

Senate Bill 266

By: Senators Stoner of the 6th, Thompson of the 33rd, Tippins of the 37th, Hill of the 32nd and Rogers of the 21st

A BILL TO BE ENTITLED  
AN ACT

1 To amend an Act known as the "South Cobb Development Authority Act," approved April  
2 12, 1982 (Ga. L. 1982, p. 3772), as amended, so as to define a term; to change the name of  
3 the authority to the South Cobb Redevelopment Authority; to provide for membership of the  
4 authority; to provide for the geographical area of operations of the authority; to provide for  
5 purposes and objectives of the authority; to cite constitutional authority for said Act; to  
6 provide for tax exemptions; to repeal conflicting laws; and for other purposes.

7 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

8 **SECTION 1.**

9 An Act known as the "South Cobb Development Authority Act," approved April 12, 1982  
10 (Ga. L. 1982, p. 3772), as amended, is amended by revising paragraph (3) of subsection (b)  
11 of Section 1 to read as follows:

12 "(3) 'Development area' means the geographical area of operations of the authority as  
13 described in Section 4 of this Act."

14 **SECTION 2.**

15 Said Act is further amended by revising subsection (a) of Section 2 as follows:

16 "(a) There is created a body corporate and politic known as the South Cobb  
17 Redevelopment Authority."

18 **SECTION 3.**

19 Said Act is further amended by revising subsections (a) through (d) of Section 3 to read as  
20 follows:

21 "(a) The authority shall be composed of seven members to be appointed as provided in this  
22 subsection. Four members of the authority shall be appointed by a majority of a quorum  
23 of the Cobb County Board of Commissioners. The remaining three members of the  
24 authority shall be appointed by a majority of a quorum of the Cobb County delegation to

25 the General Assembly whose districts include any part of the development area. Terms of  
 26 office of members of the authority shall be for four years and until their successors are  
 27 appointed and qualified; except that the initial three members appointed by the Cobb  
 28 County legislative delegation shall serve for terms of office of one, two, and three years,  
 29 respectively, and until their successors are appointed and qualified. Any vacancy in office  
 30 shall be filled in like manner as the original appointment, and the person appointed to fill  
 31 such vacancy shall serve for the remainder of the unexpired term and until a successor is  
 32 appointed and qualified.

33 (b) Reserved.

34 (c) Reserved.

35 (d) Reserved."

36 **SECTION 4.**

37 Said Act is further amended by revising Section 4 to read as follows:

38 "SECTION 4.

39 The development area defined in this Act shall be all of that tract or parcel of land located  
 40 in Cobb County, Georgia, described as follows:

41 Starting at the point of beginning, which is the intersection of Maxham Road/State Route  
 42 5 (a.k.a. Austell Road) and the Cobb County/Douglas County line, and extending  
 43 north-northeast to an intersection with the East-West Connector; then continuing east on  
 44 East-West Connector to its intersection with the corporate limits of the City of Smyrna;  
 45 then continuing west then south along the corporate limits of the City of Smyrna and then  
 46 following these said city limits until they intersect with the Chattahoochee River; then  
 47 continuing south-southwest along the west side of the Chattahoochee River until its  
 48 intersection with the Douglas County line; then continuing north-northwest along this line  
 49 until its intersection with Maxham Road/State Route 5, being the true point of beginning."

50 **SECTION 5.**

51 Said Act is further amended by revising Section 7 to read as follows:

52 "SECTION 7.

53 The revitalization and redevelopment of the development area as defined in this Act  
 54 develops and promotes, for the public good and general welfare, trade, commerce, industry,  
 55 and employment opportunities and promotes the general welfare of the state by creating  
 56 a climate favorable to the location of new industry, trade, and commerce and the  
 57 development of existing industry, trade, and commerce within Cobb County and the State  
 58 of Georgia. Revitalization and redevelopment of the development area by financing  
 59 projects under the Act will develop and promote, for the public good and general welfare,

60 trade, commerce, industry, and employment opportunities and will promote the general  
61 welfare of the state. It is therefore in the public interest and is vital to the public welfare  
62 of the people of Georgia, and it is declared to be the public purpose of this Act to so  
63 revitalize and redevelop the development area. No bonds, notes, or other obligations  
64 (except refunding bonds) shall be issued by an authority hereunder unless its board of  
65 directors adopts a resolution finding that the project for which such bonds, notes, or other  
66 obligations are to be issued will promote the foregoing objectives."

67 **SECTION 6.**

68 Said Act is further amended by revising Section 10 to read as follows:

69 **"SECTION 10.**

70 (a) This Act is enacted pursuant to Article IX, Section VI, Paragraph III of the Constitution  
71 of Georgia.

72 (b) The obligations, properties, activities, and income of the authority shall be subject to  
73 such tax exemptions as may be provided by general law."

74 **SECTION 7.**

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