



*Heart of Georgia Altamaha
Regional Commission*

April 20, 2026

Sent via email to: rdanieltaylor@cityofmetterga.gov; swood@cityofmetterga.gov; aconner@cityofmetterga.gov;
tconcannon@cityofmetterga.gov

Mrs. Rashida Taylor, Mayor
49 South Rountree Street
P.O. Box 74
Metter, GA 30439

Re: DRI #4695

Dear Mayor Taylor:

City of Metter Director of Planning, Teresa Concannon has recently contacted the Heart of Georgia Altamaha Regional Commission with information regarding the proposed construction of the Fortner Road Mixed Use development to be located at Parcel # 037 021, at 990 Fortner Road.

The City of Metter identified that this development could meet the criteria for being determined as a Development of Regional Impact (DRI), as defined by the Georgia Department of Community Affairs (DCA). On behalf of the City of Metter and the developer, Teresa Concannon has submitted the appropriate DRI application forms, including the "Initial DRI Information Form" and an "Additional DRI Information Form" through the DCA's DRI online system. Accordingly, the Regional Commission has been notified to initiate the DRI review process upon ensuring that all applicable information has been provided to begin the process.

Under the Georgia Planning Act of 1989, DCA created the DRI review process as a regional review of local development projects that are of a large enough scale to possibly create impacts that extend beyond the jurisdiction of the project's location. The purpose of a DRI review is to improve communication between governments and provide a means of revealing and analyzing potential impacts before conflicts arise. The parties involved in a DRI review include the host local government for the development, the reviewing Regional Commission (RC), and other potentially affected local governments, state and federal agencies, and organizations.

In order to qualify as a DRI, a project must require local government action to proceed and exceed DCA established minimum thresholds. For mixed use developments in a non-metropolitan area, the threshold is "Gross square feet greater than 125,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 40 acres; or if any of the individual uses meets or exceeds a threshold as identified herein". The proposed Fortner Road mixed use development will include a full build out of approximately 100 acres. The proposed



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development is requesting local government action pertaining to rezoning and annexation of the property into the City of Metter.

Therefore, please be advised that upon review of Metter's DRI submission, I have determined that all appropriate information has been provided to the Regional Commission regarding the Fortner Road Mixed Use as a mixed use development project and that the said development project meets the minimum threshold criteria to be considered a DRI.

A thirty-day review period is required for the DRI review process. During this time, the City of Metter cannot take any official legislative or administrative action to advance or further the project until the DRI review process has been completed. Failure to comply with this requirement may result in a determination by DCA to revoke Metter's Qualified Local Government (QLG) status. Within five (5) days of this notice of determination, an analysis of the project will be prepared, and comments will be solicited from potentially affected parties. Following a 15-day comment period, the RC will issue its findings. The transmittal of this report completes the DRI process. Once the DRI review process has been completed, you will then be free to proceed with taking any necessary action(s) on the proposed project that you so desire. This letter includes the initial DRI determination; the process begins at the date this notice is received.

For your information, please find enclosed further information explaining the DRI review process. The entire DRI review process can be undertaken online.

If you have any questions, please do not hesitate to contact me at (912) 292-9023.

Sincerely,

Frank Kastl
Regional Planner