

**SKETCH PLAN REVIEW #2
 Three-Lot Minor Subdivision
 DRB-013-26**

Owner: Reno Vermont LLC c/o Sean Fitzgerald	Property Tax Parcels & Location: 17-acre parcel located on Ethan Allen Highway near the I-89 interchange Parcel#117610100 Zone: Business (B) & Ag Residential (AR)
Applicant/Engineer: Peter Mazurak, Apex Engineering, LLC	

Background

Reno Vermont LLC and Peter Mazurak, hereafter referred to as Applicants, are requesting Sketch Plan review for a three-lot Minor Subdivision for the ±17.6 acre parcel located on Ethan Allen Highway near the I-89 interchange. The parcel is located in the Business (B) and Ag Residential (AR) zoning districts.

The following subdivision of property is outlined below:

- Lot 1, ±8.9 acres, one duplex proposed.
- Lot 2, ±4.3 acres, one duplex proposed.
- Lot 3, ±4.3 acres, Commercial complex 8,800 sq ft. Site Plan and Conditional Use applications have been accepted by the Town of Georgia and will be heard at future hearing date.

COMMENTS

General Subdivision and Site Plan Review Requirements

1. **Dimensional Requirements.** The dimensional requirements of the Zoning District and the proposed lot dimensions are as follows:

	B	AR	LOT 1	LOT 2	Lot 3
Minimum Lot Size	1.0 acres	2.0 acres	±8.9 acres	±4.3 acres	±4.3 acres
Lot Frontage	100 ft	150 ft			
Building Size (Max)	20,000 sq ft	3,500 sq ft	N/A	N/A	8,800 sq ft

2. **Site plans.** Applicants have submitted one map prepared by Apex Engineering, LLC on 4/30/2026 titled, “RenoVermont LLC Site Plan”.
3. **Lot layout.** The proposed layout will divide the ±17.6 acre parcel into three lots, where Lots 2 and 3 will be accessed by a 60-foot-wide proposed roadway, and will include a 30-foot-wide access easement over Lot 2 in favor of access to Lot 1.

4. **Suitability for development.** This subdivision will create three new lots for future development. Lot 1 proposes a duplex-dwelling, Lot 2 proposes a duplex-dwelling and Lot 3 proposes an 8,800 sq ft commercial warehouse building with seven (7) parking spaces.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** N/A
6. **Storm water and erosion control plan during construction.** N/A
7. **Conformance with Town Plan and Bylaws.** This project meets the minimum dimensional requirements for the Business (B) and Ag Residential (AR) zoning districts and meets Development Regulations for lot frontage requirements.
8. **Compatibility with surroundings.** The proposed three-lot subdivision will conform with the existing zoning standards.
9. **Municipal Services.** This project will require an ability to serve letter from the Georgia Fire Chief.
10. **Individual Water Supply.** Wastewater system on Lot 2 to serve lots 2 and 3, wastewater system on Lot 1 to serve Lot 1. Grass lines swales and two gravel wetlands.
11. **Vehicular Traffic.** Access easement for use by all lots. Access easement over Lot 2 in favor of Lot 1. Existing wastewater easement over Lots 1 & 2 in favor of dwelling to the north. This project has received state access approval.
12. **Landscaping Plan and Lighting.** N/A
13. **State permits.** Applicants will submit all state permits as required to complete the project.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Town of Georgia

cc: Applicant/Engineer, Owner