

17 BLACK WALNUT, LLC
26 – 104 BALLARD ROAD, GEORGIA, VT

PROPOSED MAJOR SUBDIVISION
PROJECT NARRATIVE

Revised 5/1/26

17 Black Walnut, LLC proposes a major subdivision on the property located at 26 through 104 Ballard Road within Georgia's Village Core Zoning District (formerly South Village). The subject property was once the site of the Georgia Farm House development of Richard and Danielle Jackson that included a go-kart track, a miniature golf course, bumper boats and a driving range.

The property is located on the northerly side of Ballard Road and is currently comprised of Lots 2, 4, 5 and 6 (see PC-005-19) totaling 7.22 acres. The property is currently subject to SP-001-21, SP-002-21, SP-003-21, CU-002-21 and SA-001-23. The current proposal will supersede prior approvals. The property is bordered by the Redeeming Grace Church to the west, the Fairbanks property (formerly Cloverleaf Farm) to the north, Georgia Medical Center and KC's Closet (formerly Georgia Restaurant) to the east and single-family residences to the south across Ballard Road. The property is shown within a Designated Neighborhood on the current Future Land Use Map adopted by the Northwest Regional Planning Commission

Under the current proposal, subdivision is planned to allow 18 two-story single-family residences with a grid of private streets and adjacent multi-use paths. Single-family dwellings are permitted with a maximum size of 1,500 s.f. of habitable area and a commercial offset of 25%. Section 6.7.D.2 of the Development Regulations allows for the donation of a Community Recreation Area parcel as a replacement for the commercial offset within the VC District. Within the Sketch letter, the DRB indicated the 0.42 acres proposal in the application would count as 3,500 s.f. of commercial offset. This proposal doubles the size of the proposed Community Recreation Area parcel to 0.84 acres which would offset 7,000 s.f. of required commercial space. Eighteen dwellings with a maximum area of 1,500 s.f. results in a commercial requirement of 6,750 s.f., therefore, the commercial requirement is met. The details of the amenities included in the Community Recreation Area remain to be finalized. We are currently showing a playground, basketball court, benches, landscaping and contemplating a pickleball ball court. Final details will be presented once we have confirmation from the DRB that the proposal meets the commercial requirement.

Access to the development is proposed with a private street off Ballard running north/south to the Fairbanks property and the public road within the Town right-of-way at the eastern edge of the Redeeming Grace Church property. There are two private cross streets connecting the two. Residences will be accessed by separate driveways off the private streets. At Sketch we presented an alternative that included shared driveways with parking behind the residences, but it was the general consensus that the current layout was preferable. It is planned that each residence will include a 2-car garage with room for two parking spaces outside the right-of-way. House footprints are to be chosen that provide a primary entrance close to the street right-of-way with the garage and parking to the side of that entrance in accordance with Section 2.10.4.D.5. A waiver is requested to allow backing into the street in accordance with Section 5.7.2.D.4. Pedestrian access is provided by a concrete sidewalk within a 10' wide pedestrian easement along Ballard Road and multi-use paths throughout the development. An effort was made to place the multi-use paths opposite residences to limit potential conflicts with backing vehicles. Fourteen parking spaces are proposed along Ballard Road to accommodate traffic to the Community Recreation Area, though it is anticipated many users will walk to the facility.

The existing building on Lot 4 includes a residence and 1-bedroom apartment, which will remain unchanged. The existing residence is two stories. A previously approved in-ground 6,415 GPD community wastewater disposal system with pretreatment located on Lot 4 will accept effluent from all proposed uses. The 3,900 gpd wastewater disposal mound on Lot 2 will be held in reserve at this time. Lot 6 and the previously approved 6,400 gpd wastewater disposal mound are no longer proposed. Permit WW-6-0245-1 will be amended to allow these modifications though no changes to final disposal are proposed. Potable water supply is proposed by multiple wells that will each serve up to 24 residents. The well previously approved as WSID #VT0021588 will serve just 4 houses. As previously planned, a well on Lot 4 will be abandoned, and the existing well utilized by DC Lang, LLC will remain in use with a new water line and easement location.

Stormwater treatment is proposed in accordance with the Vermont Stormwater Management Manual as the proposed impervious area exceeds 0.5 acres necessitating an operational stormwater permit. The site is very flat which limits options for collection and impoundment of stormwater. The exact size and location of stormwater treatment facilities remain to be determined. Erosion control will be provided in accordance with the Low Risk Site Handbook. Stormwater and wastewater disposal permits will require a homeowner association or other legal mechanism. HOA declarations will be developed to address sharing of access, utilities, maintenance, etc. As currently comprised, the Community Recreation Area parcel (Lot 5) would not be included in an HOA.

Access to each lot was described previously. Based on the latest edition of the Institute of Transportation Engineers Trip Generation Manual, the proposed single-family residences will result in a total of approximately 18 peak PM hour trips. A Traffic Impact Study was prepared by VHB in 2019 for the previous proposal. That study concluded that the proposal resulting in 76 net new and 85 total peak PM hour trips "is not anticipated to generate unreasonable congestion or unsafe conditions on the adjacent roadway network." The current proposal results in only 18 peak PM hour trips which is a reduction of approximately 75%. This study can be updated if deemed necessary by the DRB.

Currently, no lighting is proposed within the Community Recreation Area as it is only open to the public during daylight hours in accordance with Section 6.7.D.2. Only minor lighting fixtures customary for single-family residences are proposed. No lighting will be installed that causes glare on neighboring properties. Since there are no parking areas, no pole lighting is proposed. Street and pedestrian lighting can be provided if deemed necessary by the DRB. Street trees are provided throughout the development. Existing trees and hedges are to remain where practical.

An off-site Class 2 wetland was recently delineated on the Fairbanks property. The 50' wetland buffer extends southward across the northern property line of the subject parcel. As part of Act 181 once designation is finalized, this wetland may be disregarded as it is not included in the current Vermont Significant Wetlands Inventory Map. Regardless, no disturbance of the wetland buffer is proposed. There are no other on-site or immediately adjacent environmentally sensitive features.