

Amendment #17 - Amend Article 8 Part 1 Section 120 Developments of Regional Impact to comply with new DCA guidelines. The chart has been updated accordingly with only a couple of changes)

The Planning Commission recommended approval.

Section 8-1-120 Developments of Regional Impact

A. When an application for rezoning, conditional use permit or preliminary plat review includes any of the uses listed in Table 120 below and that use exceeds the listed thresholds of intensity, it shall be deemed to be a Development of Regional Impact (DRI). **In accordance with Georgia Department of Community Affairs Chapter 110-12-3 Developments of Regional Impact;** The application for such rezoning, conditional use permit or preliminary plat review shall include:

B.

1. Three (3) copies of a completed traffic study supplied by the applicant and prepared by a professional engineer registered in the State of Georgia. The traffic study must be prepared in conformity with the Traffic Study Guidelines included in this Ordinance as Appendix D;
2. Two (2) copies of completed forms provided by the Planning and Development Office for review by the Northeast Georgia Regional Development Center (NEGRDC) and other affected state and local government agencies as they shall deem appropriate; and
3. Two (2) copies of a site development plan that includes the proposed site plan for the subject property, as well as a conceptual plan for all contiguous properties under the same ownership as the property for which DRI documentation is being prepared.

B. The Planning and Development Office is responsible for submitting Forms 1 and 2 to the NEGRDC. The applicant shall attend a pre-application conference with NEGRDC, if required by NEGRDC.

Type of Development	Metropolitan Tier
(1) Office	Greater than 400,000 gross square feet
(2) Commercial	Greater than 300,000 gross square feet
(3) Wholesale & Distribution	Greater than 500,000 gross square feet
(4) Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
(5) Housing	Greater than 400 new lots or units
(6) Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
(7) Hotels	Greater than 400 rooms
(8) Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein.

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(9) Airports	All new airports, runways and runway extensions
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
(16) Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New Facilities
(17) Intermodal Terminals	New Facilities
(18) Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
(19) Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
(20) Any other development types not identified above (includes parking facilities)	1000 parking spaces or, if available, more than 5,000 daily trips generated

- C. No action shall occur on such a rezoning, conditional use permit or preliminary plat review application until a recommendation is received from the NEGRDC regarding the DRI, provided that such application shall have

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been complete in every respect and was received by the Board of Commissioners within ninety (90) days of the date that the completed DRI review application forms were received by the NEGRDC.