

House Bill 1216

By: Representatives Stephens of the 164<sup>th</sup>, Smith of the 129<sup>th</sup>, Wilkinson of the 52<sup>nd</sup>, Maddox of the 172<sup>nd</sup>, and Lunsford of the 110<sup>th</sup>

A BILL TO BE ENTITLED  
AN ACT

1 To amend Title 50 of the Official Code of Georgia Annotated, relating to state government,  
2 so as to change regional development centers to regional commissions; to provide for new  
3 boundaries; to provide for definitions; to provide for membership in the commissions; to  
4 provide for legislative intent; to provide for duties and powers; to provide for certain  
5 procedures regarding dues structure and funding; to provide for councils to govern the  
6 commissions; to provide for membership to said council; to provide the council with certain  
7 duties and powers; to provide for an executive director of the council; to provide certain  
8 duties and powers to the state auditor regarding the regional commissions; to provide for  
9 duties and procedures regarding regional commissions relationship with other governmental  
10 entities; to provide for the transfer of certain assets, liabilities, contracts, staff, records, or  
11 debts of certain regional development centers; to amend the Official Code of Georgia  
12 Annotated to change references to reflect such changes; to provide for related matters; to  
13 repeal conflicting laws; and for other purposes.

14 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

15 style="text-align:center">**SECTION 1.**

16 Chapter 8 of Title 50 of the Official Code of Georgia Annotated, relating to general  
17 provisions regarding the Department of Community Affairs, is amended by revising  
18 subparagraph (a)(18)(B) of Code Section 50-8-2, relating to definitions, as follows:

19 "(B) Has made its local plan implementation mechanisms consistent with those  
20 established regulations consistent with in its comprehensive plan and with the minimum  
21 standards and procedures; and"

22 style="text-align:center">**SECTION 2.**

23 Said chapter is further amended by revising subsections (f) and (g) of Code Section 50-8-4,  
24 relating to the Board of Community Affairs, as follows:

1 “(f)(1) The initial territorial boundaries for the operation of the regional commissions  
 2 shall be as follows: Region 1 shall be made up of Bartow, Catoosa, Chattooga, Dade,  
 3 Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Paulding, Pickens, Polk, Walker, and  
 4 Whitfield; Region 2 shall be made up of Banks, Dawson, Forsyth, Franklin, Habersham,  
 5 Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union, and White; Region 3 shall be  
 6 made up of Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett,  
 7 Henry, and Rockdale; Region 4 shall be made up of Butts, Carroll, Coweta, Heard,  
 8 Lamar, Meriwether, Pike, Spalding, Troup, and Upson; Region 5 shall be made up of  
 9 Barrow, Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee,  
 10 Oglethorpe, and Walton; Region 6 shall be made up of Baldwin, Bibb, Crawford,  
 11 Houston, Jones, Monroe, Peach, Pulaski, Putnam, Twiggs, and Wilkinson; Region 7 shall  
 12 be made up of Burke, Columbia, Glascock, Hancock, Jefferson, Jenkins, Lincoln,  
 13 McDuffie, Richmond, Taliaferro, Warren, Washington, and Wilkes; Region 8 shall be  
 14 made up of Chattahoochee, Clay, Crisp, Dooly, Harris, Macon, Marion, Muscogee,  
 15 Quitman, Randolph, Schley, Stewart, Sumter, Talbot, Taylor, and Webster; Region 9  
 16 shall be made up of Appling, Bleckley, Candler, Dodge, Emanuel, Evans, Jeff Davis,  
 17 Johnson, Laurens, Montgomery, Tattnall, Telfair, Toombs, Treutlen, Wayne, Wheeler,  
 18 and Wilcox; Region 10 shall be made up of Baker, Calhoun, Colquitt, Decatur,  
 19 Dougherty, Early, Grady, Lee, Miller, Mitchell, Seminole, Terrell, Thomas, and Worth;  
 20 Region 11 shall be made up of Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks,  
 21 Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner, and  
 22 Ware; and Region 12 shall be made up of Bryan, Bulloch, Camden, Chatham, Effingham,  
 23 Glynn, Liberty, Long, McIntosh, and Screven.

24 (2) Notwithstanding the territorial boundaries established pursuant to paragraph (1) of  
 25 this subsection, the ~~The~~ board shall determine and establish, from time to time, the  
 26 territorial boundaries for the region of operation by each regional development center  
 27 commission as well as the total number of the regions; provided, however, that any action  
 28 of the board altering the boundaries of a regional development center commission or  
 29 changing the total number of the regions shall not be effective until approved by the  
 30 General Assembly at the next regular session following such action by the board by  
 31 means of the adoption of a joint resolution ratifying such action. The boundaries of each  
 32 region shall be established initially so that, for the period through June 30, 1990, each  
 33 region will cover the same territorial area as covered by the regional development  
 34 center’s predecessor area planning and development commission in effect on June 30,  
 35 1989. Each county shall be wholly within the region of one regional development center  
 36 commission, and no county shall be divided among more than one region. Without  
 37 limiting the generality of the foregoing, the board shall establish the boundaries of any

1 region for which a metropolitan area planning and development commission, created  
 2 pursuant to Article 4 of this chapter, also serves as the regional ~~development center~~  
 3 commission.

4 (g) In addition to ratification by resolution, the General Assembly may ratify regional  
 5 ~~development center~~ commission boundary changes by Act; ~~and the particular changes~~  
 6 ~~adopted by the Board of Community Affairs on January 13, 1999, and February 10, 1999,~~  
 7 ~~and affecting Johnson and Emanuel counties are ratified to become effective July 1, 1999."~~

### 8 SECTION 3.

9 Said chapter is further amended by revising subsection (b) of Code Section 50-8-7, relating  
 10 to planning and technical assistance and information gathering and distributing, as follows:

11 "(b) The department shall undertake and carry out, and shall coordinate with other state  
 12 agencies and local governments in undertaking and carrying out, such gathering of  
 13 information, such distribution of information, and such studies and recommendations as  
 14 the board or the commissioner may deem necessary for performing local government  
 15 services and as may be specified by law. Such coordinating, gathering, and distribution of  
 16 information and studies may include, but shall not be limited to, the following:

17 (1) The department shall coordinate and participate in compiling, and other state  
 18 agencies and local governments shall participate in compiling, a Georgia data base and  
 19 network to serve as a comprehensive source of information available, in an accessible  
 20 form, to local governments and state agencies. The Georgia data base and network shall  
 21 collect, analyze, and disseminate information with respect to local governments, regional  
 22 ~~development centers~~ commissions, and state agencies. The Georgia data base and  
 23 network shall include information obtained or available from other governments and  
 24 information developed by the department. To maintain the Georgia data base and  
 25 network, the department shall make, and shall coordinate with other state agencies and  
 26 local governments in making, comprehensive studies, investigations, and surveys of the  
 27 physical, social, economic, governmental, demographic, and other conditions of the state  
 28 and of local governments and of such other aspects of the state as may be necessary to  
 29 serve the purposes of the department. The department shall make available the Georgia  
 30 data base and network, or provide access to the Georgia data base and network, to other  
 31 state agencies, local governments, members of the General Assembly, and residents of  
 32 the state;

33 (2) ~~The department shall maintain a strategic rural economic development plan in~~  
 34 ~~cooperation with the regional development centers, the university system of the state,~~  
 35 ~~other state agencies and departments, and local governments. The plan shall include,~~  
 36 ~~without being limited to, identifying industries for which the rural areas of the state have~~

1 ~~a comparative advantage, exploring resources for venture capital for the rural areas of the~~  
 2 ~~state, and providing state financial assistance to support local initiatives for rural~~  
 3 ~~economic development in rural areas;~~

4 (3) The department may assist the Governor, the General Assembly, any committees of  
 5 the General Assembly, any state department, any state agency, any state authority, or any  
 6 local government with studies, surveys, investigations, maps, reports, plans,  
 7 recommendations, advice, and information prepared, developed, or obtained by the  
 8 department;

9 ~~(4)~~(3) The department may undertake studies, investigations, and surveys to identify  
 10 potential physical, social, economic, governmental, demographic, or other problems and  
 11 opportunities in the urban, suburban, and rural areas of the state and to assist local  
 12 governments in preparing to avoid the consequences of such problems or to take  
 13 advantage of such opportunities; and

14 ~~(5)~~(4) The department may write, draft, prepare, or publish any studies, surveys,  
 15 investigations, maps, reports, plans, recommendations, advice, and information with  
 16 respect to local or regional government affairs. The department may distribute or  
 17 otherwise disseminate any such studies, surveys, investigations, maps, reports, plans,  
 18 recommendations, advice, and information to any government, any state authority or state  
 19 agency, or any private entity."

#### 20 SECTION 4.

21 Said chapter is further amended by revising Code Section 50-8-7.1, relating to assisting the  
 22 Governor in planning, establishing minimum standards and procedures for coordinated and  
 23 comprehensive planning, and supervising regional development centers, as follows:

24 "50-8-7.1.

25 (a) The department shall perform the duties, responsibilities, and functions and may  
 26 exercise the power and authority described in this Code section. The department, utilizing  
 27 the comprehensive plans of qualified local governments, shall undertake and carry out such  
 28 activities as may be necessary to assist the Governor in encouraging, coordinating,  
 29 developing, and implementing coordinated and comprehensive planning. Such activities  
 30 may include, but shall not be limited to, the following:

31 (1) The department, utilizing the comprehensive plans of regional commissions and  
 32 qualified local governments, shall assist the Governor in coordinated and comprehensive  
 33 planning on the state level and throughout the state, including, but not limited to,  
 34 assistance in the development of a comprehensive plan for the state;

35 (2) The department, utilizing the comprehensive plans of regional commissions and  
 36 qualified local governments, shall assist the Governor in defining the state's long-term

1 goals, objectives, and priorities and implementing those goals, objectives, and priorities  
2 through coordinated and comprehensive planning;

3 (3) The department shall examine and analyze plans of state agencies, comprehensive  
4 plans of regional ~~development centers~~ commissions, and comprehensive plans of  
5 municipalities and counties, undertaken as part of the coordinated and comprehensive  
6 planning process, and advise the Governor with respect to those plans; and

7 (4) The department shall serve as policy liaison for the Governor, with respect to  
8 coordinated and comprehensive planning, with and among state agencies and local  
9 governments.

10 (b) The department shall establish in accordance with the provisions of Code Section  
11 50-8-7.2 minimum standards and procedures for coordinated and comprehensive planning,  
12 including standards and procedures for preparation of plans, for implementation of plans,  
13 and for participation in the coordinated and comprehensive planning process. The  
14 department shall undertake and carry out such activities as may be specified by law. Such  
15 activities may include, but shall not be limited to, the following:

16 (1) As part of such minimum standards and procedures, the department shall establish  
17 minimum elements which shall be addressed and included in comprehensive plans of  
18 local governments which are prepared as part of the coordinated and comprehensive  
19 planning process. These elements shall include, but shall not be limited to, housing,  
20 human services, natural resources, the environment, vital areas, historic and cultural  
21 resources, infrastructure, land use other than zoning, recreation, transportation, and  
22 economic development;

23 (2) The department shall establish minimum standards and procedures which shall be  
24 used by local governments in developing, preparing, and implementing their  
25 comprehensive plans. The department shall incorporate the minimum standards and  
26 procedures with respect to natural resources, the environment, and vital areas of the state  
27 established and administered by the Department of Natural Resources pursuant to Code  
28 Section 12-2-8. In establishing such minimum standards and procedures, the department  
29 shall be authorized to differentiate among local governments and among regions based  
30 upon factors which the department determines merit differentiation, such as total  
31 population, density of population, geographic features, the size of tax base, the type and  
32 character of services furnished by local governments, the size of budget, and other  
33 factors;

34 (3) The department shall develop planning procedures with respect to regionally  
35 important resources, for planning with respect to developments of regional impact, and  
36 for encouraging interjurisdictional cooperation among local governments. The  
37 department shall determine, in its judgment and for each region, what shall constitute

1 developments of regional impact. Such determinations by the department shall be made  
2 for each region after receiving any necessary information from the regional ~~development~~  
3 ~~center~~ commission for the region, from local governments within the region, and from  
4 others within the region. The department's determinations shall be publicly promulgated,  
5 using such means as the commissioner may determine, so that all local governments  
6 within a region will receive notice of the department's determinations affecting that  
7 region; and

8 (4) The department shall establish and shall promulgate procedures for obtaining input  
9 from, and participation by, local governments and the public in establishing, amending,  
10 and updating from time to time the minimum standards and procedures.

11 (c) The department shall undertake and carry out such activities as the board or the  
12 commissioner may deem necessary for supervising regional ~~development centers~~  
13 commissions and as may be specified by law. Such activities may include, but shall not  
14 be limited to, the following:

15 (1) The department shall recommend to the board from time to time the boundaries for  
16 the regions for each of the regional ~~development centers~~ commissions; and

17 (2) The department shall review and comment on comprehensive plans prepared by, and  
18 coordinated and comprehensive planning activities undertaken by or under the direction  
19 of, regional ~~development centers~~ commissions.

20 (d) The department shall undertake and carry out such activities as may be necessary to  
21 mediate, or otherwise assist in resolving, conflicts. Such activities may include, but shall  
22 not be limited to, the following:

23 (1) The department may establish such procedures and guidelines for mediation or other  
24 forms of resolving conflicts as the commissioner may deem necessary. The procedures  
25 and guidelines shall specify the times within which steps in the mediation or other form  
26 of conflict resolution shall take place and shall provide that such times shall not exceed,  
27 in the aggregate, 90 days from the date on which mediation or other conflict resolution  
28 begins. The department shall promulgate and make public all such procedures and  
29 guidelines;

30 (2) The department may act to mediate or otherwise assist in resolving conflicts upon  
31 written request from any regional ~~development center~~ commission or local government  
32 or may act, without any such request, on its own initiative;

33 (3) The department may establish rules and procedures which require that local  
34 governments submit for review any proposed action which would, based upon guidelines  
35 which the department may establish, affect regionally important resources or further any  
36 development of regional impact. Any such proposed action by a local government (other  
37 than a regional ~~development center~~ commission) shall be submitted for review to the

1 local government's regional ~~development center~~ commission. Any such proposed action  
 2 by a regional ~~development center~~ commission shall be submitted for review to the  
 3 department. Review shall be in accordance with rules and procedures established by the  
 4 department. The review shall result in a public finding by the regional ~~development~~  
 5 ~~center~~ commission or the department, as the case may be, that the action will be in the  
 6 best interest of the region and state or that it will not be in the best interest of the region  
 7 and state;

8 (4) Any conflict which remains after review pursuant to the procedures established under  
 9 paragraph (3) of this subsection shall be submitted to mediation or such other form of  
 10 resolving conflicts as the commissioner may deem necessary; and

11 (5) The department may decline to certify a local government as a qualified local  
 12 government or may take or recommend action which would reduce state or other funding  
 13 for a regional ~~development center~~ commission if such local government or regional  
 14 ~~development center~~ commission, as the case may be, is a party to a conflict but fails to  
 15 participate in the department's mediation or other means of resolving conflicts in a  
 16 manner which, in the judgment of the department and a majority of the Board of  
 17 Community Affairs, reflects a good faith effort to resolve the conflict."

## 18 SECTION 5.

19 Said chapter is further amended by revising Article 2, relating to regional development  
 20 centers, in its entirety as follows:

### 21 "ARTICLE 2

22 50-8-30.

23 The local governments of the State of Georgia are of vital importance to the state and its  
 24 citizens. The state has an essential public interest in promoting, developing, sustaining, and  
 25 assisting local governments. The natural resources, environment, and vital areas of the  
 26 state are also of vital importance to the state and its citizens. The state has an essential  
 27 public interest in establishing minimum standards for land use in order to protect and  
 28 preserve its natural resources, environment, and vital areas. Coordinated and  
 29 comprehensive planning by local governments, under direction from the state, is necessary  
 30 in order to serve these essential public interests of the state. The purpose of this article is  
 31 to provide for regional commissions to develop, promote, and assist in establishing  
 32 coordinated and comprehensive land use, environmental, transportation, and historic  
 33 preservation planning in the state, to assist local governments to participate in an orderly  
 34 process for coordinated and comprehensive planning, to assist local governments to prepare

1 and implement comprehensive plans which will develop and promote the essential public  
 2 interests of the state and its citizens and advance positive governmental relations among  
 3 the state, regional, and local levels, and to prepare and implement comprehensive regional  
 4 plans which will develop and promote the essential public interests of the state and its  
 5 citizens. This article shall be construed liberally to achieve its purpose. This article is  
 6 enacted pursuant to the authority granted the General Assembly in the Constitution of the  
 7 State of Georgia, including, but not limited to, the authority provided in Article III, Section  
 8 VI, Paragraphs I and II(a)(1) and Article IX, Section II, Paragraphs III and IV."

9 50-8-31.

10 As used in this article, the term:

11 (1) 'Commission' means a regional commission established pursuant to this article,  
 12 including its predecessor, a 'regional development center.'

13 (2) 'Commissioner' means the commissioner of community affairs.

14 (3) 'Comprehensive plan' means any plan by a county or municipality covering such  
 15 county or municipality or any plan by a regional commission covering the commission's  
 16 region proposed or prepared pursuant to the minimum standards and procedures for  
 17 preparation of comprehensive plans and for implementation of comprehensive plans,  
 18 established by the department in accordance with Article 1 of this chapter.

19 (4) 'Conflict' means any conflict, dispute, or inconsistency arising:

20 (A) Between or among comprehensive plans for any counties or municipalities, as  
 21 proposed, prepared, proposed to be implemented, or implemented;

22 (B) Between or among comprehensive plans for any counties or municipalities and  
 23 comprehensive plans for the region which includes such counties or municipalities, as  
 24 such plans may be proposed, prepared, proposed to be implemented, or implemented;

25 (C) With respect to or in connection with any action proposed to be taken or taken by  
 26 any county, municipality, or other local government relating to or affecting regionally  
 27 important resources, as defined by the department; or

28 (D) With respect to or in connection with any action proposed to be taken or taken by  
 29 any county, municipality, or other local government relating to or affecting  
 30 developments of regional impact, as defined by the department.

31 (5) 'Constitution' means the Constitution of the State of Georgia.

32 (6) 'Contract' means any contract, agreement, or other legally binding arrangement.

33 (7) 'Coordinated and comprehensive planning' means planning by counties and  
 34 municipalities and by regional commissions in accordance with the minimum standards  
 35 and procedures.

36 (8) 'Council' means the council governing each regional commission.

1 (9) 'Department' means the Department of Community Affairs.

2 (10) 'Governing body' means the board of commissioners of a county, sole commissioner  
3 of a county, council, commissioners, or other governing authority for a county or  
4 municipality.

5 (11) 'Government' means any governmental unit on the federal, state, or local level and  
6 any department, agency, or authority of any such governmental unit and shall include all  
7 local governments, school districts, state agencies, and state authorities.

8 (12) 'Governmental services' means those necessary services provided by local units of  
9 government of this state.

10 (13) 'Human service programs' means any activity authorized by law to be undertaken  
11 by the state or by any unit of local government in which it is undertaken, the funds for  
12 which program are provided by or through the United States government, an adjoining  
13 state, this state, any unit of local government, any agency or instrumentality of the  
14 foregoing, or a public or private organization, the purpose of which is to provide  
15 assistance to and relieve the special burdens of the young, the indigent, the aged, persons  
16 with disabilities, the unemployed, or the ill.

17 (14) 'Local government' means any county, municipality, or other political subdivision  
18 of the state; any regional commission; any public agency or public authority, except any  
19 state agency or state authority, created under the Constitution or by Act of the General  
20 Assembly; and shall include public agencies and public authorities which are created or  
21 activated pursuant to the Constitution or Act of the General Assembly or by action of the  
22 governing body of any county, municipality, or other political subdivision of the state,  
23 separately or in any combination, and shall include any group of counties or  
24 municipalities which forms the group to carry out jointly any lawful purposes but shall  
25 not include school districts.

26 (15) 'Local plan' means the comprehensive plan for any county or municipality.

27 (16) 'Minimum standards and procedures' means the minimum standards and procedures,  
28 including the minimum elements which shall be addressed and included, for preparation  
29 of comprehensive plans, for implementation of comprehensive plans, and for  
30 participation in the coordinated and comprehensive planning process, as established by  
31 the department. Minimum standards and procedures shall include any elements,  
32 standards, and procedures for such purposes prescribed by a regional commission for  
33 counties and municipalities within its region and approved in advance by the department,  
34 in accordance with Article 1 of this chapter.

35 (17) 'Municipality' means any municipal corporation of the state and any consolidated  
36 city-county government of the state.

1 (18) 'Necessary' means necessary, desirable, or appropriate, as determined by the  
2 commissioner, unless the context clearly indicates a different meaning.

3 (19) 'Nonpublic council member' means any council member who is a resident of a  
4 county within the region, who is not an elected or appointed official or employee of any  
5 county or municipality, and who is appointed as a nonpublic member for that county  
6 pursuant to subsection (b) of Code Section 50-8-34.

7 (20) 'Nonpublic funds' means the servicing fees which are received by a nonprofit  
8 corporation for administering federal or state revolving loan programs or loan packaging  
9 programs.

10 (21) 'Qualified local government' means a county or municipality which:

11 (A) Has a comprehensive plan in conformity with the minimum standards and  
12 procedures;

13 (B) Has made its local plan implementation mechanisms consistent with those  
14 established in its comprehensive plan and with the minimum standards and procedures;  
15 and

16 (C) Has not failed to participate in the department's mediation or other means of  
17 resolving conflicts in a manner which, in the judgment of the department, reflects a  
18 good faith effort to resolve any conflict.

19 (22) 'Region' means the territorial area within the boundaries of operation for any  
20 regional commission, as such boundaries shall be established from time to time by the  
21 board of the department.

22 (23) 'Regional commission' means a regional commission established under this article.

23 (24) 'Regional plan' means the comprehensive plan for a region.

24 (25) 'State' means the State of Georgia.

25 50-8-32.

26 Regional commissions are created and established as public agencies and instrumentalities  
27 of their members which shall facilitate coordinated and comprehensive planning in  
28 conformity with minimum standards and procedures established pursuant to law. Regional  
29 commissions shall function as the regional planning entity for land use, environmental,  
30 transportation, and historic preservation planning in each designated region of the state.  
31 Each such agency and instrumentality shall be known as a regional commission and shall  
32 be designated, by name for all purposes, with such identifying words before the term  
33 'regional commission' as the Board of Community Affairs may, from time to time in  
34 accordance with the provisions of subsection (f) of Code Section 50-8-4, choose and  
35 designate by official action. The number of regional commissions and the region within  
36 which each regional commission shall operate shall initially be established and

1 subsequently may be changed from time to time by the Board of Community Affairs  
2 pursuant to Code Section 50-8-4. Each county shall be wholly within the region of one  
3 regional commission, and no county shall be divided among more than one region.  
4 Without limiting the generality of the foregoing, the Board of Community Affairs shall  
5 establish the boundaries of any region for which a metropolitan area planning and  
6 development commission, created pursuant to Article 4 of this chapter, also serves as the  
7 regional commission.

8 50-8-33.

9 (a) Each municipality and county in the state shall automatically be a member of the  
10 regional commission for the region which includes the municipality or county, as the case  
11 may be.

12 (b)(1) Each county and municipality in the state shall pay the annual dues for  
13 membership in its regional commission. Each county and the municipalities within such  
14 county shall continue to use the arrangement for the payment of dues which was in effect  
15 on June 30, 2009, for the payment of dues to the regional development centers which  
16 preceded the regional commissions created by this article until a revised arrangement for  
17 the amount, apportionment, and payment of annual dues is established by the county and  
18 the municipalities within such county. If an arrangement for the payment of such dues  
19 is structured so that a county pays dues only on behalf of residents of the unincorporated  
20 areas of the county, then the annual dues paid by such county shall come solely from  
21 revenues derived from the unincorporated areas of the county.

22 (2) State funds appropriated to the department and available for the purpose of assisting  
23 regional commissions shall be distributed in accordance with this paragraph. The  
24 department shall establish a minimum funding amount for regional commissions,  
25 conditioned upon the amount of state funds appropriated, and a supplemental funding  
26 formula to be used for the distribution of available state funds in excess of the minimum  
27 funding amount. While each regional commission must assess and collect annual dues  
28 in the amount of 25¢ for each resident of each county within the regional commission,  
29 based upon the most recent estimate of population approved by the department for this  
30 purpose, to be eligible for any minimum funding from state appropriated funds, each  
31 regional commission must assess and collect annual dues in the aggregate averaging a  
32 minimum amount of \$1.00 for each resident of each county within the regional  
33 commission, based upon the most recent estimate of population approved by the  
34 department for this purpose. To be eligible for any supplemental funding, each regional  
35 commission shall apply to the department in a manner established by the department to  
36 determine eligibility for funds distributed pursuant to the supplemental funding formula.

1 (3) The initial supplemental funding formula established by the department to be used  
2 for the distribution of available state funds in excess of the minimum funding amount  
3 shall be promulgated by the department in accordance with the procedures of Code  
4 Section 50-8-7.2.

5 50-8-34.

6 (a) The council of each regional commission shall establish policy and direction for the  
7 regional commission and shall perform such other functions as may be provided or  
8 authorized by law.

9 (b) The manner of selecting such regional commission council members shall be as  
10 prescribed by its bylaws and membership on the council shall be determined as follows:

11 (1) The council shall include the chief elected official of each county governing body in  
12 the region for a period of time concurrent with each such elected official's term of elected  
13 office. If the chief elected official for a county is unable to serve on the council, he or she  
14 shall appoint another elected county official;

15 (2) The council shall include one elected official from one municipality in each county  
16 in the region for a period of time concurrent with each such elected official's term of  
17 elected office;

18 (3) The council shall include three residents of the region appointed by the Governor,  
19 each for a term of two years. One of such three appointees shall be a member of a school  
20 board located within the region or a superintendent of schools within the region, and two  
21 of such three appointees shall be nonpublic council members;

22 (4) The council shall include one nonpublic council member appointed by the Lieutenant  
23 Governor for a term of two years and one nonpublic council member appointed by the  
24 Speaker of the House of Representatives for a term of two years; and

25 (5) The council may include any additional members determined necessary by the  
26 commissioner for purposes of complying with laws or regulations, or otherwise. Any  
27 such additional members shall be selected by the council and shall serve for a term of one  
28 year.

29 (c) The term of a member shall terminate immediately upon:

30 (1) Resignation by a member;

31 (2) Death of a member or inability to serve as a member due to medical infirmity or other  
32 incapacity; or

33 (3) Any change in local elective office or residence of a member which would cause the  
34 composition of the council not to comply with the requirements of subsection (b) of this  
35 Code section.

1 (d) Each member of the council shall have one vote. Establishment of a quorum for  
2 purposes of the conduct of business shall be determined by the bylaws of the regional  
3 commission.

4 (e) Each regional commission council shall elect from among its council members a  
5 chairperson, vice chairperson, and secretary or treasurer who shall serve for a term of two  
6 years and until their successors are elected and qualified. Such elections shall be held  
7 biennially at a meeting designated for that purpose in the regional commission's bylaws.

8 (f) Each council shall exercise the following powers:

9 (1) The powers, duties, responsibilities, and functions enumerated in Code Section  
10 50-8-35;

11 (2) The appointment and removal of a full-time executive director for the regional  
12 commission;

13 (3) The establishment of such committees as the council shall deem appropriate;

14 (4) The adoption of an annual work program for the regional commission;

15 (5) The adoption of an annual budget to support the annual work program; and

16 (6) The determination of the policies and programs to be implemented and operated by  
17 the regional commission as may be provided or authorized by law.

18 50-8-34.1.

19 (a) Each regional commission shall have an executive director who shall serve at the  
20 pleasure of the council and who shall be subject to appointment and removal by a majority  
21 vote of the members of the council. The executive director shall perform such duties as  
22 assigned by the council.

23 (b) Each regional commission council shall require performance standards for  
24 measurement of the activities of the regional commission. The council shall conduct an  
25 annual performance review of the executive director of the regional commission measured  
26 by standards developed by the council.

27 50-8-35.

28 (a) Each regional commission, as authorized by the council of such regional commission  
29 and consistent with federal and state law, shall perform the duties, responsibilities, and  
30 functions and may exercise the power and authority described in this Code section. Each  
31 commission may exercise the following power and authority:

32 (1) Each commission may adopt bylaws and make rules and regulations for the conduct  
33 of its affairs;

34 (2) Each commission may make and enter into all contracts necessary or incidental to the  
35 performance of its duties and functions so long as the chairperson of the commission's

1 council and the executive director of the commission jointly execute any such contracts  
2 between a regional commission and state or federal agencies, or any other such contracts  
3 as determined by the bylaws or the council. Neither a commission, nor any nonprofit  
4 corporation established or controlled by that commission, may enter into any contract  
5 obligating that regional commission or nonprofit corporation to perform services for any  
6 political subdivision, individual, or business entity located wholly outside the boundaries  
7 of that commission's region, except that one commission, on its own behalf and not on  
8 behalf or for the direct benefit of any political subdivision, individual, or business entity  
9 within that commission's boundaries, may contract with another commission to provide  
10 services for the benefit of one or both commissions. A commission may contract with  
11 the department for coordinated and comprehensive planning covering areas not within  
12 the territorial boundary of the commission, provided that any such contract is made with  
13 the approval of the regional commission's council;

14 (3) Each commission may acquire and dispose of real and personal property;

15 (4) Each commission may utilize the services of the Department of Administrative  
16 Services;

17 (5) Each commission may prepare studies of the area's resources as they affect existing  
18 and emerging problems of industry, commerce, transportation, population, housing,  
19 agriculture, public services, local governments, and any other matters relating to area  
20 planning and development;

21 (6) Each commission may collect, process, and analyze, at regular intervals, the social  
22 and economic statistics for the region, which statistics are necessary to planning studies,  
23 and make the results available to the general public;

24 (7) Each commission may participate with local, state, or federal governmental agencies,  
25 educational institutions, and public and private organizations in the coordination and  
26 implementation of research and development activities;

27 (8) Each commission may cooperate with all units of local government and planning and  
28 development agencies within the commission's region and coordinate area planning and  
29 development activities with those of the state and of the units of local government within  
30 the commission's region as well as neighboring regions and with the programs of federal  
31 departments, agencies, and regional commissions; and provide such technical assistance,  
32 including data processing and grant administration services for local governments, as may  
33 be requested of it by a unit or units of local government within the commission's region;  
34 and such technical assistance shall not be limited to planning and development activities  
35 but may include technical assistance of any nature requested by a unit or units of local  
36 government within the commission's region;

- 1 (9) Each commission may carry out such other programs as its council or the department  
2 shall require from time to time;
- 3 (10) Each commission may, when appropriate, administer funds involving more than one  
4 political subdivision;
- 5 (11) Each commission may, upon the signed resolution of its council and written  
6 approval by each unit of local government affected, initiate, continue, or renew  
7 arrangements with the United States government, an adjoining state, this state, a unit of  
8 local government, any agency or instrumentality of the foregoing, or a public or private  
9 organization for the management, administration, or operation of human service programs  
10 by such regional commission. The commission shall be permitted to enter into contracts  
11 to provide, or to provide directly with the council's approval, governmental services;  
12 provided, however, that such services shall not include human service programs. The  
13 department may specifically authorize governmental services other than human service  
14 programs in writing from time to time and for any specified period of time. Regional  
15 commissions shall be authorized to provide technical assistance to units of local  
16 government in areas of governmental services; and
- 17 (12) Each commission may provide the following benefits to its employees, their  
18 dependents, and survivors, in addition to any compensation or other benefits provided to  
19 such persons:
- 20 (A) Retirement, pension, disability, medical, and hospitalization benefits, through the  
21 purchase of insurance or otherwise;
  - 22 (B) Life insurance coverage and coverage under federal old age and survivors'  
23 insurance programs;
  - 24 (C) Sick leave, annual leave, and holiday leave; and
  - 25 (D) Any other similar benefits including, but not limited to, death benefits.
- 26 (b) Each commission shall adopt personnel policies and practices with specific reference  
27 to job descriptions and qualifications. Minimum qualifications for the professional  
28 personnel of each regional commission shall be established by the council of the regional  
29 commission.
- 30 (c) Each commission shall undertake and carry out such planning and technical assistance  
31 activities as its council or the department may deem necessary for the development,  
32 preparation, and implementation of comprehensive plans for the commission's region and  
33 for municipalities and counties within the commission's region and such planning and  
34 technical assistance activities as its council or the department may deem necessary for  
35 coordinated and comprehensive planning within the commission's region. Such planning  
36 and technical assistance activities may include, but shall not be limited to, the following:

1 (1) A commission may coordinate and assist local governments in preparing local plans  
2 for submission to the regional commission;

3 (2) A commission may provide technical planning assistance to local governments;

4 (3) A commission may develop and prepare a local plan for a county or municipality if  
5 the county or municipality enters into a contract with a commission for that purpose;

6 (4) A commission may require that comprehensive plans within its region include  
7 elements in addition to those established by the department as minimum standards and  
8 procedures but, before imposing any such requirement, the commission shall have  
9 received the department's approval of any additional elements to be included in such  
10 comprehensive plans;

11 (5) A commission may establish within its comprehensive plan goals, objectives,  
12 policies, and recommendations consistent with those established by the Governor's  
13 Development Council or by the department, for its region; and

14 (6) Each commission shall prepare and adopt a regional plan and submit the regional  
15 plan to the department. The regional plan shall take into consideration issues and  
16 opportunities facing the region, the commissioner's recommendations to address such  
17 issues, and local plans within the region. The regional plan may be prepared but shall not  
18 be adopted by the council until after a proposed regional plan has been made public,  
19 reviewed, and approved as meeting the minimum requirements of the department; and  
20 after the council has held, or caused to be held by a designated hearing officer, a public  
21 hearing on the regional plan, in accordance with such procedures as the department may  
22 establish.

23 (d) Each commission shall participate in compiling a Georgia data base and network,  
24 coordinated by the department, to serve as a comprehensive source of public information  
25 available, in an accessible form, to local governments, state agencies, and members of the  
26 General Assembly.

27 (e) A commission shall serve as liaison with other governments, including federal  
28 government agencies and state agencies. In this capacity, a commission may administer  
29 programs within the state upon the request of its council and may administer federal or  
30 state government programs upon designation by the federal or state government. Each  
31 commission shall be designated as the official planning agency for all state and federal  
32 programs to be carried out in the region if such designation is required and if the  
33 department concurs in such designation. A commission may take all action and shall have  
34 all power and authority necessary to carry out its responsibilities, duties, and functions  
35 under any such state or federal programs.

36 (f)(1)(A) In order to accomplish the intent of subsection (e) of this Code section, each  
37 regional commission is authorized to create nonprofit corporations to administer federal

1 or state revolving loan programs or loan packaging programs, and to administer federal  
2 or state housing and development programs and funds available only to nonprofit  
3 corporations. Each such nonprofit corporation must be authorized by the commission's  
4 council and each unit of local government affected.

5 (B) Any nonprofit corporation which, prior to April 1, 1994, has been created by a  
6 commission or its predecessor and has had articles of incorporation which are regular  
7 on their face accepted for filing by the Secretary of State shall be recognized as and  
8 have legal status as a validly created nonprofit corporation under the laws of this state  
9 for all purposes, notwithstanding the requirements of subparagraph (A) of this  
10 paragraph and notwithstanding any lack of express statutory authority on the part of the  
11 commission to carry out such incorporation at the time of filing of the articles of  
12 incorporation. Nothing in this subparagraph, however, shall excuse such a nonprofit  
13 corporation from complying on and after April 1, 1994, with any and all requirements  
14 imposed by law for continuation of its corporate existence in the same manner as other  
15 nonprofit corporations created under this paragraph are required to comply with legal  
16 requirements for their continued existence.

17 (2) Employees and any other authorized representatives of a nonprofit corporation  
18 created pursuant to paragraph (1) of this subsection are authorized to expend nonpublic  
19 funds of such corporation for the business meals and incidental expenses of bona fide  
20 industrial prospects and other persons who attend any meeting at the request of the  
21 nonprofit corporation to discuss the location or development of new business, industry,  
22 or tourism within the commission's region. All such expenditures shall be verified by  
23 vouchers showing date, place, purpose, and persons for whom such expenditures were  
24 made. All receipts of nonpublic funds shall be evidenced by vouchers showing the date,  
25 amount, and source of each receipt. A schedule shall be included in each annual audit  
26 which reports the beginning balance of unexpended nonpublic funds; the date, amount,  
27 and source of all receipts of nonpublic funds; the date, place, purpose, and persons for  
28 whom expenditures were made for all such expenditures of nonpublic funds; and the  
29 ending balance of unexpended nonpublic funds. The auditor shall verify and test such  
30 beginning balances, receipts, expenditures, and ending balances sufficient to express an  
31 opinion thereon in accordance with generally accepted government auditing standards.

32 (3) A nonprofit corporation shall keep books of account reflecting all funds received,  
33 expended, and administered by the nonprofit corporation which shall be independently  
34 audited at least once in each fiscal year during which a nonprofit corporation functions.  
35 Such audit shall be conducted in accordance with generally accepted government auditing  
36 standards. The state auditor shall promulgate policies and procedures for procurement  
37 of such audit of the financial affairs of a nonprofit corporation and shall annually review

1 the audit procurement process to determine compliance with established policies and  
2 procedures. The nonprofit corporation shall be responsible for the costs associated with  
3 such audit. The auditor's report shall be presented to the commissioner, who shall make  
4 such report available to each council member within the region and to the Board of  
5 Community Affairs. The books of account shall be kept in a standard, uniform format  
6 to be determined by the state auditor and the commissioner. Each nonprofit corporation  
7 shall update its books of account on a quarterly basis and shall present the quarterly  
8 update to the commissioner.

9 (4) Each nonprofit corporation shall submit to the department copies of all filings made  
10 to federal, state, or local taxing authorities, including filings related to tax exemptions  
11 simultaneous with such filings.

12 (5)(A) Each annual audit report of a nonprofit corporation shall be completed and a  
13 copy of the report forwarded to the state auditor within 180 days after the close of the  
14 nonprofit corporation's fiscal year. In addition to the audit report, the nonprofit  
15 corporation shall forward to the state auditor, within 30 days after the audit report due  
16 date, written comments on the findings and recommendations in the report, including  
17 a plan for corrective action taken or planned and comments on the status of corrective  
18 action taken on prior findings. If corrective action is not necessary, the written  
19 comments should include a statement describing the reason it is not.

20 (B) The state auditor shall review the audit report and written comments submitted to  
21 his or her office to ensure that they meet the requirements for audits provided for in  
22 paragraph (3) of this subsection. If the state auditor finds the requirements for audits  
23 have not been complied with, the state auditor shall, within 60 days of his or her receipt  
24 of the audit or written comments, notify the nonprofit corporation and the auditor who  
25 performed the audit and shall submit to them a list of the deficiencies to be corrected.  
26 A copy of this notification shall also be sent by the state auditor to the commission  
27 related to the nonprofit corporation, the chief elected official of each county and  
28 municipality within the commission's region, and to each member of the General  
29 Assembly whose senatorial or representative district includes any part of the  
30 commission's region.

31 (C) If the state auditor has not received any required audit or written comments by the  
32 date specified in subparagraph (A) of this paragraph, the state auditor shall within 30  
33 days of such date notify the nonprofit corporation that the audit has not been received  
34 as required by law. A copy of this notification shall also be sent by the state auditor to  
35 the commission related to the nonprofit corporation, the chief elected official of each  
36 county and municipality within the related commission's region, and to each member

1 of the General Assembly whose senatorial or representative district includes any part  
2 of the related commission's region.

3 (D) The state auditor, for good cause shown by those nonprofit corporations in which  
4 an audit is in the process of being conducted or will promptly be conducted, may waive  
5 the requirement for completion of the audit within 180 days. Such waiver shall be for  
6 an additional period of not more than 180 days and no such waiver shall be granted for  
7 more than two successive years to the same nonprofit corporation.

8 (6) A copy of the report and of any comments made by the state auditor pursuant to  
9 subparagraph (B) of paragraph (5) of this subsection shall be maintained as a public  
10 record for public inspection during the regular working hours at the principal office of the  
11 nonprofit corporation and the related commission.

12 (7) Upon a failure, refusal, or neglect to have an annual audit made or a failure to file a  
13 copy of the annual audit report with the state auditor or a failure to correct auditing  
14 deficiencies noted by the state auditor, the state auditor shall cause a prominent notice to  
15 be published in the legal organ of and any other newspapers of general circulation within  
16 each county and municipality within the related commission's region. Such notice shall  
17 be a prominently displayed advertisement or news article and shall not be placed in that  
18 section of the newspaper where legal notices appear. Such notice shall be published once  
19 a week for two consecutive weeks and shall state that the nonprofit corporation has failed  
20 or refused to file an audit report or to correct auditing deficiencies, as the case may be,  
21 for the fiscal year or years in question. Such notice shall further state that such failure or  
22 refusal is in violation of state law.

23 (8) The state auditor may waive the requirement of correction of auditing deficiencies  
24 for a period of one year from the required audit filing date, provided that evidence is  
25 presented that substantial progress is being made toward removing the cause of the need  
26 for the waiver. No such waiver for the same set of deficiencies shall be granted for more  
27 than two successive years to the same nonprofit corporation.

28 (g) A commission shall be prohibited from either creating or controlling or causing to be  
29 created any nonprofit corporation, except as authorized in paragraph (1) of subsection (f)  
30 of this Code section.

31 (h) Neither a commission nor a nonprofit corporation either created or controlled or caused  
32 to be created by the commission shall administer any federal program which prohibits the  
33 state auditor from conducting a performance audit relative to such program.

34 (i) In any case where a commission contracts with a state agency, the contract shall include  
35 a provision requiring cancellation of the contract if the department determines that the  
36 commission or a nonprofit corporation either created or controlled or caused to be created

1 by the commission is not fully cooperating with a performance audit conducted by the  
2 department.

3 (j) Each commission shall develop a department approved continuing education program  
4 for professional staff members of such commissions.

5 50-8-36.

6 (a) Each local plan shall be submitted for review, comment, and recommendation to the  
7 appropriate regional commission and shall become effective in accordance with this Code  
8 section. Each municipality and county within a region shall submit its local plan to the  
9 regional commission for that region for review, comment, and recommendation by the  
10 regional commission. The commission shall maintain all local plans which it receives in  
11 this manner in files available for inspection by the public.

12 (b) Within ten days after receipt of a local plan, the regional commission shall notify each  
13 municipality or county within its region which may be affected by the local plan of the  
14 general nature of the plan, the date of its submission, and the identity of the submitting  
15 municipality or county. In addition, any local governments contiguous to, or operating  
16 within, the submitting municipality or county shall be notified by the regional commission  
17 in the same manner.

18 (c) Within 15 days after the regional commission gives the notice required by subsection  
19 (b) of this Code section, any local government within the region and any other local  
20 government which received notice from the regional commission may present, to the  
21 regional commission, its views on the local plan in a public meeting or hearing which shall  
22 be held in accordance with rules established by the regional commission with prior  
23 approval of the department.

24 (d) The regional commission shall determine whether the adoption or implementation of  
25 the local plan would present any conflict. The regional commission may recommend a  
26 modification of the local plan in such a manner as to eliminate any conflict or alleviate any  
27 problem or difficulty which such conflict may create. The regional commission's  
28 determination shall be in writing, shall be made public, and shall be communicated by  
29 written notice given to the municipality or county which submitted the local plan within  
30 15 days after the date of the public meeting or hearing.

31 (e) The municipality or county which submitted the local plan may request reconsideration  
32 of any recommendation by a regional commission within ten days after the regional  
33 commission's recommendation is made public. For purposes of such reconsideration, the  
34 regional commission shall schedule, announce, and hold a public hearing within 15 days  
35 after receipt of the request for reconsideration. Notice of the time and place of any such  
36 public hearing shall be given by the regional commission to all members of the regional

1 commission, in accordance with such procedures as the regional commission may establish,  
2 subject to the prior approval of the department. The regional commission shall also give  
3 such notice to all affected municipalities and counties and appropriate state regulatory  
4 boards and agencies.

5 (f) Within ten days after the public hearing, the regional commission shall either continue  
6 its recommendations or modify the recommendations. In either case, the regional  
7 commission shall make public its determination and shall give written notice of its  
8 determination to the municipality or county which submitted the local plan.

9 (g) No municipality or county shall take any action to adopt any local plan, or to put into  
10 effect any local plan, until 60 days after the date when the municipality or county, as the  
11 case may be, submitted its complete local plan to the regional commission for review,  
12 comment, and recommendation, except that any request for reconsideration of any  
13 recommendation by a regional commission pursuant to subsection (e) of this Code section  
14 shall automatically operate to extend the 60 day period to 90 days.

15 50-8-37.

16 A regional commission shall review all applications of municipalities, counties, authorities,  
17 commissions, boards, or agencies within the area for a loan or grant from the United States,  
18 the state, or any agency thereof if review by a region-wide agency or body is required by  
19 federal or state law, rule, or regulation. In each case requiring review, the municipality,  
20 county, authority, commission, board, or agency shall, prior to submitting its application  
21 to the United States or state or agency thereof, transmit the same to the regional  
22 commission for its review. The comments of the regional commission shall then become  
23 a part of the application, to be appended thereto when finally submitted for the  
24 consideration of the United States, the state, or any agency thereof.

25 50-8-38.

26 (a) A regional commission shall keep books of account reflecting all funds received,  
27 expended, and administered by the regional commission which shall be independently  
28 audited at least once in each fiscal year during which a regional commission functions.  
29 Such audit shall be conducted in accordance with generally accepted government auditing  
30 standards. The state auditor shall promulgate policies and procedures for procurement of  
31 such audit of the financial affairs of a regional commission and shall annually review the  
32 audit procurement process to determine compliance with established policies and  
33 procedures. The regional commission shall be responsible for the costs associated with  
34 such audit. The auditor's report shall be presented to the governing body of each member  
35 within the region and to the department. Beginning July 1, 1990, the books of account

1 shall be kept in a standard, uniform format to be determined by the state auditor and the  
2 commissioner. Each regional commission shall update its books of account on a quarterly  
3 basis and shall present the quarterly update to the commissioner. The state auditor shall  
4 conduct at least triennially a performance audit of all state funds received by each regional  
5 commission and the department shall provide funds for such audits. The state auditor shall  
6 provide copies of a performance audit of a regional commission to the chief elected official  
7 of each county and municipality within the regional commission's region.

8 (b) In conducting a performance audit of a regional commission, the state auditor shall be  
9 allowed access to all books, records, and documents of the regional commission and all  
10 books, records, and documents of any nonprofit corporations either created or controlled  
11 or caused to be created by the regional commission, to the extent the state auditor deems  
12 necessary.

13 (c)(1) Each annual audit report of a regional commission shall be completed and a copy  
14 of the report forwarded to the state auditor within 180 days after the close of the regional  
15 commission's fiscal year. In addition to the audit report, the regional commission shall  
16 forward to the state auditor, within 30 days after the audit report due date, written  
17 comments on the findings and recommendations in the report, including a plan for  
18 corrective action taken or planned and comments on the status of corrective action taken  
19 on prior findings. If corrective action is not necessary, the written comments should  
20 include a statement describing the reason it is not.

21 (2) The state auditor shall review the audit report and written comments submitted to his  
22 or her office to ensure that they meet the requirements for audits provided for in  
23 subsection (a) of this Code section. If the state auditor finds the requirements for audits  
24 have not been complied with, the state auditor shall, within 60 days of his or her receipt  
25 of the audit or the written comments, notify the regional commission and the auditor who  
26 performed the audit and shall submit to them a list of deficiencies to be corrected. A  
27 copy of this notification shall also be sent by the state auditor to the chief elected official  
28 of each county and municipality within the regional commission's region and to each  
29 member of the General Assembly whose senatorial or representative district includes any  
30 part of the regional commission's region.

31 (3) If the state auditor has not received any required audit or written comments by the  
32 date specified in paragraph (1) of this subsection, the state auditor shall within 30 days  
33 of such date notify the regional commission that the audit has not been received as  
34 required by law. A copy of this notification shall also be sent by the state auditor to the  
35 chief elected official of each county and municipality within the regional commission's  
36 region and to each member of the General Assembly whose senatorial or representative  
37 district includes any part of the regional commission's region.

1 (4) The state auditor, for good cause shown by those regional commissions in which an  
2 audit is in the process of being conducted or will promptly be conducted, may waive the  
3 requirement for completion of the audit within 180 days. Such waiver shall be for an  
4 additional period of not more than 180 days and no such waiver shall be granted for more  
5 than two successive years to the same regional commission.

6 (d) A copy of the report and of any comments made by the state auditor pursuant to  
7 paragraph (2) of subsection (c) of this Code section shall be maintained as a public record  
8 for public inspection during the regular working hours at the principal office of the regional  
9 commission.

10 (e) Upon a failure, refusal, or neglect to have an annual audit made or a failure to file a  
11 copy of the annual audit report with the state auditor or a failure to correct auditing  
12 deficiencies noted by the state auditor, the state auditor shall cause a prominent notice to  
13 be published in the legal organ of and any other newspapers of general circulation within  
14 each county and municipality within the regional commission's region. Such notice shall  
15 be a prominently displayed advertisement or news article and shall not be placed in that  
16 section of the newspaper where legal notices appear. Such notice shall be published once  
17 a week for two consecutive weeks and shall state that the regional commission has failed  
18 or refused to file an audit report or to correct auditing deficiencies, as the case may be, for  
19 the fiscal year or years in question. Such notice shall further state that such failure or  
20 refusal is in violation of state law.

21 (f) The state auditor may waive the requirement of correction of auditing deficiencies for  
22 a period of one year from the required audit filing date, provided that evidence is presented  
23 that substantial progress is being made toward removing the cause of the need for the  
24 waiver. No such waiver for the same set of deficiencies shall be granted for more than two  
25 successive years to the same regional commission.

26 (g) Any other provision of this chapter to the contrary notwithstanding, nothing in this  
27 chapter shall be construed to require public disclosure of or access to any documents or  
28 information relating to loans made by or assigned to the United States Small Business  
29 Administration which are exempt from disclosure based upon the federal Privacy Act of  
30 1974, the federal Freedom of Information Act, or the Code of Federal Regulations.

31 (h) Notwithstanding any other provision of this chapter, the state auditor shall not be  
32 authorized or required to conduct financial or performance audits of any records or  
33 documents relating to loans made by or assigned to the United States Business  
34 Administration or any other entity or agency of the United States government if said  
35 agency's administrator certifies in writing to the state auditor that said records or  
36 documents may not be disclosed to state auditors under applicable federal regulations.

1 50-8-39.

2 Upon a regional commission's ceasing operations, the local government members of the  
3 regional commission shall, within 30 days of cessation of the regional commission's  
4 operations, appoint a receiver of the assets of the regional commission for the protection  
5 of creditors. The receiver shall be authorized to marshal, sell, or transfer assets, pay  
6 liabilities, and assess counties and municipalities which were members of the regional  
7 commission. After the completion of such liquidation, a distribution shall be made to the  
8 local government members on a pro rata basis according to the amount of contributions  
9 such members made to the regional commission.

10 50-8-40.

11 When federal or state law or regulations require the designation of an area-wide or  
12 multicounty public or private corporation, organization, or agency for multicounty delivery  
13 of human service programs, the state agency administering such programs shall send a  
14 notice of intent to designate such area-wide or multicounty corporation, organization, or  
15 agency to units of local government and the regional commissions in the area to be  
16 affected. The notice shall discuss in general the details of the program and, when  
17 applicable, possible local government involvement.

18 50-8-41.

19 Each regional development center in existence as of June 30, 2009, shall automatically be  
20 succeeded by the regional commission for the same region as of July 1, 2009, and each  
21 such regional commission shall be governed, from and after July 1, 2009, by this article.  
22 All contractual obligations, obligations to employees, other duties, rights, and benefits of  
23 such regional development center shall automatically become duties, obligations, rights,  
24 and benefits of their respective successor regional commissions.

25 50-8-42.

26 Any metropolitan area planning and development commission, created pursuant to  
27 Article 4 of this chapter, shall also serve as the regional commission for the area covered  
28 by such metropolitan area planning and development commission. The duties,  
29 responsibilities, and functions and the power and authority granted the metropolitan area  
30 planning and development commission by law are, and shall be construed to be, cumulative  
31 with, and in addition to, the duties, responsibilities, and functions and the power and  
32 authority granted regional commissions by law. In the event of any conflict between the  
33 provisions of law governing metropolitan planning and development commissions and  
34 those governing regional commissions, however, the laws governing metropolitan area

1 planning and development commissions shall control and shall govern the metropolitan  
2 area planning and development commission. For example, but without intending to limit  
3 the generality of the foregoing statement, the provisions of Code Sections 50-8-84 through  
4 50-8-87, regarding membership of a metropolitan area planning and development  
5 commission, terms of officers, quorums, and elections of officers, would govern a  
6 metropolitan area planning and development commission instead of the provisions  
7 covering the same subject matter under this article.

8 50-8-43.

9 The governing authorities of the local governmental entities within each regional  
10 commission may appropriate or loan their funds, facilities, equipment, and supplies to the  
11 regional commission.

12 50-8-44.

13 Each regional commission exists for nonprofit and public purposes; and it is found and  
14 declared that the carrying out of the purposes of each regional commission is exclusively  
15 for public benefit and its property is public property. Thus, no regional commission shall  
16 be required to pay any state or local ad valorem, sales, use, or income taxes.

17 50-8-45.

18 (a) The following provisions apply to all regional commissions. The Department of  
19 Administrative Services is authorized to permit regional commissions, on an optional basis,  
20 to purchase their motor vehicles, material, equipment, services, and supplies through the  
21 state and to issue purchase orders for regional commissions for motor vehicles, material,  
22 equipment, services, and supplies.

23 (b) The regional commissions of this state are authorized to purchase stock from the state's  
24 central supply system operated by the Department of Administrative Services.

25 (c) The regional commissions of this state are authorized to purchase under state-wide  
26 term contracts and price agreements established by the Department of Administrative  
27 Services.

28 (d) The regional commissions of this state are authorized to receive directly from the  
29 Department of Administrative Services personal property declared surplus by the state.

30 (e) The commissioner of administrative services shall prescribe regulations necessary for  
31 implementation of this Code section and is authorized to establish minimum standards and  
32 uniform standard specifications and procedures for the purchase and distribution of motor  
33 vehicles, material, equipment, services, and supplies for the regional commissions of this  
34 state.

1 50-8-46.

2 Nothing in this article shall limit or compromise the right of the governing authority of any  
3 county or municipality to exercise the power of zoning.

4 50-8-47.

5 The outstanding assets, liabilities, contracts, staff, records, or debts of any regional  
6 development center not existing after July 1, 2009, shall thereafter be transferred or  
7 disposed of by the commission the boundaries of which contain the boundaries of any  
8 former regional development district."

9 **SECTION 6.**

10 Said chapter is further amended by revising Code Section 50-8-60, relating to definitions  
11 regarding conflicts of interest in contract administration, as follows:

12 "50-8-60.

13 As used in this article, the term:

14 (1) ~~'Board member' means any member of the board of a regional development center~~  
15 ~~established under Article 2 of this chapter.~~

16 ~~(2)~~ 'Business' means any corporation, partnership, proprietorship, firm, enterprise,  
17 franchise, association, organization, self-employed individual, trust, or other legal entity.

18 ~~(3)~~(2) 'Center' means a regional development center established under Article 2 of this  
19 chapter 'Commission' means a regional commission established pursuant to Article 2 of  
20 this chapter.

21 ~~(4)~~(3) 'Commissioner' means the commissioner of community affairs.

22 (4) 'Council member' means any member of the council of a regional commission  
23 established under Article 2 of this chapter.

24 (5) 'Employee' means any person who, pursuant to a written or oral contract, is employed  
25 by a center regional commission or by a nonprofit corporation.

26 (6) 'Family' means spouse and dependents.

27 (7) 'Nonprofit corporation' means any nonprofit corporation created or controlled by a  
28 regional ~~development center~~ commission as expressly authorized by law, or as  
29 administratively authorized pursuant to ~~paragraph (18) of Code Section 50-8-31 and~~  
30 subsection (f) of Code Section 50-8-35.

31 (8) 'Person' means any person, corporation, partnership, proprietorship, firm, enterprise,  
32 franchise, association, organization, or other legal entity.

33 (9) 'Substantial interest' means the direct or indirect ownership of more than 25 percent  
34 of the assets or stock of any business.

1 (10) 'Transact business' or 'transact any business' means to sell or lease any personal  
 2 property, real property, or services on behalf of oneself or on behalf of any third party as  
 3 an agent, broker, dealer, or representative; to purchase surplus real or personal property  
 4 on behalf of oneself or on behalf of any third party as an agent, broker, dealer, or  
 5 representative; or to obtain loans or loan packaging services on behalf of oneself or any  
 6 third party as an agent, dealer, broker, or representative."

7 **SECTION 7.**

8 Said chapter is further amended by revising Code Section 50-8-67, relating to influence of  
 9 election of board members prohibited and adoption of disciplinary measures, as follows:

10 "50-8-67.

11 A ~~director or chief administrative officer~~ member of a regional ~~development center~~  
 12 commission's council or executive director of a regional commission shall not actively or  
 13 directly attempt to influence the election of persons as members of the ~~board~~ council of  
 14 such regional ~~development center~~ commission. A An executive director ~~or chief~~  
 15 ~~administrative officer~~ of a regional ~~development center~~ commission shall not participate  
 16 in any partisan political activities. The ~~board~~ council of a regional ~~development center~~  
 17 commission may adopt, as part of its personnel policies, disciplinary measures to be  
 18 imposed for noncompliance with this Code section."

19 **SECTION 8.**

20 Said chapter is further amended by revising Code Section 50-8-83, relating to powers, duties,  
 21 and obligations of regional development centers, as follows:

22 "50-8-83.

23 A commission shall be, for its area, a regional ~~development center~~ commission as defined  
 24 in and with all the powers, duties, and obligations of a regional ~~development center~~  
 25 commission set forth in Article 2 of this chapter and any other law of general application  
 26 pertaining to regional ~~development centers~~ commissions on July 1, ~~1989~~ 2009; and in  
 27 addition shall have all of the other powers, duties, and obligations set forth in this article."

28 **SECTION 9.**

29 Chapter 5 of Title 12 of the Official Code of Georgia Annotated, relating to the Metropolitan  
 30 North Georgia Water Planning District, is amended by revising paragraphs (4), (7), and (14)  
 31 of and adding a new paragraph to Code Section 12-5-441, relating to definitions regarding  
 32 water resources, as follows:



**SECTION 13.**

Part 1 of Article 2 of Chapter 8 of Title 12 of the Official Code of Georgia Annotated, relating to solid waste management, is amended by replacing "development center" with "commission" wherever the former occurs in:

- (1) Code Section 12-8-31.1, relating to local, multijurisdictional, or regional solid waste plans; and
- (2) Code Section 12-8-32, relating to permits for regional solid waste disposal facilities.

**SECTION 14.**

Code Section 14-3-140 of the Official Code of Georgia Annotated, relating to definitions regarding notice, is amended in paragraph (14) by replacing "development center" with "commission."

**SECTION 15.**

Code Section 31-6-43 of the Official Code of Georgia Annotated, relating to acceptance or rejection of application for certificate, is amended in subsections (a) and (g) by replacing "development center" with "commission."

**SECTION 16.**

Title 36 of the Official Code of Georgia Annotated, relating to local government, is amended by replacing "development center" with "commission" wherever the former occurs in:

- (1) Code Section 36-70-2, relating to definitions regarding planning;
- (2) Code Section 36-70-3, relating to powers of municipalities and counties;
- (3) Code Section 36-70-4, relating to municipality and county as members of regional development centers, membership dues, and participation in compiling Department of Community Affairs data base;
- (4) Code Section 36-80-20, relating to decal or seal required on vehicles owned or leased by any county, municipality, regional development center, school system, commission, board, or public authority; and
- (5) Code Section 36-81-8.1, relating to definitions regarding grant certification forms.

**SECTION 17.**

Code Section 44-3-3 of the Official Code of Georgia Annotated, relating to certain necessary documents required prior to the sale of subdivided land, is amended in subparagraph (a)(2)(P) by replacing "development center" with "commission."

**SECTION 18.**

1  
2 Title 50 of the Official Code of Georgia Annotated, relating to state government, is amended  
3 by replacing "development center" with "commission" wherever the former occurs in:

- 4 (1) Code Section 50-8-2, relating to definitions regarding general provisions relating to  
5 the Department of Community Affairs;
- 6 (2) Code Section 50-8-8, relating to grants, loans, other disbursements of funds, and state  
7 community development program;
- 8 (3) Code Section 50-8-81, relating to legislative intent;
- 9 (4) Code Section 50-8-121, relating to rural economic development areas;
- 10 (5) Code Section 50-8-122, relating to studies for proposed projects;
- 11 (6) Code Section 50-8-212, relating to definitions regarding rural facilities economic  
12 development;
- 13 (7) Code Section 50-8-215, relating to policies and procedures for facilities development  
14 committee;
- 15 (8) Code Section 50-8-216, relating to preparation of comprehensive local plan for less  
16 developed county; and
- 17 (9) Code Section 50-29-2, relating to authority of public agencies that maintain  
18 geographic information systems to contract for the provision of services.

**SECTION 19.**

19  
20 Title 12 of the Official Code of Georgia Annotated, relating to conservation and natural  
21 resources, is amended by replacing "development centers" with "commissions" wherever the  
22 former occurs in:

- 23 (1) Code Section 12-3-114, relating to policies to guide department in creating and  
24 administering system;
- 25 (2) Code Section 12-5-523, relating to cooperation with Water Council, involvement of  
26 stakeholders, and initial draft plan;
- 27 (3) Code Section 12-8-31, relating to state solid waste management plan; and
- 28 (4) Code Section 12-8-31.1, relating to local, multijurisdictional, or regional solid waste  
29 plans.

**SECTION 20.**

30  
31 Code Section 32-9-1 of the Official Code of Georgia Annotated, relating to financial support  
32 and project grants for research, programs, and purchases, is amended in subsections (b) and  
33 (c) by replacing "development center" with "commission."

**SECTION 21.**

Code Section 36-87-2 of the Official Code of Georgia Annotated, relating to authority of counties and municipal corporations to participate in programs, is amended in subparagraph (a)(2)(C) by replacing "development center" with "commission."

**SECTION 22.**

Chapter 12 of Title 45 of the Official Code of Georgia Annotated, relating to the governor, is amended by replacing "development centers" with "commissions" wherever the former occurs in:

(1) Code Section 45-12-172, relating to Office of Planning and Budget to review and comment on proposed development programs and serve as liaison with levels of government; and

(2) Code Section 45-12-206, relating to cooperation of state agencies, counties, municipalities, and other political subdivisions with Governor's Development Council.

**SECTION 23.**

Code Section 48-13-51 of the Official Code of Georgia Annotated, relating to county and municipal levies on public accommodations charges for promotion of tourism, conventions, and trade shows, is amended in subparagraph (a)(8)(B) by replacing "development centers" with "commissions."

**SECTION 24.**

Title 50 of the Official Code of Georgia Annotated, relating to state government, is amended by replacing "development centers" with "commissions" wherever the former occurs in:

(1) Code Section 50-8-2, relating to definitions regarding general provisions relating to the Department of Community Affairs;

(2) Code Section 50-8-122, relating to studies for proposed projects;

(3) Code Section 50-8-123, relating to recommendation, approval, funding, and implementation of projects; and

(4) Code Section 50-30-4, relating to powers of Institute for Community Business Development.

**SECTION 25.**

Part 6 of Article 5 of Chapter 5 of Title 12 of the Official Code of Georgia Annotated, relating to protection of metropolitan rivers, is amended by replacing "center" with "commission" wherever the former occurs in:

(1) Code Section 12-5-443, relating to comprehensive land and water use plan;

- 1 (2) Code Section 12-5-444, relating to prohibited land and water uses;
- 2 (3) Code Section 12-5-445, relating to review of application and supporting documents
- 3 by regional development center;
- 4 (4) Code Section 12-5-447, relating to minimum standards for certificates and
- 5 recommendations;
- 6 (5) Code Section 12-5-448, relating to appeal to aggrieved findings pursuant to the part;
- 7 (6) Code Section 12-5-451, relating to uses to which part inapplicable;
- 8 (7) Code Section 12-5-452, relating to cease and desist orders and land-disturbing
- 9 activities as nuisances;
- 10 (8) Code Section 12-5-453, relating to local regulation of land in drainage basins,
- 11 enforcement where local regulation inadequate, and failure of governing authority to meet
- 12 requirements; and
- 13 (9) Code Section 12-5-456, relating to notification to local authorities of violations of part.

14

**SECTION 26.**

15 All laws and parts of laws in conflict with this Act are repealed.