

RESOLUTION R - 005 - 17

RESOLUTION ADOPTING A MORATORIUM ON ACCEPTING APPLICATIONS PERMITS RELATING TO RESIDENTIAL USE OF CARGO CONTAINER HOMES AND TINY HOUSES

- WHEREAS**, the Sole Commissioner of Walker County is the county governing authority for Walker County, Georgia;
- WHEREAS**, the Georgia Constitution and general laws of the State grant the local governing authority of each County jurisdiction to control all county property and to further adopt such ordinances and regulations as necessary to protect the public health, public safety, and general welfare of its citizens;
- WHEREAS**, under authority of the Constitution of the State of Georgia and O.C.G.A. § 8-2-170 et seq., a county may establish standards, conditions, and an inspection program for pre-owned manufactured homes;
- WHEREAS**, promotion and maintenance of property values within the jurisdiction and the health and general welfare of the citizens of Walker County are furthered by adoption of standards for the condition of structures, including pre-owned manufactured homes;
- WHEREAS**, Walker County has previously adopted Land Use and Zoning ordinances regulating the placement of manufactured homes in the unincorporated areas of the County;
- WHEREAS**, Walker County deems it necessary and desirable to study the health and safety of cargo container homes (metal structures typically used for transporting cargo) and tiny houses (structures having less than 500 square feet), as well as to study the impact that such structure would have on existing communities within the County.
- WHEREAS**, the Georgia Supreme Court has held that a moratorium with response to the application of a zoning ordinance may be put in place for a reasonable period time without the necessity of complying with the notice requirements of the Georgia Zoning Procedures Law; and
- WHEREAS**, Walker County finds it appropriate that a moratorium barring for 180 days the acceptance of applications for permits pursuant to said County ordinances for placement or use of cargo container homes and tiny houses for human dwellings in Walker County, and further barring any other activities relating to the residential use of such cargo container homes and tiny houses.
- NOW, THEREFORE BE IT RESOLVED** that Walker County does hereby enact a moratorium barring for 180 days the acceptance of any applications for permits pursuant to any and all statutes, ordinances, regulations, rules, and requirements,

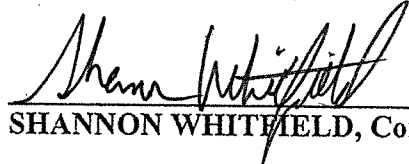
for use, or placement for intended use, of cargo container homes and tiny houses for human dwellings in Walker County, and further barring any other activities relating to the residential use of such cargo container homes and tiny houses. This resolution shall be effective immediately upon its approval, the public's health, safety, and welfare demanding it.

SO RESOLVED AND ADOPTED this 23 day of February, 2017.

ATTEST:


REBECCA WOODEN, County Clerk

WALKER COUNTY, GEORGIA


SHANNON WHITEFIELD, Commissioner

