

# Development of Regional Impact (DRI) update

- Overview of Georgia's Development of Regional Impact (DRI) law and ARC's role
- 2019 recap
- 2020 outlook
- Pandemic response
- Questions and discussion

## Community Resources Committee

July 9, 2020

Greg Giuffrida

Plan Reviews Program Manager

[ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org)

(470) 378-1531



# Purpose of DRI Program



- Identify developments that may have impacts outside local jurisdictions
- Improve coordination among local governments and agencies on growth and development
- Assessing potential impacts of developments before conflicts arise

# History of the DRI Program

- Required by 1989 Georgia Planning Act (O.C.G.A. 45-12-200, et seq., and 50-8-1, et seq.)
- Foundation for community and regional planning in Georgia:  
*“**Coordinated and comprehensive planning** by all levels of government within the State of Georgia...”*
- Gives responsibility for statewide DRI program management to Georgia Department of Community Affairs (DCA)
- Emphasizes coordination with Regional Commissions (RCs) and local governments

# What is GRTA's role?

- Georgia Regional Transportation Authority
- State-level authority to address mobility and air quality in metro Atlanta
- Empowered by state to conduct its own DRI reviews and require conditions of development to mitigate transportation impacts



# What makes a DRI?

- When project exceeds thresholds that vary by location in ARC regional plan
- Lower threshold for Rural areas, higher for Core
- Can be large conventional developments or specific uses like quarries, cement plants, etc.
- DRI “triggered” by local action like rezoning, permits, etc.
- ARC determines whether it qualifies as DRI
- ARC determination begins a separate but parallel GRTA review

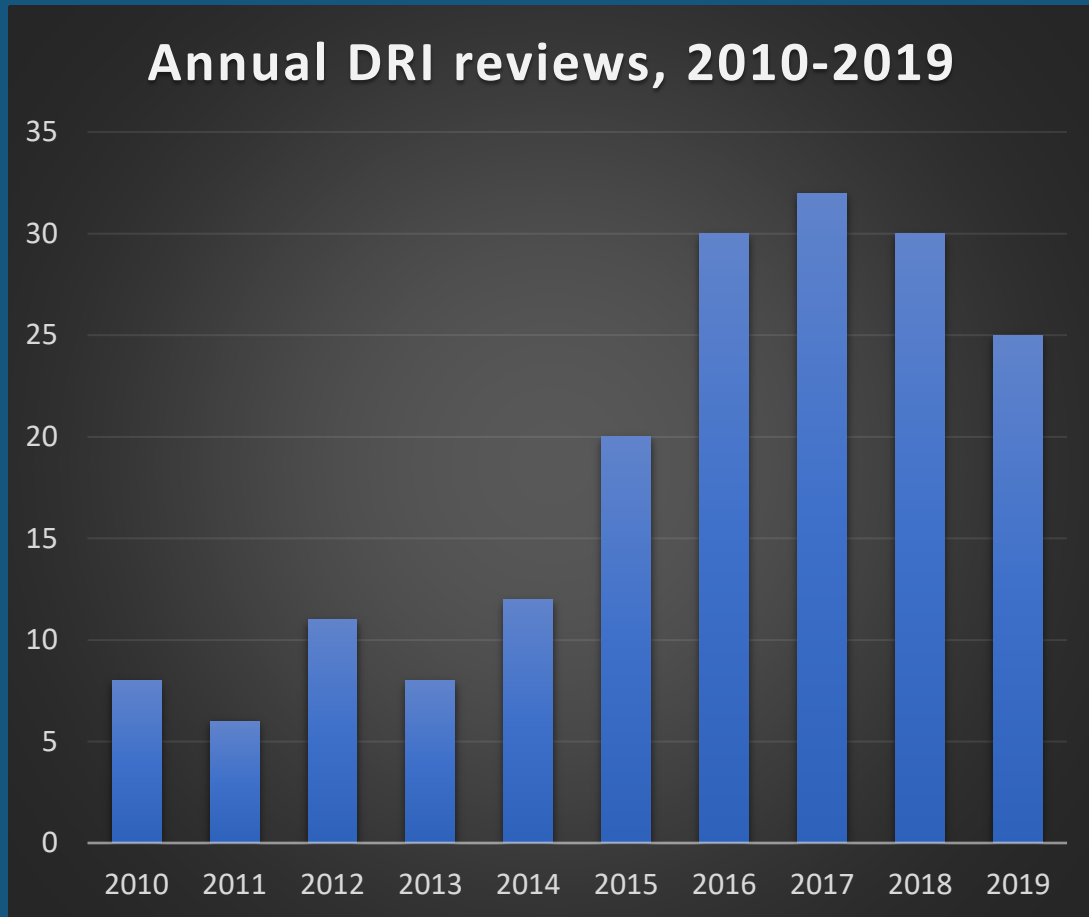
# What makes a DRI?

Type	Typical threshold (varies from urban to rural)
Residential	500 units
Mixed-Use	500,000 square feet of all uses
Hospitals/health care	400 beds
Commercial	400,000 square feet
Office	500,000 square feet
Wholesale/distribution/industrial	500,000 square feet
Hotels	500 rooms

# Other unique uses with potential impacts

Type	Typical threshold
Airports	New or runway extensions of 500+ feet
Attractions/recreation	1,500+ parking spaces, seating of 6,000+
Waste handling facility	Within 1 mile of public facility (river, school, park, etc.)
Quarry/asphalt/cement	Within 1 mile of public facility (river, school, park, etc.)
Truck stops	10+ diesel pumps or 20+ truck parking spaces
Corrections	300+ new beds or 375+ new peak-hour trips
Post-secondary schools	2,400+ new students or 25%+ expansion

# Recap of 2019 DRI reviews

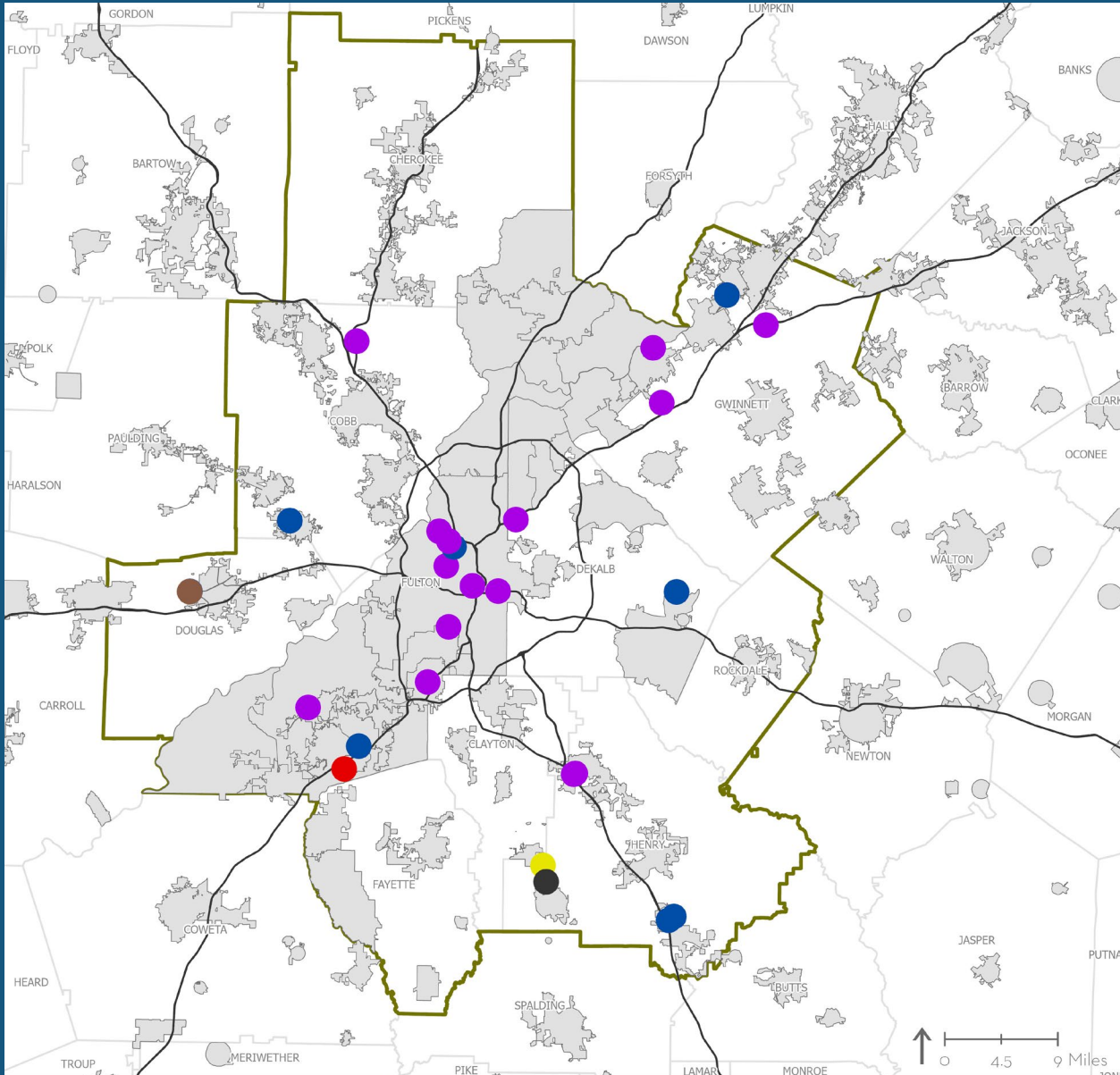


25 projects reviewed

- Industrial: 6,695,826 sf
- Commercial: 2,215,463 sf
- Multifamily: 11,885 units
- Single-family: 1,754 units  
(*attached + detached*)



# 2019 DRI reviews in Atlanta Region



# Highlighted project: Quarry Yards (DRI #2993)

---

- City of Atlanta
- MARTA Green Line
- Adjacent to future BeltLine Westside Trail and Proctor Creek Greenway Trail
- Opportunity Zone
- 2,321 residential units
- 300 hotel rooms
- 1,880,000 sf office
- 171,400 sf retail
- ARC comments: Much more attention to pedestrian connectivity needed; stream buffers need to be defined







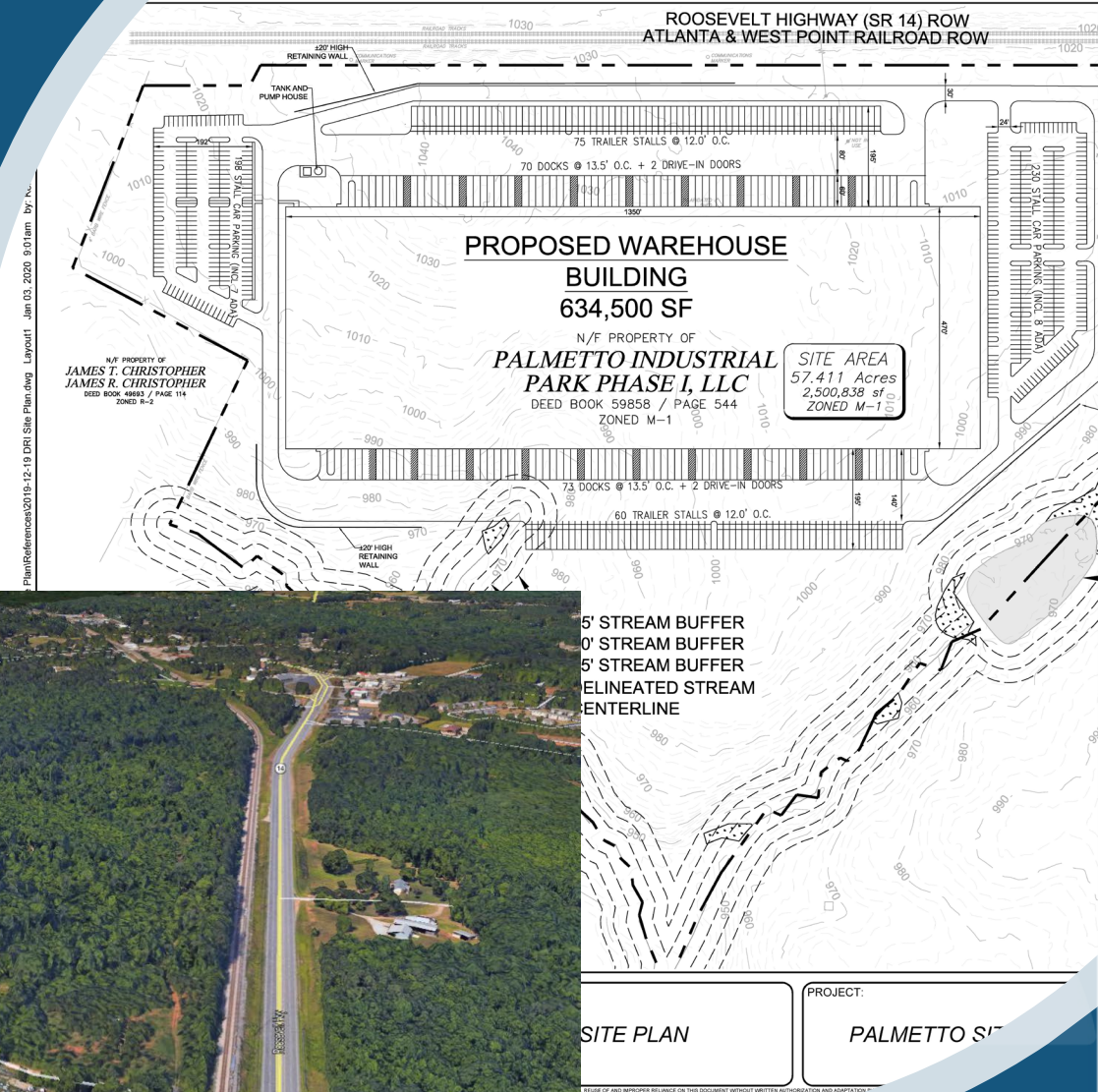
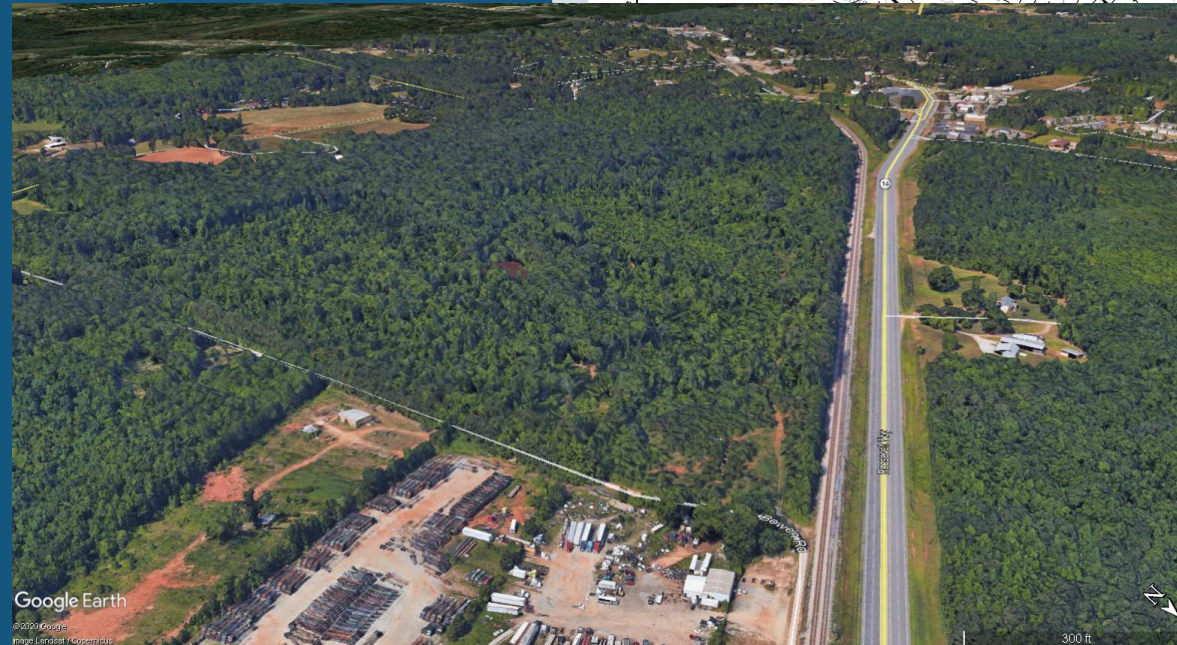
## Highlighted project: Grove at Towne Center (DRI #3033)

- City of Snellville
- Mixed-use town center based on LCI plan
- 429 residential units
- 170,000 sf office/retail/community space
- Town green
- ARC comments: Consider conversion of one-way streets to two-way; add crosswalks and reduce curb radii to lower speeds; integrate with city trail plans



# Highlighted project: Palmetto Site (DRI #3033)

- 634,500 SF distribution warehouse
- City of Palmetto
- ARC comments: Install pedestrian accommodation from nearby MARTA bus stops for future employees



# 2020 outlook

15 reviews complete/in progress  
~10 pending

- Industrial: 17.2 million sf
- Commercial: 3.2 million sf
- Multifamily: 1,700 units
- Single-family: 1,980 units  
(*attached + detached*)

- Big increase in warehouse/distribution, especially in western metro
- Slowdown in multifamily?
- COVID-19 effects still unknown. Some DRIs very long-term projects, so maybe not a factor
- We're still busy!

# Remote DRI procedures for COVID-19

- In past, all Pre-Review meetings were hosted at ARC office
- March 12: Implemented new procedure for remote meetings. 10 hosted so far.
- Applicants must email required documents 2 business days before
- Because accurate traffic counts can't be collected at this time, applicants asked to gather recent data and make forecast
- GRTA, local government, and GDOT (if near state routes) must approve methodology



# Questions?

For questions related to DRIs and other ARC Plan Review functions, please contact:

Greg Giuffrida (juh-FREE-duh)  
Plan Reviews Program Manager  
470-378-1531  
[ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org)

<https://atlantaregional.org/community-development/comprehensive-planning/developments-of-regional-impact/>



*Airport City DRI #3063*