

**SKETCH PLAN REVIEW
 Three-Lot Minor Subdivision
 DRB-009-26**

Owner: Reno Vermont LLC c/o Sean Fitzgerald	Property Tax Parcels & Location: 17-acre parcel located on Ethan Allen Highway near the I-89 interchange Parcel#117610100 Zone: Business (B) & Ag Residential (AR)
Applicant/Engineer: Peter Mazurak, Apex Engineering, LLC	

Background

Reno Vermont LLC and Peter Mazurak, hereafter referred to as Applicants, are requesting Sketch Plan review for a three-lot Minor Subdivision for the ±17.6 acre parcel located on Ethan Allen Highway near the I-89 interchange. The parcel is located in the Business (B) and Ag Residential (AR) zoning districts.

The following subdivision of property is outlined below:

- Lot 1, ±8.9 acres
- Lot 2, ±4.3 acres
- Lot 3, ±4.3 acres

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	AR	LOT 1	LOT 2	Lot 3
Minimum Lot Size	1.0 acres	2.0 acres	±8.9 acres	±4.3 acres	±4.3 acres
Lot Frontage	100 ft	150 ft			

2. Site plans. Applicants have submitted one map prepared by Apex Engineering, LLC on 3/6/2026 titled, “RenoVermont LLC Site Plan”.

3. Lot layout. The proposed layout will divide the ±17.6 acre parcel into three lots, where Lots 2 and 3 will be accessed by a 60-foot-wide proposed roadway, and will include a 30-foot-wide access easement over Lot 2 in favor of access to Lot 1.

4. Suitability for development. This subdivision will create three new lots 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 Business (B) and Ag Residential (AR) zoning districts 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.** This project will require an ability to serve letter from the Georgia Fire Chief.
10. **Individual Water Supply.** N/A
11. **Vehicular Traffic.** N/A
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** Applicants will submit all state permits as required to complete the project.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant/Engineer, Owner