

Conditional Use Application

Applicant Name *

7 North Real Estate Holdings LLC


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.

Date *

Tim Reed (for 7 North Real Estate Holdings LLC)

Applicant Signature

 Signed by **Brad Ruderman** 1/9/2026, 11:25 AM

 Signed by **Brad Ruderman** 1/8/2026, 11:40 AM **Note: Form has been edited after the sign-off.**

Property Owner Authorization: If the property owner is not the applicant, please submit an owner authorization with the permit.

REQUEST FOR CONDITIONAL USE

Section(s) of the Town of Georgia Development Regulations *

Section 3.2

PROPERTY IDENTIFICATION

E911 Address

Ethan Allen Highway

Deed Reference: Book

394

Other identification:

Deed Reference: Page

51-52

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Subdivision Name (if applicable):

Zoning District *

B

PROPERTY DIMENSIONS:

Lot size: *

Lot frontage: *

70

960

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.

Abutters *

See attached Abutters List

Nature of Proposed Request

Please provide a complete narrative 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.

Specific & 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 6.2 of the Town of Georgia Development Regulations as follows:

1.) 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:

Standards 1 *

The site has good access to a major highway (U.S. Route 7) and is located less th

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No adverse impacts are anticipated. The storage facility will be open seven days a week.

b. 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;

Use *

This project is located within a business district, adjacent to a commercial development.

C. 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.

Scale *

This is a low impact project with no impacts to the municipal infrastructure aside from the proposed use.

3.) 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.

Traffic *

VTrans has issued permit #46121. The project will upgrade the existing farm access road.

4.) 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.

Consistent *

Self-storage facilities are a Conditional Use in the Business zoning district. The project is consistent with the zoning district.

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

Energy *

No adverse impacts are anticipated to the utilization of renewable energy resources.

Performance Standards

1.) The proposed use will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive; *

True False

2.) The proposed use will not emit any odor, dust, dirt, or smoke which is considered offensive? *

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True False