

**§10-2 PLANNING COMMISSION**

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***[See Commentary]***

§10-2-1 CREATION AND APPOINTMENT

There is, hereby, established a county [municipal] planning commission. The planning commission shall be composed of five members who shall be residents of the local jurisdiction and who shall be appointed by the Local Governing Body. Members of the commission shall be appointed for overlapping terms of three years and shall serve until their successors are appointed. Original appointments may be made for a lesser number of years so that the terms of said members would be staggered. The Local Governing Body shall determine the compensation of the members, if any. Any vacancy in the membership of the planning commission shall be filled for the unexpired term in the same manner as the original appointment. The Local Governing Body may remove any member of the planning commission for due cause after written notice and a public hearing.

***[See Commentary]***

§10-2-2 ORGANIZATION, RULES, STAFF, AND OFFICERS

The planning commission shall elect one of its appointed members as chairman who shall serve for one year or until he or she is reelected or his or her successor is elected. A second appointed member shall be elected as vice chairman, and he or she shall serve for one year or until he or she is reelected or his or her successor is elected. The planning commission shall appoint a secretary who may be an officer or an employee of the Local Governing Body or of the planning commission. At least three members must be present and voting to constitute a quorum.

§10-2-3 MEETINGS

The planning commission shall set a regular monthly meeting time and place and meet at such other times as the chairman or commission may determine; provided, however, that this provision shall not be construed as requiring the planning commission to meet when it has no regular business to transact.

§10-2-4 RECORDS

The planning commission shall adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings, determinations, and recommendations, which shall be a public record.

§10-2-5        FUNCTIONS AND DUTIES

The planning commission is hereby vested with the following powers and duties. The mere authorization to undertake these functions shall not be considered a mandate for the planning commission to perform all of these functions, nor shall it prohibit the discretion of the Local Governing Body, by law or resolution, from assigning one or more of these functions to a staff member of the local government, or to another agency or commission. The mission of the planning commission shall be to make such careful and comprehensive surveys and studies of existing conditions and probable future developments and to prepare such plans for the physical, social, and economic growth as will best promote the public health, safety, morals, convenience, prosperity, and/or general welfare, including efficiency and economy in the development of its jurisdiction. In particular, the planning commission shall have the power and duty perform the following.

- (a) Cooperate with the Federal, State, or local, public or semi-public agencies or private individuals or corporations, and carry out cooperative undertakings with said agencies, individuals, or corporations.
- (b) Prepare a comprehensive plan or parts thereof, or cause to be prepared such plan or parts thereof, for the development of the local jurisdiction or parts thereof, which shall be subject to the approval of the Local Governing Body in accordance with the Georgia Planning Act of 1989, as may be applicable.
- (c) Prepare and recommend for adoption by the Local Governing Body a zoning ordinance or resolution, regulations for the subdivision of land, and any other land use regulations appropriate to manage development in the jurisdiction.
- (d) Administer zoning and other land use regulations in whatever role is delegated to it by the Local Governing Body. To this end, the planning commission may review applications for zoning map amendments or applications for land use approval and provide a recommendation to the Local Governing Body. However, the planning commission shall not be delegated any legislative authority such as the final approval of zoning map amendments or conditional or special uses.
- (e) Review and approve subdivision plats; provided, however, that if the planning commission is given authority to grant approval of final plats, said approval shall not constitute acceptance of public improvements which is a power reserved by the Local Governing Body.
- (f) Prepare and recommend for adoption to the Local Governing Body, a plat or plats, or a corridor map or maps, showing the location of the boundary lines of existing, proposed, extended, widened or narrowed streets and linear open spaces and recreational areas, together with regulations to control the erection of buildings or other structures within such lines, within the local jurisdiction or a specified portion thereof.
- (g) Make, publish, and distribute maps, plans and reports and recommendations relating to the planning and development of the local jurisdiction to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens.
- (h) Recommend to the Local Governing Body or its executive programs for capital improvements and the financing thereof.
- (i) Exercise, in general, such other powers as may be necessary to enable it to perform its functions and promote the planning of its local jurisdiction.

***[See Commentary]***