

**SKETCH PLAN REVIEW  
 Three-Lot Minor Subdivision  
 DRB-007-26**

<b>Owner:</b> Harold & Faith Newton	<b>Property Tax Parcels &amp; Location:</b> 20 Conger Road – 214 Conger Road Parcel#102560000 / 102630000 Zone: Residential (R) & Ag Residential (AR)
<b>Applicant 1:</b> Alecia Dixon	<b>Applicant 2:</b> Forrest Newton

**Background**

Alecia Dixon and Forrest Newton, hereafter referred to as Applicants, are requesting Sketch Plan review for a three-lot Minor Subdivision for the parcels located at 20 Conger Road (±21.93 acres) and 214 Conger Road (±10.1 acres). The parcels are located in Residential (R) and Ag Residential (AR) zoning districts.

The following subdivision of property is outlined below:

- Lot 2A, ±8.06 acres, located off Route 7 and consisting of the house and outbuildings.
- Lot 2B, ±13.66 acres, open land to the east of 214 Conger Road
- Area A, ±0.44 acres, to be annexed to Applicant Dixon’s land at 214 Conger Road

**COMMENTS**

**General Subdivision and Site Plan Review Requirements**

**1. Dimensional Requirements.** The dimensional requirements of the Zoning District and the proposed lot dimensions are as follows:

	<b>R</b>	<b>AR</b>	<b>LOT 2A</b>	<b>LOT 2B</b>	<b>Area A</b>
<b>Minimum Lot Size</b>	1.0 acres	2.0 acres	±8.06 acres	±13.66 acres	±0.44 acres
<b>Lot Frontage</b>	100 ft	150 ft	±800ft	±525ft	±750 ft

**2. Site plans.** Applicant has submitted one map prepared by Day Land Surveying, PLLC on 11/13/2025 titled, “Newton & Dixon Boundary Line Adjustment and Subdivision Plat”.

**3. Lot layout.** The proposed layout will divide the 21.93-acre parcel into two lots, where Lot 2A will contain the existing dwelling and buildings with ±8.06 acres; Lot 2B will be created with ±13.66 acres reserved for future development; and Area A will be annexed to 214 Conger Road by a boundary line adjustment.

**4. Suitability for development.** 20 Conger Road and 214 Conger Road have existing single family dwellings. This subdivision will create a new lot (2B) for future development.

5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
6. **Storm water and erosion control plan during construction.** N/A
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the Residential (R) and Ag Residential (AR) zoning district and meets Development Regulations for lot frontage requirements.
8. **Compatibility with surroundings.** The proposed three lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** The existing single-family dwellings have already confirmed municipal services.
10. **Individual Water Supply.** N/A
11. **Vehicular Traffic.** N/A
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** N/A

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Town of Georgia

cc: Applicants, Owner