS, the Board understands that such growth pressures also impact the County's elite school system;

WHEREAS, in light of the Board of Education's Resolution, the Board believes it is in the best interest of the citizens and residents of Forsyth County to impose an elongated moratorium on the acceptance of residential rezoning applications in order for the Board, staff, and the County's legal team to review and update the comprehensive plan and the Unified Development Code ("UDC");

WHEREAS, for purposes of this Resolution, the phrase "residential rezoning" shall refer to a proposed rezoning to any zoning designation in UDC Chapters 11 and 20(B);

WHEREAS, the Board previously found - and declares again - that due to the time required to review, deliberate, direct, and ultimately implement modifications to the

comprehensive plan and UDC, a moratorium on acceptance of residential rezoning applications is warranted;

WHEREAS, absent a moratorium, by the time the Board is able to update the comprehensive plan and make correspondence changes to the UDC to address growth trajectories, property owners may institute rezoning actions to residential districts that will lock in performance standards/density allowances that are or may be changed;

WHEREAS, were that to occur, the will of the Board will have been thwarted as newly instituted performance standard/density allowance changes will have no impact on zoning applications that are ‘in process;’

WHEREAS, the law is well established under the zoning procedures law that a “zoning decision” is a “final legislative action by a local government” that results in the adoption of a zoning ordinance, grant of a special use of property, or amendment to a zoning ordinance that changes the ordinance's text, rezones property, or zones annexed property. Construing the statutory definition in this case, we hold that the city's temporary moratorium on billboard sign applications is not a “final legislative action.” City of Roswell v. Outdoor Systems, Inc., 274 Ga. 130 (2001);

WHEREAS, in order to effectuate immediate relief, on April 17, 2025, the Board instituted a time sensitive moratorium prohibiting the acceptance of residential rezoning applications from April 17, 2025 through and including May 15, 2025;

WHEREAS, on May 15, 2025, following a duly noticed public hearing, the Board extended the moratorium to November 11, 2025;

WHEREAS, on August 21, 2025, the Board of Commissioners adopted a Resolution Authorizing a Narrow Lifting of the Existing Moratorium on the Filing of Residential Zoning Applications to Allow Rezoning Applications to be filed for Two Specific Parcels that had appeals tendered with the Forsyth County Zoning Board of Appeals;

WHEREAS, during the time the moratorium has been in place, Forsyth County staff and the Forsyth County Board of Commissioners have worked diligently to update the County's UDC to address a variety of growth-related purposes;

WHEREAS, more specifically, since the moratorium has been instituted, the County has or is in the process of instituting (i) a tree ordinance update to preserve tree groups and protect mature trees, (ii) undertaken various County-initiated rezonings, to include commencing the process to rezone approximately 100 parcels from a higher-intensity residential zoning to RES1 or RES2, (iii) consideration and staff/legal review of an adequate public facilities ordinance, (iv) ongoing UDC changes, to include revising standards on buffers and general performance standards, (v) update requirements for residential amenity areas, (vi) eliminate incentives for senior housing, (vii) establish residential design standards for north Forsyth, (viii) apply existing residential design standards countywide, and (ix) eliminate or update obsolete residential zoning districts;

WHEREAS, the Board finds that ratification/extension/imposition of a longer moratorium on the acceptance of residential rezoning applications is consistent with the Board's land use objectives; and,

WHEREAS, the Board finds that implementing an extended moratorium (lasting 180 days) on the acceptance of applications seeking to rezone properties to those residential districts in UDC Chapters 11 and 20(B) to be (i) necessary to allow sufficient time to inquire, deliberate, and implement changes to the County's comprehensive plan and UDC to address the growth trajectories identified above, and (ii) appropriate, reasonably necessary, the least restrictive means available, a reasonable exercise of the County's police power, and in the best interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FORSYTH COUNTY, GEORGIA, AS FOLLOWS:

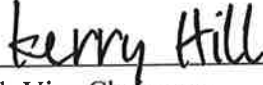
1. The findings, statements, and declarations in the preamble are adopted and made a part of this Resolution as if fully set forth verbatim;
2. The Forsyth County Board of Commissioners hereby readopts and extends for a period of one-hundred eighty (180) days, from November 6, 2025 to May 5, 2026, a prohibition on the County accepting any applications to rezone property(ies) to those zoning districts in UDC Chapter 11 and 20(B):
3. This moratorium is necessary in order to maintain the status quo and allow the County to review and modify its comprehensive plan and UDC to address the growth trajectory/density issues identified by the Board of Education and further identified, understood and acknowledged by the Board without the County becoming inundated with residential rezoning applications that will lock in performance standards/density standards that are otherwise subject to change;
4. The moratorium imposed by this Resolution shall terminate on the earliest of (1) midnight on May 5, 2026; (2) approval by the Board of Commissioners of an extended moratorium following a public hearing; or (3) an affirmative act by a majority of a quorum of the Board of Commissioners terminating the moratorium;
5. This moratorium shall have no effect on the development of properties where the density allowances under a prior residential zoning have become vested;
6. This moratorium is adopted following a zoning procedures law-compliant public hearing that occurred on November 6, 2025; and,
7. This Resolution shall be effective upon a majority vote by the Board of Commissioners.

SO RESOLVED this 6th day of November, 2025, the public's health, safety, and welfare demanding it.

FORSYTH COUNTY BOARD OF COMMISSIONERS



Alfred John, Chairman



Kerry Hill, Vice Chairman



Mendy Moore, Secretary



Todd Levent, Member



Laura Semanson, Member

Attest:

Kiersten M. Law



Clerk to the Board