



GMRC Information Form - Developments of Regional Impact (DRIs)

The Georgia Planning Act of 1989 authorized the Department of Community Affairs (DCA) to establish procedures for review Developments of Regional Impact (DRIs), large-scale developments that may possibly have effects beyond the local jurisdiction in which they are located. The process does not usurp local autonomy as the DRI findings are purely advisory*, however the process does allow neighboring governments, area service providers, and the State to better understand development trends and alert the host jurisdiction about potential impacts.

The DRI review process is intended to take place concurrently as the local review. For developments outside of Forsyth County, which is in the Metro Atlanta Non-Attainment area and subject to GRTA approval, the DRI review process is also intended to utilize information typically already provided for the local government. A brief summary of the review process is outlined below:

- Local government receives request for action (rezoning, land disturbance, etc.) for a project that does/may exceed the DRI thresholds
- Local government fills out Form 1 online
- GMRC confirms the project warrants a DRI
- Local government fills out Form 2
- GMRC contacts developer/applicant for pre-review meeting
- Local government and/or developer/applicant submits the following to complete the review packet:
 - site plan
 - topo map and/or map indicating stormwater management measures
 - traffic study OR indication of project vehicle trips per day with peak variations and indication of any road improvements required for the project
- Once the review packet is complete the GMRC's 30-day clock begins
- GMRC distributes review packet to potentially affected parties and collects responses
- GMRC review and copies of any comments received are submitted back to local government, which may then proceed with any action

A link to the DRI online web site and additional information can be found on the GMRC's web site at www.gmrc.ga.gov. Any questions should be directed to Adam Hazell, Planning Director, at ahazell@gmrc.ga.gov or 770-538-2617.