



GEORGIA DEPARTMENT of COMMUNITY AFFAIRS

Synopsis of Rules Regarding the Developments of Regional Impact Process

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 between 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 since the host government maintains the authority to make the final decision on whether a proposed development will or will not go forward.

In order to determine if a project must go through the DRI review process, the Regional Commissions are tasked with using various definitions and thresholds to assess if a given project meets the criteria. Within the last few years there have been large scale developments, typically referred to as ‘data centers’, that do not fall into any clear category, but have potential wide reaching affects that the DRI process would help assess. Other development types have also been addressed in the proposed changes including Solar Power Generation Facilities.

To address this, the Department will create new development categories to the DRI threshold matrix as well as added definitions in order to allow these developments to be reviewed, Chapters 110-12-3-.05 and 110-12-3-.06.

Full text of the proposed rules can be found on DCA’s website at:

<https://dca.georgia.gov/community-assistance/coordinated-planning/governing-statutes-regulations-and-guidance>

Proposed Revisions	
This section contains communication and review procedures. Language was made more concise.	Section 110-12-3-.02
This section is about the regional commission responsibilities. Language was added to clarify.	Section 110-12-3-.04
This section contains the DRI thresholds matrix. The table was alphabetized, and new thresholds were added. “Solar Power Generation Facility” is meant to include ‘solar farms’ and the like. “Technological Facility (Including Data Centers)” is meant to include data centers and other similar uses that do	Section 110-12-3-.05(2)



not necessarily generate traffic/ trips or onsite employees.	
This section contains the definitions – both clarifying and new definitions to support the threshold table.	Section 110-12-3-.06