

Developments of Regional Impact

I. Overview

Under the Department of Community Affairs (“DCA”), Rules for Developments of Regional Impact (“DRI”), local governments must submit proposed development projects to the Regional Commission for a determination of whether the project is a Development of Regional Impact when an applicant (such as a developer, builder, or landowner) requests some type of local government action on a proposed development project and the proposed project may meet certain DRI thresholds.

If these conditions are met, the project details are sent to the Regional Commission, which determines whether the project is a DRI.

Local governments may not take final action to approve the project while the DRI Process is ongoing.

II. DRI Communication Procedures

a. Local Government Review

Local governments follow specific procedures (which are called the DRI Communication Procedures), when:

- 1) a developer, builder, or landowner proposing a new development requests local government action related to the proposed development project (such as a rezoning, annexation, zoning variance, building or land disturbance permit, etc.); and
- 2) it appears that the proposed development may meet or exceed the applicable DRI thresholds. Georgia Rule 110-12-3-.03(1).

The DRI threshold for technological facilities (including data centers) in Non-Metropolitan Tier counties, which Irwin County falls under, is greater than 500,000 gross square feet; or covering more than 200 acres.

If there is a request for local government action and the project may meet or exceed the DRI threshold, the local government must prepare a DRI Information Form and submit the Form to the Regional Commission and DCA. When completing the form, the local government should consider whether the plans for the proposed project are sufficiently finalized that no, or only minor, modifications of the proposed project are anticipated prior to project construction. Georgia Rule 110-12-3-.02(2).

The local government may not take final action to approve the project while the DRI Process is ongoing but may continue local development review activities such as project