

**A RESOLUTION OF THE FORSYTH COUNTY BOARD OF COMMISSIONERS EXTENDING AND/OR ENACTING A MORATORIUM ON THE ACCEPTANCE OF LAND DISTURBANCE PERMIT APPLICATIONS FOR MULTIFAMILY AND SINGLE FAMILY DEVELOPMENT ON PROPERTIES ZONED RES6, RES4, AND R3**

**WHEREAS**, the Forsyth County Board of Commissioners (“Board”) desires to modify the Forsyth County Unified Development Code (“UDC”) to ensure that multifamily and single family attached developments in Res6, Res4, and R3-zoned properties are subject to the certain architectural design standards; and

**WHEREAS**, on March 10, 2020, the Board of Commissioners adopted a temporary moratorium on the acceptance of land disturbance permit applications for multifamily and single family attached development on properties zoned Res6, Res4, and R3 to run coterminous with the preparation of UDC changes applicable to those zoning categories;

**WHEREAS**, the March 10, 2020 moratorium extends up to and through April 3, 2020;

**WHEREAS**, there currently exist in Forsyth County various Res6, Res4 and R3-zoned properties, that would allow multifamily and/or single family attached products, that are not presently subject to architectural design standards;

**WHEREAS**, the Board is concerned that if architectural design standards are not applicable to multifamily and single family attached developments on properties zoned Res6, Res4, and R3, that the aesthetics of such developments will be negatively impacted;

**WHEREAS**, the Board of Commissioners is also concerned that if the Board authorizes modifications to the UDC such that architectural design standards are prepared for multifamily and single family attached developments on properties zoned Res6, Res4, and R3, that owners or developers of such properties will seek to pull development permits while such UDC modifications are pending – such that they may become vested to avoid the design standards;

**WHEREAS**, the Board of Commissioners believes that there exists time-sensitive urgency to ensure that the architectural design standards are prepared and adopted such as will apply such standards to multifamily and single family attached developments on properties zoned Res6, Res4, and R3;

**WHEREAS**, the Board believes that ensuring that multifamily and single family attached developments in Res6, Res4, and R3-zoned properties are subject to architectural design standards enhances the aesthetics of the County, and that aesthetic enhancement is a legitimate public interest;

**WHEREAS**, if this moratorium is not put into effect, the Board of Commissioners believes the public health, safety, and welfare will be negatively impacted – as allowing any future multifamily and single family attached developments on properties zoned Res6, Res4, and R3 to have no architectural design standards will denigrate the look and feel of the Forsyth County community -and therefore the public health and welfare will suffer;

**WHEREAS**, as such, the Board finds that imposing a moratorium barring until September 4, 2020, the acceptance of Land Disturbance Permit applications for multifamily and single family attached developments on properties zoned Res6, Res4, and R3, to be 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 statements and objectives in the preamble of this Resolution are hereby adopted;
2. The Forsyth County Board of Commissioners does hereby ratify, extend, and otherwise enact a moratorium barring until September 4, 2020 the acceptance Land Disturbance

Permit applications for multifamily and single family attached developments on properties zoned Res6, Res4, and R3.

3. The moratorium imposed by this Resolution shall terminate on the earliest date of (September 4, 2020; (2) approval by the Forsyth County Board of Commissioners of an additional or extended moratorium after a public hearing; (3) the adoption of an amendment to the Unified Development Code creating aesthetic design requirements for multifamily and single family attached developments on properties zoned Res6, Res4, and R3.; or (4) Board action otherwise terminating the moratorium.
4. This Resolution shall be effective upon a majority vote by the Board of Commissioners.

**SO RESOLVED** this 3rd day of April, 2020, the public's health, safety, and welfare demanding it.

**FORSYTH COUNTY BOARD OF COMMISSIONERS:**

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Laura Semanson, Chairman

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Cindy J, Mills, Vice-Chair

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Molly Cooper, Secretary

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Todd Levent, Member

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Dennis Brown, Member

Attest:

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Clerk to the Board