

A FACTSHEET ON THE DEVELOPMENTS OF REGIONAL IMPACT (DRI) REVIEW PROCESS

How the DRI Review Process Began

The Georgia Planning Act of 1989 authorized the Georgia Department of Community Affairs to establish procedures for intergovernmental review of large-scale projects known as the Developments of Regional Impact process.

Intent of the DRI Review Process

- Enhance the focus on quality growth in planning and executing major development projects throughout the state;
- Provide careful consideration of, and planning for, impacts of major development projects on local public infrastructure and services; and
- Improve local, regional, and state-level communication about new growth in the state.

DRI Review Process

STEP 1: A development project is submitted to the local government for action (i.e. rezoning or permit).

STEP 2: Local government **checks the DRI Threshold Table** to identify if the proposed project is a possible DRI.



Whenever a local government is considering action on a development project that meets or exceeds the DRI thresholds for that development type, the local government must require that the applicant (developer, builder or landowner who is proposing the new development) provide enough information about the project to complete the DRI Information Form.

STEP 3: If the proposed project meets the Thresholds, then the host local government staff makes a **Request for Action** by:

- Completing the **DRI Information Forms 1 and 2** on the DRI Home Page, www.dca.state.ga.us/DRI/default.aspx.

Local governments should make sure proposed project plans are finalized (i.e. No, or minor, changes anticipated prior to construction) before submitting the DRI Information Forms.

STEP 4: Once the DRI Information Forms are completed and submitted, the online system generates an e-mail notification to the local government, the applicant, the appropriate Regional Commission, and the Georgia Department of Community Affairs that the form has been submitted and can be viewed online.

STEP 5: Within **5 days** of receiving **a fully and accurately completed** DRI Information Form, the Regional Commission:

- Determines whether the project is a DRI in consultation with the host local government and considering guidelines as provided in DCA's DRI Rules.
- Issues notice to the local government, applicant and Georgia Department of Community Affairs using the DRI website, stating whether or not the project has been designated as a DRI.

STEP 6: Within **5 days** of issuing the DRI determination, the Regional Commission provides a DRI Information Packet containing a Project Summary, copy of the DRI Information Form, and any additional information the Regional Commission may have obtained regarding the project for review and comment to all affected parties and organizations.

- The Regional Commission will accept comments for inclusion in the DRI Report from affected parties and organizations during a 15-day period.

STEP 7: Within **5 days** of the conclusion of the 15-day comment period, the Regional Commission will assemble a **DRI Report** containing: Comments from Affected Parties, Regional Commission Comments; and an Evaluation and Recommendations, if applicable.

- If the Regional Commission determines that adverse impacts or conflicts may result from the project, the Regional Commission may bring the affected parties together to discuss the issue.
- The DRI Report will be transmitted to the local government, the applicant, the Department of Community Affairs and all affected parties no more than 30 days after issuing the DRI determination. Transmittal of the DRI report officially completes the DRI process.

The Regional Commission may call a meeting with the local government, the applicant and affected parties to discuss the development proposal, the DRI process, any comments received, or the results of any evaluation conducted by the RC.

Local Government Action

- The local government must not take any official action approving a project until the DRI review process is completed (i.e. requests for permits or rezoning).
- The local government is not bound by the Regional Commission's finding and may proceed with whatever final official action(s) it deems appropriate regarding the proposed project. Local governments are encouraged to take the material presented in the DRI report into consideration when rendering its decision.

Withdrawal of DRI

If, at any time during the DRI process, an applicant desires to withdraw a DRI project from the process, the local government must inform the Regional Commission in writing of the request. The Regional Commission must provide notice of this withdrawal to all affected parties.

DRI Contact Information:



Kristi Harpst, kharpst@mg-rc.org
Daniel Cummings, dcummings@mg-rc.org
Crystal Gaillard, cgaillard@mg-rc.org

175 Emery Highway, Suite C
Macon, Georgia 31217
Phone: (478) 751-6160
Fax: (478) 751-6517
Web: www.middlegeorgiarc.org

DRI Online System:



www.dca.state.ga.us/DRI/default.aspx