

**A RESOLUTION OF THE FORSYTH COUNTY BOARD OF COMMISSIONERS
MODIFYING THE EXISTING MORATORIUM PROHIBITING THE ACCEPTANCE
OF REZONING APPLICATIONS TO RESIDENTIAL ZONING DISTRICTS IN
UNIFIED DEVELOPMENT CODE CHAPTERS 11 AND 20(B) BY LIFTING THE
MORATORIUM ON REZONING APPLICATIONS TO THE RES1 ZONING DISTRICT**

WHEREAS, Forsyth County, Georgia, has experienced unprecedented residential population growth, as acknowledged in prior resolutions of the Forsyth County Board of Commissioners ("Board"), including the moratorium prohibiting the acceptance of residential rezoning applications to the residential zoning districts as set forth in Unified Development Code ("UDC") Chapters 11 and 20(B); and

WHEREAS, the Board previously adopted an extended moratorium – barring the acceptance of residential rezoning applications, including rezonings to the Res1 zoning district, effective from November 6, 2025, through May 5, 2026, to allow the County time to review and update its comprehensive plan and UDC to address growth and infrastructure needs; and

WHEREAS, during the moratorium period, Forsyth County staff and the Board of Commissioners have diligently completed UDC updates addressing various growth-related purposes, including residential design standards and performance standards for Res1 and other residential districts; and

WHEREAS, the Board finds that these updates sufficiently address the immediate concerns related to rezonings to the Res1 zoning district, allowing for the lifting of the moratorium on acceptance of rezoning applications to Res1, while recognizing that other residential districts require further regulatory changes and updates; and

WHEREAS, the Board desires to modify the existing moratorium to allow the acceptance of applications seeking rezoning to the Res1 zoning district only, while continuing to prohibit acceptance of rezoning applications to all other residential zoning districts as set forth in UDC Chapters 11 and 20(B); and

WHEREAS, for purposes of this resolution, the phrase "residential rezoning" shall continue to refer to proposed rezonings to any zoning district in UDC Chapters 11 and 20(B), except that acceptance of rezoning applications to the Res1 district shall be permitted; and

WHEREAS, the Board finds that modifying the moratorium in this manner is (i) necessary to maintain orderly growth, (ii) appropriate and reasonably necessary to address service and infrastructure demands, (iii) the least restrictive means available, (iv) a reasonable exercise of the County's police power, and (v) 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 existing moratorium adopted by the Forsyth County Board of Commissioners on November 6, 2025, is hereby reaffirmed, with the content thereof incorporated herein, as if set forth verbatim, except for the modification herein made;
3. The existing moratorium adopted by the Forsyth County Board of Commissioners on November 6, 2025, prohibiting the acceptance of applications seeking to rezone property to residential zoning districts as set forth in UDC Chapters 11 and 20(B), is hereby modified such that rezoning applications to the Res1 zoning district are authorized to be accepted – effective immediately;
4. The moratorium on acceptance of rezoning applications to all other residential zoning districts set forth in UDC Chapters 11 and 20(B), excluding Res1, shall remain in effect until the earlier of midnight on May 5, 2026, or further action by the Board;
5. This Resolution shall be effective immediately upon a majority vote of the Board of Commissioners.

Be it resolved this 2nd day of April 2026.

Attest:

Kiersten M. Law
Kiersten Law, County Clerk



**FORSYTH COUNTY, GEORGIA
BOARD OF COMMISSIONERS**

Alfred John
Alfred John, Chairman
District 2 Commissioner

[COUNTY SEAL]



Kerry Hill
Kerry Hill,
District 1 Commissioner

Todd Levent
Todd Levent,
District 3 Commissioner

Mendy Moore
Mendy Moore,
District 4 Commissioner

Laura Semanson
Laura Semanson,
District 5 Commissioner