

The Senate Committee on Transportation offered the following substitute to SR 283:

A RESOLUTION

1 Creating the Senate Height Restrictions Surrounding Georgia Airports Study Committee; and
2 for other purposes.

3 WHEREAS, Georgia is one of only three states that does not regulate the height of structures
4 surrounding its airports, leaving a significant gap in aviation safety and infrastructure; and

5 WHEREAS, tall structures at the end of a runway or within critical approach and departure
6 zones compromise aircraft operations and public safety, forcing airports to either relocate,
7 shorten, or otherwise modify runways, which are decisions that result in substantial financial
8 cost and, in many cases, could lead to the closure of smaller, rural airports; and

9 WHEREAS, the state has a vested interest in balancing the rights of private landowners with
10 the necessity of maintaining safe and operational airports, ensuring that aviation
11 infrastructure can continue to support economic growth, public safety, and connectivity
12 across Georgia; and

13 WHEREAS, a comprehensive and strategic policy approach is needed to assess and
14 implement reasonable height restrictions that protect aviation operations while also
15 respecting the rights of property owners and fostering economic development; and

WHEREAS, study is needed to evaluate and recommend policies and possible legislative actions that address the challenges posed by unregulated development near airports, including:

- (1) A comprehensive analysis of height restrictions in states with established policies in order to identify best practices for adoption in Georgia;
- (2) An assessment of the economic and operational impact of unregulated development near airports, including the potential financial burden on airports forced to modify infrastructure;
- (3) Consideration of the legal implications of implementing height restriction regulations, ensuring that any policy recommendations respect property rights while prioritizing aviation safety;
- (4) Engagement with key stakeholders, including airport operators, aviation industry experts, economic development officials, and private property owners to gain a broad perspective on this issue; and
- (5) Development of legislative proposals or regulatory recommendations that strike a balance between protecting Georgia's aviation infrastructure and preserving the interests of private landowners.

NOW, THEREFORE, BE IT RESOLVED BY THE SENATE:

(1) **Creation of Senate study committee.** There is created the Senate Height Restrictions Surrounding Georgia Airports Study Committee.

(2) **Members and officers.** The committee shall be composed of the following members:

- (A) The President of the Senate shall appoint four members of the Senate as members of the committee, one of which shall be the chairperson of the Senate Transportation Committee. The President of the Senate shall also designate one of such members as chairperson;

(B) The commissioner of transportation, or his or her designee;

(C) The president of the Georgia Municipal Association, or his or her designee; and

(D) The president of the Association County Commissioners of Georgia, or his or her designee.

(3) **Powers and duties.** The committee shall undertake a study of the conditions, needs, issues, and problems mentioned above or related thereto and recommend any action or legislation which the committee deems necessary or appropriate.

(4) **Meetings.** The chairperson shall call all meetings of the committee. The committee may conduct such meetings at such places and at such times as it may deem necessary or convenient to enable it to exercise fully and effectively its powers, perform its duties, and accomplish the objectives and purposes of this resolution.

(5) **Allowances, expenses, and funding.**

(A) The legislative members of the committee shall receive the allowances provided for in Code Section 28-1-8 of the Official Code of Georgia Annotated.

(B) Members of the committee who are state officials, other than legislative members, or state employees shall receive no compensation for their services on the committee, but they may be reimbursed for expenses incurred by them in the performance of their duties as members of the committee in the same manner as they are reimbursed for expenses in their capacities as state officials or employees.

(C) Members of the committee who are not legislators, state officials, or state employees shall receive a daily expense allowance in an amount the same as that specified in subsection (b) of Code Section 45-7-21 of the Official Code of Georgia Annotated, as well as the mileage or transportation allowance authorized for state employees.

(D) The allowances and expenses authorized by this resolution shall not be received by any member of the committee for more than five days unless additional days are authorized. Funds necessary to carry out the provisions of this resolution shall come

from funds appropriated to the Senate; except that funds for the reimbursement of the expenses of state officials, other than legislative members, and state employees shall come from funds appropriated to or otherwise available to their respective agencies.

(6) Report.

(A) In the event the committee adopts any specific findings or recommendations that include suggestions for proposed legislation, the chairperson shall file a report of the same prior to the date of abolishment specified in this resolution, subject to subparagraph (C) of this paragraph.

(B) In the event the committee adopts a report that does not include suggestions for proposed legislation, the chairperson shall file the report, subject to subparagraph (C) of this paragraph.

(C) No report shall be filed unless the same has been approved prior to the date of abolishment specified in this resolution by majority vote of a quorum of the committee. A report so approved shall be signed by the chairperson of the committee and filed with the Secretary of the Senate.

(D) In the absence of an approved report, the chairperson may file with the Secretary of the Senate a copy of the minutes of the meetings of the committee in lieu thereof.

(7) Abolishment. The committee shall stand abolished on December 1, 2025.