

**Site Plan & Conditional Use
Center Based Child Care Facility
SP-002-25 & CU-002-25**

Owner/Applicant: Dave and Sara LeBlanc 616 Sheldon Road St. Albans, VT 05478 #802-734-3269 sleblanc@nextgenerationvt.com	Property Tax Parcel & Location: 150 Old Stage Road Georgia, Vermont Parcel# 111140000 Zoning District: AR-3
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BACKGROUND

Dave and Sara LeBlanc, hereafter referred to as Applicants, are requesting Site Plan and Conditional Use approval to operate a Center Based Child Care Facility at 150 Old Stage Road, within the AR-3 zoning district. The parcel is ± 2.85 acres in size, benefitted by ± 730 ft of frontage along Old Stage Road. The home is 2,030 square feet. The childcare facility will be on the first floor of the building.

Applicants currently run Georgia Next Generation, a childcare program at 4502 Highbridge Road that has reached capacity. Re-opening the 150 Old Stage location would create sixteen (16) infant openings in Georgia, in effect creating sixteen childcare spaces in the Georgia community. Georgia's Next Generation Infant/Young Toddler site will be a licensed program for children up to one year, thereafter they will move to the 4502 Highbridge Road location for care. There will be 5 staff members to care for the 16 infants.

DRB approval to run a childcare facility on the property was granted on a temporary basis on November 21, 2022 (CU-002-22). DRB approval to run a childcare facility on a permanent basis was granted, with conditions, on May 2, 2023 (CU-002-23). The conditions of this decision were not fulfilled, and the Applicants withdrew the Conditional Use of the property as of December 31, 2023. The property had been rented and used as a Single-Family Dwelling for the past year.

COMMENTS

Conditional Use, Guidelines

Per Town of Georgia Development Regulations dated February 27, 2023 Article 2, Table 2.2
Land Uses, Commercial Uses

- 1. Use of Residence or Accessory Structure.** Continue operations as a daycare facility, providing care to 16 children. No changes proposed to the structure at this time. This spring a 12 x 12 ft wood gazebo with tin style outdoor classroom/shade space may be installed. A Zoning Permit issued by the Zoning Administrator would be required prior to the of the accessory structure.
- 2. Employees.** Five (5) staff will be employed.
- 3. Signage.** No sign will be installed at the location. Should a sign be installed in the future, a Sign Permit issued by the Zoning Administrator would be required prior to the installation of the sign.

4. **Traffic.** Main traffic hours are 7:30 a.m. to 4:30 p.m. A traffic study was previously requested by the Planning Commission and was completed by Applicants. A copy of the traffic study is attached to this application.
5. **Noise.** *The regulations state the occupation shall not generate excessive noise, smoke, vibration, dust, glare, odors, electrical interference, or heat that is detectable at the boundaries.* The business will not generate anything that would be in violation of this regulation.
6. **Parking.** There will be 13 spaces available for staff and family drop-off and pick-up times.
7. **Storage.** N/A
8. **Risk.** N/A
9. **Conformance with Town Plan & Bylaws.** The current Development Regulations do not allow for the use of a home as a business/ childcare facility in the AR-3 zoning district, without home occupation. Classification under Article 2(b) “Uses Not Listed” with Review and Approval by DRB and Planning Commission.

The DRB received guidance and approval from the Town of Georgia Planning Commission for the May, 2023 decision and conditions (see CU-002-23 decision letter).
10. **Water & air pollution.** No changes to water and air pollution.
11. **Compatibility with surroundings.** The proposed business can be generally compatible with properties in the surrounding area.
12. **Municipal services.** The existing single-family dwelling has already confirmed municipal services. Applicants have submitted an Ability to Serve letter by the Georgia Fire Chief in the past.
13. **State Permits.** Applicants shall submit any required State Permits.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk