

**SITE PLAN AMENDMENT
Parking Lot Expansion
SA-002-25**

Owner/Applicant: Redeeming Grace Church 164 Ballard Road, Georgia VT 05468 802-891-4213	
Surveyor/Engineer: Nicholas Smith, P.E., Smith Site Engineering #716-778-4353 smithsiteengineering@gmail.com	Property Tax Parcel & Location: 164 Ballard Road Georgia, VT 05468 <u>Parcel#109660000 Zone: AR-3</u>

BACKGROUND

Redeeming Grace Church, hereafter referred to as Applicants, are requesting a Site Plan Amendment from the previous property decisions (PC-021-09 & ZBA-012-09) to expand the western parking lot to increase the number of parking spaces (+40) and plant new arborvitae screening to match the existing landscaping.

The parcel is located at 164 Ballard Road and within the AR-3 zoning district with total acreage of ± 42.45 acres in size and is benefitted by ± 975 ft of road frontage along Ballard Road.

PROJECT NARRATIVE SUMMARY

1. Applicants have submitted the following maps:
 - Parking Lot Expansion, 164 Ballard Road- Redeeming Grace Church, prepared by Smith Site Engineering, Nicholas Smith, P.E., dated 6/10/2025;
 - Excerpt from the 2017 Vermont Stormwater Treatment Standards Manual (page 2-1) regarding pervious, non-jurisdictional surface with comments.
2. Previous approval for Applicants' projects (PC-021-09 & ZBA-012-09) were issued in 2009.
3. The site plan amendment is limited to expanding the parking lot to increase the number of parking spaces. No other site plan changes are requested.
4. Applicants will expand the western parking lot to add 40 new spaces. The parking lot will be constructed with material and in a manner to provide a permeable surface for driving.
5. Access is via main entry off of Ballard Road across from Manor Drive. No changes will be made to access.
6. Parking is located ± 250 west of the building, directly west of the existing western parking lot. The parking lot runs parallel to Ballard Road. 40 spaces are proposed for a total of 117 parking spaces. There are currently three (3) accessible parking spaces on the site. Applicants will install two (2) new accessible signs and posts to be in compliance with national standards.
7. There is an existing 60 foot right of way (ROW) to the Town of Georgia for the future street construction opposite Manor Drive. There is a 10-foot-wide recreation path and utility easement

to the Town of Georgia along Ballard Road. There is a utility easement to Central Public Services Corporation for the pole located at the southeast corner of the site.

8. No changes to water supply or wastewater system.
9. No new buildings or structures are proposed.
10. The proposed work is located on sandy/sandy loam soils and will be constructed using material and methods to create a permeable gravel surface. This is considered a Low Impact Development technique to treat stormwater by the Town and is non-jurisdictional to the State.
11. The project will include the extension of the existing arborvitae hedge road along the southern edge of the parking lot. This landscaping is for screening purposes.
12. No additional lighting is proposed. This parking lot will typically only be used on Sunday mornings during worship service, not in the evening when lighting would be necessary.
13. An Act 250 permit amendment will be required. No other permits are required for this project.
14. According to Town of Georgia Developmental Regulations (2/27/2023) Article 7.9: Parking, Traffic Access, and Circulation:
 - A. Parking Lot Screening. *Parking areas may be required to be landscaped or screened from adjacent uses and from the roadways in the vicinity.*
 - B. Parking Lot Location. *1. Parking may be prohibited in the front, side or rear yard setback areas. 2. In the AR-2, AR-3 and B Districts, parking, loading, and utility areas may be required to be located to the side or rear of buildings and may be required to be screened. Town of Georgia Development Regulations Page 120 February 27, 2023 Article 7 Planning and Design Standards*
 - C. Parking Lot Design. *1. Permeable surfaces may be required for proposed parking areas to minimize stormwater runoff off-site. Relocation or redesign of parking areas may be required to limit runoff and control erosion in accordance with approved State standards. 2. The size and location of any paved area may be limited by the DRB. 3. Consideration will be given to the effect of noise, glare or odors associated with parking, loading, and service areas on adjoining properties and State and Town highways.*
 - D. Parking Lot Access. *1. In the AR-2 and AR-3 Districts, access may be limited to one curb cut. Sharing of driveways with adjoining properties may be required.*

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk

cc: Applicant/Engineer