

**CITY OF WRENS
CODE OF ORDINANCES
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CHAPTER 1**

TITLE 6

Planning and Development

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CHAPTER 1

Boards and Commissions

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Sec. 6-1-1 Planning Commission: Creation; composition; terms.

The Wrens Planning Commission, hereinafter the "Planning Commission" is hereby created and established. The planning commission shall consist of nine (9) members who shall be appointed by the mayor and council in the same manner as the City Clerk is appointed. The term of the members shall be for five (5) years, except that in the appointment of the first planning commission pursuant to this chapter, the members shall be appointed for varying terms in order that future terms shall be staggered.

Sec. 6-1-2 Planning Commission vacancies; compensation.

Any vacancy in membership shall be filled for the unexpired term by the mayor and council who shall also have the authority to remove any member for cause, on written charges, after a public hearing. All members shall serve without compensation but may be reimbursed for actual expenses incurred in connection with their official duties.

Sec. 6-1-3 Removal of Planning Commission members for nonattendance.

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Any member who fails to attend five (5) consecutive meetings of the planning commission shall be conclusively presumed to have resigned and the post may be declared vacant by resolution.

Sec. 6-1-4 Officers; staff; expenditures; meetings; records of the Planning Commission.

The planning commission shall elect a chairperson from its members. The term of the chairperson shall be for one (1) year, and he shall be eligible for re-election as chairperson. The planning commission shall be entitled to receive such assistance from the employees of the City as it shall request and shall be authorized to appoint such employees and staff and to secure such professional assistance on a full time or part time basis as it may in its discretion deem necessary or appropriate, provided that the expenditures therefore shall be not in excess of such amounts as may be appropriated therefore by the mayor and council. The planning commission shall make its own rules of procedure and shall determine its time of meeting. All meetings of the planning commission at which official action shall be taken or discussed shall be open to the public and all records of the planning commission shall be public records and shall be kept in the custody of the City Clerk.

Sec. 6-1-5 Same; powers and duties of the Planning Commission

From and after the time the planning commission shall have organized and selected its officers, and shall have adopted its rules of procedure, it shall be the function and duty of the planning commission to make such careful and comprehensive surveys and studies of existing conditions and probable future developments and to prepare such plans for physical, social, and economic growth as will best promote the public health, safety, morals, convenience, prosperity, or the general welfare as well as efficiency and economy in the development of the City. In particular, the planning commission shall have the power and duty to:

- a. Prepare a master plan or parts thereof for the development of the City.
- b. Prepare and recommend for adoption to the mayor and council a zoning ordinance or resolution and map.
- c. Prepare and recommend for adoption to the mayor and council regulations for the subdivision of land within the City, and administer the regulations that may be adopted.
- d. Prepare and recommend for adoption to the mayor and council, a plat or plats of an official map showing the exact location of the boundary lines of existing, proposed, extended, widened or narrowed streets, public open spaces or public building sites, together with regulations to control the erection of buildings or other structures within such lines, within the City or a specified portion thereof.

Secs. 6-1-6 through 6-1-10 reserved.

Sec. 6-1-11 Declaration of necessity for a Downtown Development Authority.

There is hereby determined and declared an urgent existing and future need for a development authority (as more fully described and defined in the Downtown Development

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Authorities Law, O.C.G.A. § 36-42-1 et seq.) to function in the City for the purpose of developing and promoting for the public good and general welfare trade, commerce, industry and employment opportunities in said City thereby promoting the general welfare of its citizenry.

Sec. 6-1-12 Activation of the Downtown Development Authority.

There is hereby activated in the City the public body corporate and politic known as the "Downtown Development Authority of the City of Wrens" which was created upon the adoption and approval of the Downtown Development Authorities Law.

Sec. 6-1-13 Downtown development area defined.

The Downtown Development Area as defined in O.C.G.A. § 36-42-3(3) shall consist of all areas within the City which at the time of the adoption of the Downtown Development Authorities Law are zoned commercial as defined in Section XIX et seq. of the Unified Development Ordinance of the City of Wrens.

Sec. 6-1-14 Composition of the Downtown Development Authority.

There shall be seven (7) members of the board of directors of the downtown development authority, each of whom is a taxpayer of the City, and at least four (4) of whom are persons who, in the judgment of the mayor and council, either have or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area.

Sec. 6-1-15 Terms of the Downtown Development Authority.

All persons named as directors shall serve in such capacity for a term of six (6) years, provided that initial appointments shall be for varying terms so that subsequent appointments shall be staggered. If at the end of any term of office of any director a successor thereto shall not have been elected, then the director whose term of office shall have expired shall continue to hold office until his successor shall be so elected.

Sec. 6-1-16 Organization; powers; duties of the Downtown Development Authority.

The board of directors hereinbefore elected shall organize itself, carry out its duties and responsibilities and exercise its powers and prerogatives in accordance with the terms and provisions of the Downtown Development Authorities Law as it now exists and as it might hereafter be amended or modified.