

Development of Regional Impact Program Description

Developments of Regional Impact (DRIs) are large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located. The Georgia Planning Act of 1989 authorized the Department of Community Affairs (DCA) to establish [procedures](#) for review of these large-scale projects. These procedures are designed to improve communication among affected governments and to provide a means of revealing and assessing potential impacts of large-scale developments before conflicts relating to them arise. At the same time, local government autonomy is preserved through the host government maintaining the authority to make final decisions relating to a development.

Development of Regional Impact Review Process

1. The applicant requests an action (rezoning, land disturbance permit, building permit, etc.) by a local government.
2. The host government determines that action meets the [DRI thresholds](#) established by the DCA.
3. The host government informs the applicant of DRI procedures and obtains required information.
4. If necessary, the NEGRC holds a pre-review consultation with the local government, the applicant, and affected parties in order to explain the DRI review process, discuss project related issues, and determine additional information required of the applicant.
5. The host government submits the [Initial DRI Information Form](#) via the DCA DRI website. The NEGRC requests that the host government also submit the [Additional DRI Information Form](#) via the DCA DRI website and the information found on the NEGRC Supplemental Information checklist via digital and hard copy at this time.
6. The NEGRC determines whether the proposed development qualifies for DRI review and issues a determination via the DCA DRI website.
7. Within 5 days of issuing the DRI determination, the NEGRC will provide a review packet to potentially affected governments and agencies, including Georgia Departments of Transportation, Natural Resources, and Community Affairs in all cases. Potentially affected parties will have 15 days to review the application and provide comments to the NEGRC.
8. NEGRC staff will prepare an evaluation and report of the DRI using the application information and comments from potentially affected parties.
9. Within 5 days of the end of the commenting period, the NEGRC is required to prepare a report containing comments from affected parties and the NEGRC, project evaluation and recommendations.
10. The NEGRC's recommendations will be transmitted to the local government, the applicant, and all affected parties. Transmittal of the NEGRC's finding and recommendations officially completes the DRI review process.
11. After the DRI review process is completed, the host government may proceed with any action(s) it deems appropriate regarding the proposed project, but it is encouraged to take the NEGRC's recommendations into consideration when rendering its decision.
12. The host government must notify the NEGRC of its action and identify all local requirements it has placed on the development as a result of the NEGRC's DRI recommendations.