

**CONCEPT PLAN REVIEW**  
**Building Construction**  
**CN-001-24**

<b>Owner/Applicant:</b> Redeeming Grace Church 164 Ballard Road, Georgia VT 05468 802-891-4213	
<b>Surveyor/Engineer:</b> Nicholas Smith, P.E., Smith Site Engineering #716-778-4353 smithsiteengineering@gmail.com	<b>Property Tax Parcel &amp; Location:</b> 164 Ballard Road Georgia, VT 05468 Parcel#109660000 Zone: AR-3

**BACKGROUND**

Redeeming Grace Church, hereafter referred to as Applicant, is requesting Concept Plan review for construction of a new worship and ministry support building on existing property at 164 Ballard Road. The parcel consists of  $\pm 46.2$  acres and is located entirely within the AR-3 zoning district. Said parcel is benefitted by  $\pm 975$  ft of road frontage along Ballard Road.

Applicant is seeking to construct a 182' x 84' ( $\pm 15,288$  sq ft) building to be used as a place of worship and for ministry support operations on the existing property. This new building is proposed to be located in the area of the existing gravel parking lot, west of the current worship building. The building will be under the maximum regulated height of 35' for this district.

The existing building is  $\pm 7,800$  sq ft in size and will remain unchanged with this project. The building may receive minor interior renovations to repurpose some of the existing rooms.

A new parking area will be provided to the west of the new building which will include site lighting, stormwater conveyance and treatment practices, and a new landscape buffer from Ballard Road. The project intends to make use of the existing drilled well (TNC Water System) and to modify/expand the existing wastewater disposal mound system in the rear of the project.

**COMMENTS**

**General Site Plan Review Requirements**

1. **Dimensional Requirements.** The dimensional requirements of the AR-3 Zoning District and the proposed lot dimensions are as follows:

	<b>AR-3</b>	<b>SV</b>	<b>Parcel</b>
<b>Minimum Lot Size</b>	1 acre	3,000 sq ft	$\pm 46.2$ acres
<b>Lot Frontage</b>	120 ft	30 ft	$\pm 975$ ft
<b>Front Yard Setback</b>	50 ft	8 ft from ROW	
<b>Side Setbacks</b>	20 ft	0 ft or 10 ft	
<b>Rear Setbacks</b>	20 ft	10 ft	
<b>Building Size (max)</b>	3,500 sq ft	20,000 sq ft	$\pm 15,288$ sq ft

2. **Site plans.** Applicant has submitted site plans titled “Conceptual Site Plan, C-1” prepared by Smith Site Engineering, dated 9/20/2024.
3. **Lot layout.** See site plan and project description.
4. **Suitability for development.** The land is suitable for development.
5. **Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources.** See site plan and project description.
6. **Storm water and erosion control plan during construction.** See project description.
7. **Conformance with Town Plan and Bylaws.** Project meets standards for the South Village Zoning district, but the proposed building is over the maximum allowance for AR-3.
8. **Compatibility with surroundings.** The church has operated in that location since 2009.
9. **Municipal Services.** Applicant will need to procure an Ability to Serve letter from Town of Georgia Fire Chief.
10. **Individual Water Supply.** The drilled well will be evaluated to determine if the appropriate yield is currently provided. If not, a storage tank will likely be proposed to support the instantaneous peak demand.
11. **Vehicular Traffic.** The project proposes to add a second curb access across from Blakewood Drive to facilitate circulation and which is anticipated to be used as the primary access point. A second access point will also benefit emergency response crews in the event an access point is blocked.

The proposed parking lot will consist of 149 parking spaces to the west of the proposed worship center. Together with some existing parking spaces, a total of 175 parking spaces will comply with Development Regulation standards, be sufficient for the anticipated worship size, and will ensure that parking is in the designated areas and does not hinder vehicle circulation.

12. **Landscaping Plan and Lighting.** Installation of a sidewalk will necessitate the removal of the existing pine trees along Ballard Road. The Applicant is proposing to provide new street trees in this area to both screen the proposed project and beautify the right-of-way. In addition to the proposed street trees, the Applicant is proposing to provide a new arborvitae or cedar hedge row as landscape screening for both the building and the parking lot. The plants will follow a staggered spacing enabling the maximization of screening. The screening will be located outside of the Town’s recreation path easement.

13. **State permits.** It is anticipated that the following land use permits or permit amendments will be required with this proposed project:

- Town of Georgia Site Plan Approval
- Town of Georgia Access Permit
- Act 250 Land Use Permit
- Wastewater System & Potable Water Supply Permit
- Public Water Supply Permit to Construct / Operate Permit
- Operational Stormwater Discharge Permit
- Construction Stormwater Discharge Permit

Respectfully submitted,

Kollene Caspers  
Zoning Clerk  
Town of Georgia

cc: Applicant