



GEORGIA

VERMONT

Date Received: _____ Fee Paid \$ _____ Ck # _____ CU - _____ - _____

Tax Parcel ID: _____ Hearing Date: _____

TOWN OF GEORGIA DEVELOPMENT REVIEW BOARD CONDITIONAL USE APPLICATION

Applicant(s)

Name Lora's Farm Georgia, LLC (c/o Laura Handy)



Property Owner(s) if different

Name same as applicant _____

Address _____

City/State/Zip _____

Phone _____

Email _____

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

Applicant

Applicant

PROPERTY OWNER AUTHORIZATION

The undersigned property owner(s) hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant(s) has full authority to request approval for the proposed use of the property and any proposed structures.

Date

Property Owner

Property Owner

1. 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. Please submit a stamped, addressed envelope for each property owner listed, together with a stamped, addressed envelope for Applicant/owner (use a separate sheet if necessary).

2. ORIGINAL CONDITIONAL USE PERMIT:

Permit # CU-002-22 Date Granted 10/5/2022

Previous Amendments and dates granted:
ZBA-002-20 (7/29/2020)

3. REQUEST FOR CONDITIONAL USE:

Section(s) 3.1 Conditional Land Use of the Town of Georgia Development Regulations.

4. PROPERTY IDENTIFICATION:

E911 Address 144 Pattee Hill Road or

Other identification: Parcel ID: 111580000

Deed Reference: Book 359, Page 17-19

Subdivision Name (if applicable): Lands of Donald Vickers (Community Farm Event Barn at Pattee Hill)

5. ZONING DISTRICT: R

6. PROPERTY DIMENSIONS:

Lot size: 63.65 acres; or dimensions: _____

Lot frontage: 1,470 feet

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7. **NATURE OF PROPOSED REQUEST:** Please provide a complete narrative on a separate sheet of paper 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.
8. **Title(s) of plans(s) submitted with application;** and, if applicable, firm which prepared plan; project number; date of plans and revisions. Site plans shall include, where applicable, the following:
- a) Identifying information including record owner of land, north arrow, date (including any revision dates), and scale.
 - b) Property lines and abutting streets.
 - c) Rights of way or easements affecting the property.
 - d) Location of existing and proposed buildings or structures including Interior floor plans indicating location and floor area of individual uses.
 - e) Height of existing and proposed buildings or structures.
 - f) Existing and proposed setbacks of all buildings or structures to property lines and/or public or private rights-of-way.
 - g) Existing and proposed lot coverage (in square feet) of all structures and hard surfaces.
 - h) Existing natural features of the site including water courses and applicable buffers, wetlands and applicable buffers, floodplains, trees, and other vegetation, etc.
 - i) Existing and proposed contours at no more than 5-foot intervals.
 - j) Location of existing and proposed utilities and facilities (water, septic, electric, telephone).
 - k) Location of existing and proposed roads, driveways, loading areas, outside storage areas, and pedestrian walkways.
 - l) Location and number of parking spaces pursuant to the requirements of Section 5.6 of the Development Regulations.
 - m) Location, type, size, and number of existing and proposed lighting fixtures.
 - n) Location and size of existing and proposed sign(s) (please provide sketch of each sign).
 - o) A landscaping plan indicating location, species, size and spacing of existing and proposed landscaping elements.
 - p) Building elevations drawings to scale for all proposed and/or modified buildings and any related buildings.

Please provide one full size copy to scale, eight 11' x 17" copies & one electronic copy with application.

8. **SPECIFIC AND 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 3.2 of the Town of Georgia Development Regulations as follows:

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- a.** 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:

The proposed facility will make use of existing public services, including; town roads to access the site and fire protection/ rescue services to ensure that there is an ability to serve this project and that the applicant is meeting all requirements of the Fire/Rescue Department. No expansion to existing public services or facilities, such as water/sewer, schools, etc., is necessary due to this project.

- b.** The character of the neighborhood, area, or district affected will not be adversely impacted and that:

- i)** A nuisance or hazard will not be created to the detriment of the health, safety, or welfare of the intended users, neighbors, or the citizens of the town;

The intended use of the barn will be primarily agricultural in nature and the core goals of this project is to benefit the community. Any operations outside of the agricultural use will meet the requirements of local/state regulations in order to promote the safety/welfare of its users and neighbors.

- ii)** 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;

The primary use of the building will be agricultural in nature and supplemented by the community events and other small-scale public/private outdoor events. Neighboring/adjacent properties are either agricultural in nature or consist of low and medium density residential development. This property borders the Agricultural/Rural Residential District (AR) and provides as a good transition from higher residential density that occur to the east, and lower residential agricultural densities that occur to the west. The infrequency of these events is unlikely to have any negative impacts on adjacent residential units.

- iii)** 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.

This proposed project will primarily be used to aid in the existing/expanded on-site agricultural operation. The secondary use, outdoor community event facility, will also provide services for the neighboring/community agricultural and residential uses. The proposed project should have no negative impact on adjacent property uses, and may in fact bolster the existing agricultural communities.

- c.** 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.

The existing ingress/egress to access the site provides 2-way traffic, meeting the Town Development Regulations, and will provide adequate sight distances. The previously estimated peak trip ends to range from 32-40 trips per hour and will likely occur on weekends. These trip ends will not be generated during weekdays peak AM or PM hours.

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d. 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. The proposed use is consistent with the Residential Zoning District in the GDRs, the Residential Hamlet future land use in the Town Plan. The Residential Hamlet specifically makes reference to higher density areas surrounding rural areas with some small scale commercial uses. The project also meets or conforms to the Town Plan Goals and Policies: A3, B1, B2, B4, B6, B9, B14, C1, H1, H4, H5, H6, I4.

e. That the utilization of renewable energy resources will not be adversely affected.
There is no impact to the utilization of renewable energy resources proposed by this project.

9. PERFORMANCE STANDARDS:

The proposed use:

- a. will will not emit noise in excess of 70 decibels at the property line or a noise which is considered offensive;
- b. will will not emit any odor, dust, dirt, or smoke which is considered offensive;
- c. will will not emit any noxious gases that endanger the health, comfort, safety or welfare of any person or that could cause injury or damage to property, business or vegetation;
- d. will will not cause as a result of normal operations a vibration that creates a displacement of 0.002 inches within the ground at the property lines;
- e. will will not have lighting or signs that create glare that could impair the vision of a driver of any motor vehicle;
- f. will will not cause a fire, explosion or safety hazard;
- g. will will not create an unsafe or unhealthy condition as determined by the Town of Georgia Health Officer;
- h. will will not interfere with a renewable energy resource or the ability to utilize a renewable energy resource.

10. OTHER PERMITS REQUIRED:

This project will also require the following permits (local, state, federal):

All other permits obtained.

Decision of the Board

Date: _____

Approved:

Denied:

Note: You will receive a written Decision and Findings of Fact within 45 days of the close of the hearing.