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**A RESOLUTION OF FORSYTH COUNTY, GEORGIA EXTENDING UNTIL
NOVEMBER 16, 2018, 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 Moratorium”); and

WHEREAS, on May 18, 2017, August 3, 2017 and November 2, 2017, the Board extended the Existing Moratorium until November 17, 2017; and

WHEREAS, the Board has authorized the retention of a third-party to assist the Forsyth County Department of Planning & Community Development (“Department”) in the preparation of architectural standards that will have application in District 4, as well as other locations throughout Forsyth County; and

WHEREAS, this third party has advised that preparing the architectural standards will take at least seven months; and, that following such preparation, said standards must still be reviewed by Department staff, legal, and then be approved by way of a process that will require at least two public hearing; and

WHEREAS, given the time considerations of this approval process, it is reasonably believed that the new architectural standards will not be implemented for at least twelve months from the date of this Resolution; and

WHEREAS, the Board conducted a properly noticed public hearing on November 16, 2017, to consider the possible extension of the Existing Moratorium; and

WHEREAS, the Board finds extending the Existing Moratorium until November 16, 2018, 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 November 16, 2018, 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) November 16, 2018; (2) adoption of an amendment to the UDC enacting architectural standards for the properties impacted by the moratorium; or (3) affirmative action by the Forsyth County Board of Commissioners terminating the moratorium. The Board is also authorized to extend the moratorium, if circumstances warrant extension, by formal vote to extend taken at a duly called meeting.
3. The present 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 16th day of November, 2017, the public's health, safety, and welfare demanding it.

FORSYTH COUNTY BOARD OF COMMISSIONERS



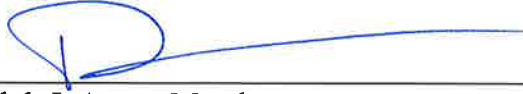
Todd Levent, Chairman



Laura Semanson, Vice Chairman



Dennis T. Brown , Secretary




Ralph J. Amos, Member



Cindy J. Mills, Member

Attest:


Clerk to the Board