



To: Stacy Katon, Town Administrator; Kristina Senna, Selectboard Chair

From: Greta Brunswick, Senior Planner

CC: Doug Bergstrom, Planning and Zoning Coordinator

Date: September 30, 2025

Subject: Village Area Boundary on NRPC Regional Future Land Use Map

The purpose of this memo is to respond to the Georgia Selectboard's request to expand the boundaries of the Village Area around the Village Center at Georgia South Village further south on the draft Regional Future Land Use Map. This request was made at the September 22nd Selectboard meeting and again by follow-up email from Selectboard Chair Kristina Senna on September 24th.

NRPC began engaging with municipalities and doing public outreach on regional plan updates in relation to Act 181 at the end of last year. NRPC communicated information on the update through newsletter articles, posters in municipal offices and libraries, front porch forum postings and numerous public open house sessions throughout the region, including 2 virtual sessions. Information about Act 181 and the regional plan update, including an interactive future land use map with the ability to make specific comments, has been on the NRPC website since the beginning of the summer.

The draft Regional Future Land Use map is created using a collaborative approach with municipalities, in compliance with the statutory definition and criteria for future land use categories and the mapping methodology developed by the Vermont Association of Planning and Development Agencies (VAPDA). In many cases there are a range of mapping configurations that align with the statute and mapping methodology. This allows regional commissions to coordinate with municipalities on a map that considers the context of each region and their established policies, within the goal post set by statute.

NRPC staff met with the Georgia Selectboard in February of 2025 and the Planning Commission in April and May of 2025 to discuss and collaborate on the Regional Future Land Use Map. NRPC listened to feedback from board members on the boundaries of land use areas. In response to feedback from the Planning Commission the boundary of the Georgia Center Village Area was made smaller and the Village Area in Georgia South Village was expanded further south and along the north side of Ballard Road.

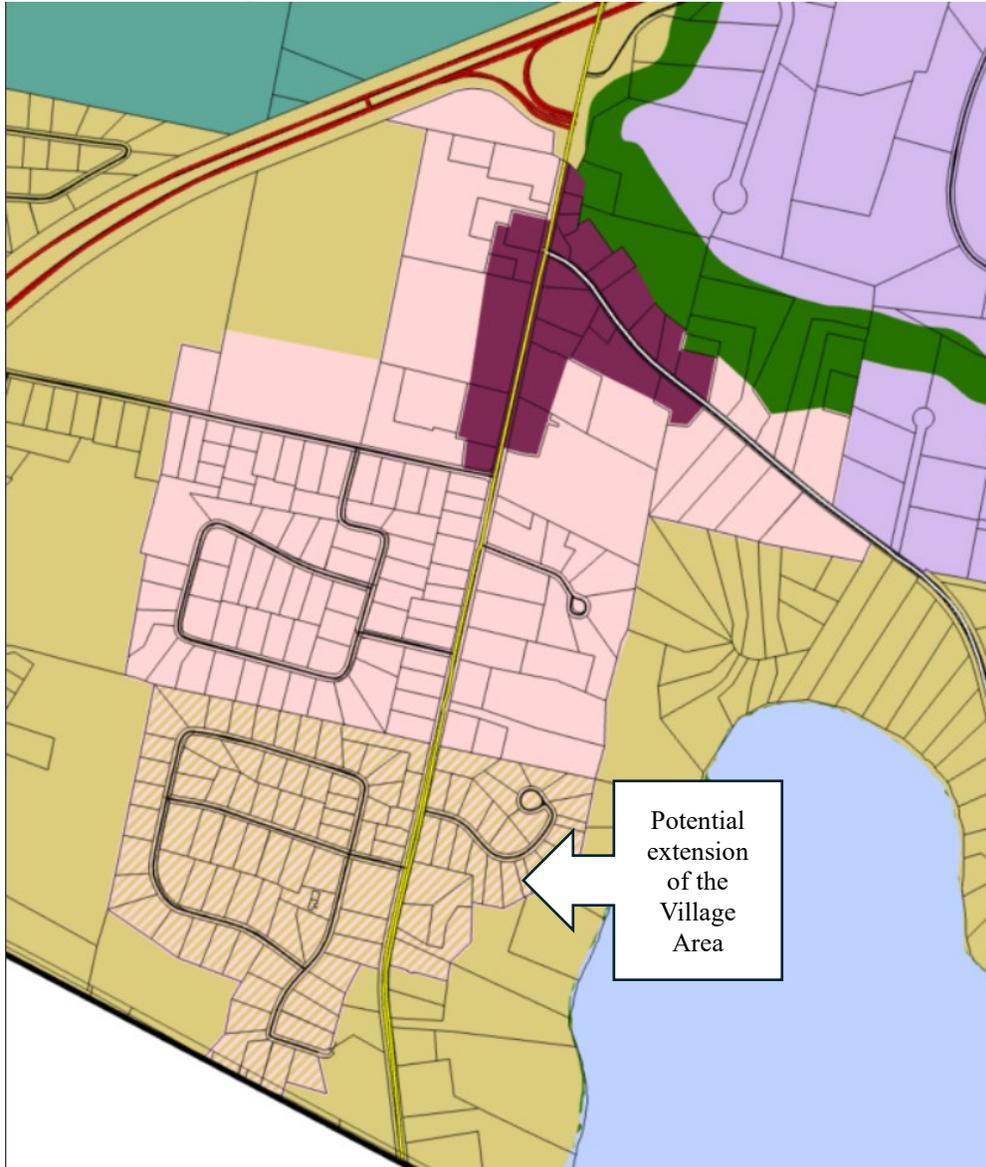
On August 21, 2025, NRPC sent communication to the Selectboard and other stakeholders across the region on the Tier 1B opt in process with a request for resolution by the end of September if possible. In several towns, including Georgia, this led to additional conversations about the boundaries of the draft map.

We value this feedback and appreciate Georgia's interest in making the Village Area as large as possible. NRPC staff reviewed the additional expansion requested by the Town using state statute and the mapping methodology. Staff determined that the Village Area boundary can be expanded further south

to cover much of the town's Village Residential District, leaving out only the stretch of Route 7 south of the Ren Barn (see enclosed draft map). This stretch of Route 7 extends beyond ½ mile from the core of the new Village Center, does not have any pedestrian infrastructure and does not have any intersecting streets. Further, the abutting area of Milton is defined on Chittenden County's future land use map as Rural General and Rural Conservation. The following pages include a map and an annotated markup of the statute and mapping guidance in relation to the Georgia South Village area.

We are happy to attend future meetings with the Planning Commission and/or Selectboard to review this draft map. Please let me know if you have any questions and I look forward to hearing from you.

Potential Draft Regional Future Land Use in Georgia South Village



This map shows a potential southern expansion of the current Draft Village Area in Georgia South Village, cross-hatched in a light pink.

MAPPING GEORGIA SOUTH VILLAGE, VILLAGE AREA

Red text is NRPC staff annotations related to potential Updated Draft Future Land Use Map for Georgia Center.

Village Areas

Statutory Reference: 24 V.S.A. § 4348a(a)(12)(C)

Act 181 Reference: Section 49.12.C

State Designation Name: Neighborhoods

Act 250 Tier: Tier 1B or Tier 2 if municipality does not opt in, or criteria in 10 V.S.A. § 6033 are not met

Color: light pink, HEX#fbb4b9

Statutory Definition for Village Area (24 V.S.A. § 4348a(a)(12)(C))

These areas include the traditional settlement area or a proposed new settlement area, typically composed of a cohesive mix of residential, civic, religious, commercial, and mixed-use buildings, arranged along a main street and intersecting streets that are within walking distance for residents who live within and surrounding the core. **The Village Residential District generally meets this standard; however, south of the Red Barn on Route 7, the distance extends over ½ mile from the core and there is no pedestrian infrastructure or connection to intersecting streets.**

These areas include existing village center designations and similar areas statewide, but this area is larger than the village center designation. Village areas shall meet the following criteria:

Statutory Criteria

- i. The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with section 4350 of this title. **Confirmed.**
- ii. The municipality has adopted bylaws and subdivision regulations in accordance with sections 4414, 4418, and 4442 of this title. **Confirmed.**
- iii. Unless the municipality has adopted flood hazard and river corridor bylaws, applicable to the entire municipality, that are consistent with the standards established pursuant to 10 V.S.A. § 755b (flood hazard) and 10 V.S.A. § 1428(b) (river corridor), the area excludes identified flood hazard and river corridors, except those areas containing preexisting development in areas suitable for infill development as defined in 29-201 of the Vermont Flood Hazard Area and River Corridor Rule. **Confirmed.**

- iv. The municipality has either municipal water or wastewater. If no public wastewater is available, the area must have soils that are adequate for wastewater disposal.
Confirmed. Area has municipal water (fire district) and soils that are adequate for wastewater disposal (class I, class II and class III on-site septic soils).
- v. The area has some opportunity for infill development or new development areas where the village can grow and be flood resilient. **Confirmed.**

Mapping Process (as prepared by VAPDA to guide a consistent mapping process across all RPCs)

1. Verify that the municipality has an approved plan, a confirmed planning process and adopted zoning and subdivision regulations. If no to any, then a Village Area cannot be in the municipality. **Yes, confirmed.**
2. Map existing NDA designated areas that do not qualify as Planned Growth Areas. **Not applicable.**
3. Consider areas around all Downtown Centers and Village Centers, including those in adjacent municipalities (previously designated Village Centers, Downtowns, and New Town Centers as well as newly proposed Downtown Centers or Village Centers). **Yes, Completed.**
4. Map the ¼ or ½ mile interim Act 250 exemption area from the boundary of the Village Center or Downtown Center. **There is no interim Act 250 exemption for Georgia South Village. For the purposes of this analysis, we used ¼ mile buffer from the proposed Village Center.**
5. Review whether the mapped areas in 2-4 should be expanded or reduced using the following criteria:
 - a. Compare with the municipal land use plan and verify the area as a whole is planned for higher density residential and/or mixed-use development. The Village Area may be made up of several land use planning areas or zoning districts and some of them may not be mixed use. If plan is vague, look to bylaws. If the municipal plan (or bylaws if plan is vague) does not indicate an area for higher density residential or mixed-use development, then the area should not be included in the Village Area unless it is part of an existing NDA. **Yes, confirmed. The Village Core District and the Residential Village District in the current Town Plan and in the draft zoning regulations are planned for higher density residential and/or mixed-use development. The Residential Village District extends beyond the ¼ mile buffer of the proposed Village Center.**

- b. Determine if the area is served by either public water or wastewater by mapping service areas if information is available. If mapped service areas are not available then confirm the extent of known service, and include areas where expansion of a connection line is generally feasible without encouraging linear strip development. **Water supply is available through the South Georgia Fire District, covering the Residential Village District.**
- c. If not served by either public water or wastewater, review soils data to determine if the area has soils adequate for wastewater disposal. This includes soils with a Class I, II, and III onsite sewage disposal rating consistent with the interim exemptions. If soils of those types are in the general area covered by the Village Area, or if on adjacent parcels this is considered having soils adequate for wastewater disposal. Review the “conceptual approval” process for Neighborhood Development Areas from ANR to see if any additional land meeting those guidelines should be included. **Area consists of class I, class II and class III onsite septic soils, which are potentially suited to on-site wastewater treatment.**
- d. Review boundary against parcel lines and snap to parcel lines where reasonable. Geographic features such as waterways should also be considered as boundaries. **Completed.**
- e. Determine if the municipality has adopted flood hazard and river corridor bylaws, applicable to the entire municipality, that are consistent with the standards established pursuant to 10 V.S.A. § 755b (flood hazard) and 10 V.S.A. § 1428(b) (river corridor). If no, exclude flood hazard and river corridor areas except pre-existing development suitable for infill by generally excluding flood hazard and river corridors outside of the highest density areas adjacent to the Center. See section 29-201 of the VT Flood Hazard and River Corridor Rule. **Completed.**
- f. Verify the area is large enough to provide for infill development or new development areas consistent with the housing targets where the municipality can grow and be flood resilient. If the area is not large enough, consider additional area that could or should be included. **Yes, Confirmed.**