

**A RESOLUTION OF FORSYTH COUNTY, GEORGIA EXTENDING UNTIL AUGUST 18, 2017, AN EXISTING MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR LAND DISTURBANCE PERMITS FOR CERTAIN PROPERTIES IN COMMISSION DISTRICT 4 ZONED BETWEEN JANUARY 1, 2000 AND DECEMBER 31, 2012, TO A RESIDENTIAL ZONING DESIGNATION, EXCEPT FOR AGRICULTURAL PROPERTIES**

**WHEREAS**, the Unified Development Code of Forsyth County (“UDC”) regulates zoning and the use of property throughout the unincorporated areas of Forsyth County, Georgia (“County”); and

**WHEREAS**, Commission District 4 of the County is unique in that it has thousands of unbuilt – but zoned - residential units that were approved with minimal or no architectural standards; and

**WHEREAS**, the Forsyth County Board of Commissioners (“Board”) desires, in the interest of improving the aesthetics, quality, and overall benefit to the public of the residential build-out of Commission District 4, to enact architectural standards for those old residential rezonings that have sat idle for years; and

**WHEREAS**, the Board does not intend to frustrate developments that have been recently rezoned; nor to affect development rights that have vested; and

**WHEREAS**, on April 20, 2017, the Board adopted an emergency, temporary moratorium barring through and until May 18, 2017, the acceptance of land disturbance permit applications for properties in Commission District 4 that were zoned between January 1, 2000, and December 31, 2012, to a residential zoning designation, excluding agricultural zonings, (“Existing Temporary Moratorium”); and

**WHEREAS**, the Board conducted a properly noticed public hearing on May 18, 2017, to consider the possible extension of the Existing Temporary Moratorium; and

**WHEREAS**, the Board finds extending the Existing Temporary Moratorium until August 18, 2017, to be reasonably necessary, the least restrictive means available, and a legitimate and reasonable exercise of the County’s police power, and in the best interests of the public health, safety, and welfare of Forsyth County citizens;

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

1. The Forsyth County Board of Commissioners does hereby extend until August 18, 2017, the existing moratorium on the acceptance of land disturbance permit applications for properties in Commission District 4 that were zoned between January 1, 2000, and December 31, 2012, to a residential zoning designation, excluding agricultural zonings.

2. The moratorium imposed by this Resolution shall terminate on the earliest date of (1) August 18, 2017; (2) approval by the Forsyth County Board of Commissioners of an extended moratorium after a public hearing; (3) adoption of an amendment to the UDC enacting architectural standards for the properties impacted by the moratorium; or (4) affirmative action by the Forsyth County Board of Commissioners terminating the moratorium.

3. This Resolution shall be effective upon a majority vote by the Board of Commissioners.

4. In no event shall this moratorium disturb or hinder development of those properties wherein development rights have vested; nor shall this moratorium impact land disturbance permit applications that were submitted to the County prior to April 20, 2017.

**SO RESOLVED** this 18<sup>th</sup> day of May, 2017, the public's health, safety, and welfare demanding it.

**FORSYTH COUNTY BOARD OF COMMISSIONERS**



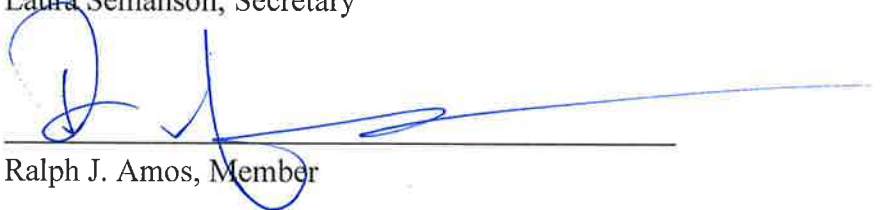
Todd Levent, Chairman



Rick Swope, Vice Chairman



Laura Semanson, Secretary



Ralph J. Amos, Member



Cindy J. Mills, Member

Attest:

  
Clerk to the Board