



GEORGIA

VERMONT

Date Received: _____ Fee Paid \$ _____ Ck # _____ CU - _____ - _____

Tax Parcel ID: _____ Hearing Date: _____

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Greenfield Growth, LLC
Name (c/o Benjamin Avery) _____
Address 68 Randall Street _____
City/State/Zip South Burlington, VT 05403 _____
Phone 802-316-0004 _____
Email ben@greenfieldgrowthllc.com _____

Property Owner(s) if different

864 Ethan Allen Highway, LLC
Name (c/o Rick Bove) _____
Address 218 Overlake Drive _____
City/State/Zip Colchester, VT 05446 _____
Phone 802-864-3430 _____
Email rickbove@comcast.net _____

CERTIFICATION OF APPLICANT

The undersigned applicant(s) hereby certifies that all information submitted on this application is true and accurate and that the information provided is complete.

1/29/24
Date

[Signature]
Applicant

Applicant

PROPERTY OWNER AUTHORIZATION

The undersigned property owner(s) hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant(s) has full authority to request approval for the proposed use of the property and any proposed structures.

1/31/2024
Date

[Signature]
Property Owner

Property Owner

1. ABUTTING PROPERTY OWNERS

List names and mailing addresses of all adjacent property owners including those across the road right-of-way and all property owners on a shared private right-of-way whether or not they abut the subject parcel. Please submit a stamped, addressed envelope for each property owner listed, together with a stamped, addressed envelope for Applicant/owner (use a separate sheet if necessary).

SEE ATTACHED ABUTTERS LIST

2. REQUEST FOR CONDITIONAL USE:

Section(s) 2.2, 3.6 of the Town of Georgia Development Regulations.

3. PROPERTY IDENTIFICATION:

E911 Address 864 Ethan Allen Highway or

Other identification: Former Homestead Campground

Deed Reference: Book 316, Page 289

Subdivision Name (if applicable): _____

4. ZONING DISTRICT: South Village

5. PROPERTY DIMENSIONS:

Lot size: 12.3 acres; or dimensions: _____

Lot frontage: 291'

6. NATURE OF PROPOSED REQUEST: Please provide a complete narrative on a separate sheet of paper describing the nature of the proposed request explaining in detail the proposed use(s) of the property. Please also address each of the following applicable elements in a descriptive manner: building size(s), type(s) and use(s) thereof, landscaping and/or screening, access to property, impact on traffic, internal circulation of vehicular and pedestrian traffic, parking requirements, lighting (size, type, location and number), number, size and location of proposed sign(s), proposed days and hours of operation, and proposed number of employees.

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7. **Title(s) of plans(s) submitted with application;** and, if applicable, firm which prepared plan; project number; date of plans and revisions. Site plans shall include, where applicable, the following:

- a) Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
- b) Property lines and abutting streets.
- c) Rights of way or easements affecting the property.
- d) Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
- e) Height of existing and proposed buildings or structures.
- f) Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
- g) Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
- h) Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
- i) Existing and proposed contours at no more than 5-foot intervals.
- j) Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
- k) Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
- l) Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
- m) Location, type, size, and number of existing and proposed lighting fixtures.
- n) Location and size of existing and proposed sign(s) (please provide sketch of each sign).
- o) A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
- p) Building elevations drawings to scale for all proposed and/or modified buildings and any related buildings.

Please provide one full size copy to scale, eight 11' x 17" copies & one electronic copy with application.

8. **SPECIFIC AND GENERAL STANDARDS FOR CONDITIONAL USES:** Applicant must be prepared to address the specific standards for Conditional Use as set forth in each zoning district in the Town of Georgia Zoning Regulations. In addition, applicant must address the general standards for all uses as set forth in Title 24 V.S.A. Chapter 117 Section 4414(3) and Section 3.2 of the Town of Georgia Development Regulations as follows:

- a. Public facilities and services (including, but not limited to fire protection, schools, roads, and other municipal infrastructure) are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:

The project will be served by public access off Ethan Allen Highway, Georgia fire & rescue, and local elementary and middle schools.

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b. The character of the neighborhood, area, or district affected will not be adversely impacted and that:

i) A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or the citizens of the town;

The proposed 12,000 SF of commercial space and thirty-nine (39) residential units will not create a nuisance or hazard to the detriment of health, safety, or welfare of the users, neighbors or citizens of Georgia.

ii) The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other property;

The proposed project is in line with the South Village district's purpose of creating a compact settlement of small-scale business, civic, and residential uses with pedestrian-friendly streetscapes. The proposed commercial and residential uses are compatible with the existing surrounding commercial and residential uses.

iii) Appropriate use or development of adjacent property will not be impeded; i.e., the scale of the proposed development in relation to existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted.

This project will not impede the development of adjacent properties. The proposed project includes a public road that extends to the property of the abutting parcel to the north as well as sidewalks that will provide vehicle and pedestrian access to that property. The project also includes an easement providing access to the abutting Dollar General store. All other surrounding uses are existing residential homes.

c. Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.

A traffic study by Wall Consultant Group (attached) has determined that the proposed development will not cause congestion, hazard, or detriment to neighboring or nearby intersection and does not warrant turning lanes or a traffic light.

d. The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia. The purpose of the South Village district is to create compact, pedestrian-friendly mixed-use developments containing commercial and residential uses. The proposed project is mixed use with 12,000 SF of commercial space and 39 residential units

e. That the utilization of renewable energy resources will not be adversely affected.

The utilization of renewable energy resources will not be adversely affected.

9. PERFORMANCE STANDARDS:

The proposed use:

- a. ☐ will ☒ will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
- b. ☐ will ☒ will not emit any odor, dust, dirt, or smoke which is considered offensive;
- c. ☐ will ☒ will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
- d. ☐ will ☒ will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
- e. ☐ will ☒ will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
- f. ☐ will ☒ will not cause a fire, explosion or safety hazard;
- g. ☐ will ☒ will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
- h. ☐ will ☒ will not interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

10. OTHER PERMITS REQUIRED:

This project will also require the following permits (local, state, federal):

Water & Wastewater, Erosion Control, Act 250, Stormwater

Decision of the Board

Date: _____

Approved: ☐

Denied: ☐

Note: You will receive a written Decision and Findings of Fact within 45 days of the close of the hearing.