

SKETCH PLAN REVIEW

Proposed 32-Lot/30-Unit PUD Major Subdivision

SK-006-25

Owner/Applicant: Cline Road LLC 	Property Tax Parcel & Location: Parcel ID#102130000 Cline Road, Georgia, VT Zoning District: AR
Surveyor/Engineer: Luke Willey, Mumley Engineering, Inc. 5 Lake Street St. Albans, VT 05478 PH: 802-851-8882 luke@mumleyinc.com	Surveyor: Day Land Surveying, PLLC PH: 802-849-6516 mark@daylandsurveying.com

BACKGROUND

Cline Road, LLC, hereafter referred to as Applicant, is requesting Final Plat review for a 32-lot/30-Unit Major Planned Unit Development (PUD) subdivision located off Cline Road and Horseshoe Barn Road in the AR zoning district. The ±94.49 acre parcel consists of agricultural fields and wooded areas, of which 60 acres will be used to create the PUD and the remaining 34 acres retained as undeveloped lands. The proposed subdivision will be accessed via an existing curb cut across from 891 Cline Road.

The proposed PUD will consist of a proposed 24' private road in a 60' ROW serving (21) single family dwelling units with an additional private road serving (9) units. Each lot will be served by individual drilled wells and a community wastewater system with a combination of shared mound systems located on Lot 31. Stormwater will be collected via roadside swales and treated in a combination of structural stormwater practices at various points within Lot 31. Open space is provided as an easement within Lot 31 totaling +/- 12 acres (20%) and will be kept in ownership by Cline Road, LLC.

COMMENTS

General Sketch Plan Review Requirements

1. **Dimensional Requirements.** Dimensional requirements for Major Subdivisions can be found in Section 7.3.5 of the *Town of Georgia Development Regulations* (October 13, 2025) and dimensional requirements for Planned Unit Developments (PUD) can be found in section 6.5 of the regulations.

The dimensional requirements of the Agricultural (AR) Zoning District and the proposed PUD subdivision lot dimensions are as follows:

	Minimum Lot Size	Lot Frontage (min)	Front Yard Setbacks (min)	Side Setbacks (min)	Rear Setbacks (min)	Building Size (max)	Building Height (min)
Agricultural (AR) Requirements	2 acres	150 ft	50 ft	20 ft	20 ft	N/A	35 ft
PUD in AR Requirements	0.5-1 acre	150 ft	50 ft	20 ft	20 ft	N/A	35 ft
LOT 1	±0.53 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 2	±0.54 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 3	±0.57 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 4	±0.58 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 5	±0.68 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 6	±0.53 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 7	±0.64 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 8	±0.71 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 9	±1.03 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 10	±0.56 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 11	±0.66 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 12	±0.59 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 13	±0.56 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 14	±0.58 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 15	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 16	±0.59 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 17	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 18	±0.62 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories

LOT 19	±0.51 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 20	±0.55 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 21	±0.51 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 22	±0.72 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 23	±0.53 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 24	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 25	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 26	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 27	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 28	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 29	±0.52 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 30	±0.60 acres	Unknown	±50 ft	±15 ft*	±15 ft*	N/A	1- 2 stories
LOT 31 (open space and WW easements)	±0.32 acres	N/A	N/A	N/A	N/A	N/A	N/A
LOT 32 (undeveloped remaining land)	±0.34 acres	N/A	N/A	N/A	N/A	N/A	N/A

2. ***Waivers Requested:** Applicant is requesting a waiver of the side and rear setbacks in the AR zone to accommodate the PUD properties. Such setback reductions include 20 foot AR setbacks to 15 foot setbacks.
3. **Potential Additional Waivers:**
 - Use of the right-of-way in lieu of road frontage waiver
 - Waiver for Lot 9, over 1 acre maximum lot size
4. **List of plans, sketches, or other information submitted with this application:**
Applicant has submitted one map titled, “*Sketch Plan Cline Road LLC*” prepared by Mumley Engineering, Inc. on 11/7/2025.
5. **Proposed project alignment with PUD requirements-** See 6.5.4 PUD Standards (Town of Georgia Development Regulations, 10/13/2025).

Section 6.7 Density Bonus for PUD

(D)2: Density Bonus, Community Recreation Area

The DRB with approval by the Selectboard may accept Community Recreation Area parcels to be donated to the Town of Georgia to be openly accessible to the public during daylight hours, readily visible from the public way, clearly marked as available to members of the public, provide community recreation amenities suitable and accessible to a range of ages and abilities, and provide adequate shade, trees and seating areas as well as other amenities as may be required by the DRB. The DRB may allow greater density bonus or use the Community Recreation Area as a replacement for commercial offset in the VC district. In the VC District, the Community Recreation Area should be of size and scope to offset the commercial requirement for the development.

6. **Lot layout.** As proposed, the boundary lines are linear and proposed lots are generally regular in shape. Lot 9 will need a waiver, as maximum lot size in this PUD is 1 acre (see table 6.3, PUD Requirements, 2025 Development Regulations).
7. **Suitability for development.** This 32 Lot subdivision is in line with AR- PUD standards for residential properties, with waivers.
8. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** Not addressed in the application or project narrative.
9. **Storm water and erosion control plan during construction.** Roadside ditches to proposed structural stormwater practices will be designed to state regulations. Proposed rooftop and driveway disconnections will be made available for individual lots where possible.
10. **Conformance with Town Plan and Bylaws.** This type of PUD subdivision conforms with the Town Plan and Development Regulations. In addition, the proposed 30 units will help the Town of Georgia reach the goals of creating 35-40 houses per year, as mandated by the State of Vermont and Northwest Regional Planning Commission to increase housing.
11. **Compatibility with surroundings.** The proposed PUD subdivision will be located behind existing houses, screened by existing trees and not visible from Cline Road.
12. **Municipal Services.** Applicant has not obtained an Ability to Serve letter from the Fire Chief. A letter will be required for Preliminary Plat Review.
13. **Wastewater Disposal and Water Supply.** Proposed community wastewater collection system and community mounds are planned. Each lot will have an individual or shared drilled well.
14. **Vehicular Traffic.** The existing 25-foot right-of-way will be expanded to a proposed 60-foot right-of-way, with a 24-foot road to serve the development with two (2) cul-de-sac turnarounds.

15. **Landscaping Plan and Lighting.** Proposed headlight screening off Cline Road and across from lots 1, 2, and 3 driveways. Lighting was not addressed in the application or project narrative.

16. **State permits.**

- Potable Water and Wastewater Disposal System Permit – Pending
- Wetlands Conditional Use Permit – Pending. The State has visited the site and given preliminary concurrence of the project given the existing farm road that has crossed the wetlands for many years.
- Construction General Permit – Pending. It is presumed the project will qualify as Low Risk and be subject to the State Low Risk Handbook to dictate all erosion control measures.
- Operational Stormwater Permit – Pending.
- Act 250 Land Use Permit – Pending.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

cc: Applicant and Engineer