



GEORGIA VERMONT

Planning Commission Meeting Tuesday, October 08, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Agenda

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. **CALL TO ORDER - 6:30 PM**
2. **ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA**
3. **DISCUSSION**
 - [A.](#) ReGrowth to Introduce Templates for Development Regulation Revision
 - [B.](#) Development Regulation Review and Revision
4. **APPROVAL OF MINUTES**
 - [A.](#) Planning Meeting Minutes: September 24, 2024
5. **PLAN NEXT MEETING AGENDA**
6. **OTHER BUSINESS**
7. **DELIBERATIONS**
8. **ADJOURN**

Posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Signed: Douglas Bergstrom, Zoning Administrator, Planning Coordinator

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com

CODE MOCKUP 1

2-Column format

Sans serif font

9 pt font size

Left-justified text

Numbering Format:

3.0, 3.1, 3.2 = Section numbers

A, B, C = Topics (matches current code format)

Navigation Features:

Half-page Table of Contents at start of each article

Running Footer shows current Article and Section

Bolded text for Subsection topics

Color-coded Articles and Sections

ARTICLE 3 PERMITS AND APPROVALS

Article Contents

3.1	Zoning Permits	3-1
3.2	Conditional Use Review	3-2
3.3	Site Plan Review	3-3
3.4	Variances	3-3
3.5	Planned Unit Development	3-3

3.1 Zoning Permits

- A. Applicability.** A zoning permit must be issued by the ZA prior to any land development unless the activity falls under exemptions from land development under Section 3.1(J) below.

When an application for a zoning permit seeks approval of a structure, the ZA shall provide the applicant with a copy of the applicable building energy standards under 21 V.S.A. §266 (residential building energy standards) and §268 (commercial building energy standards). However, the ZA need not provide a copy of the standards if the applicant certifies that the structure will not be heated or cooled. The ZA may provide a copy of the Vermont Residential Building Energy Code Book published by the Department of Public Service or a web link to the code book in lieu of the full text of the residential building energy standards..
- B. Prior and/or Additional Approvals Necessary.** All required approvals from the Development Review Board (conditional use review, site plan review, subdivision review, variance, PUD, etc.) shall be obtained before the Zoning Administrator may issue a zoning permit.
- C. Application.** Any application for a zoning permit shall, at the expense of the applicant, show that the proposal conforms to all provisions of these Regulations and contain a plan that shall show the following information in sufficient detail to determine whether the proposal is in conformance with these Regulations:
 1. The dimensions of the lot, including property boundaries;
 2. The location, size, shape, and height of existing and proposed buildings and structures;
 3. The location of existing and proposed easements, rights-of-way, sidewalks, and utilities;
 4. The location of natural features such as watercourses, wetlands, floodplains, rock outcroppings, and stands of trees;
 5. The setbacks from property boundaries, rights-of-way, surface waters, and wetlands; and

6. Any other information that may be needed to determine compliance with these Regulations.

An application is not complete unless all necessary information is provided and any fee, if applicable, is paid. The ZA is responsible for making the determination that an application is complete. If the ZA fails to act with regard to a complete application for a zoning permit within 30 days of the date a complete application is received, a permit will be deemed issued on the 31st day. 24 V.S.A. § 4448(d).

- D. Effective Dates.** A zoning permit will not take effect until 15 days after issuance by the ZA, or, in the event that a notice of appeal is properly filed, such permit will not take effect until final adjudication of the appeal and the time for taking an appeal to the Environmental Division has passed without an appeal being taken. Each zoning permit issued will contain a statement of the period of time within which an appeal may be filed.

- E. Procedures After Issuance.** Within three business days following the issuance of a zoning permit, the ZA shall:

1. Deliver a copy of the permit to the Assessor; and
2. Post a copy of the permit in at least one public place in the Town until the expiration of 15 days from the date of the issuance of the permit; and
3. Upon receiving a zoning permit, the applicant shall post a notice of the zoning permit on a form prescribed by the ZA within view from the public right-of-way most nearly adjacent to the subject property until the expiration of 15 days from the date of the issuance of the permit.

- F. Impact Fee.** No zoning permit for land development which is subject to payment of an impact fee pursuant to any impact fee ordinance in effect will be issued until all applicable impact fees, as established by the Town of Georgia Selectboard, are paid to the Town of Georgia and the Georgia School District.

- G. Permit Expiration and Extension.**

1. Expiration. Zoning permits shall expire one year from the date of issue unless extended as described in these Regulations.
2. Extension. An extension of a zoning permit approval for principal structures and principal uses for one year may be granted by the ZA if substantial construction

(if application is for a structure) or due diligence (if application is for a use) is evident, provided a written request for extension is submitted prior to expiration of the permit. Zoning permits for accessory structures shall not be extended beyond the original one-year permit period. Substantial construction shall be established by the installation of at least all footings and foundation walls and/or slab, installation of the septic system (which shall have been inspected and approved), and installation of the driveway (in accordance with a valid Right-of-Way permit). A second extension shall not be granted.

3. An extension of a zoning permit granted for a structure shall not be required if construction has progressed to the point where the structure can reasonably be used for its intended purpose. At a minimum, the structure shall have functional water and wastewater services, an operational heating system, and electricity, and shall be sufficiently closed in (roof, windows, and doors) to provide protection from the elements.
4. Commercial uses in the I-1, I-2, SV or B district. If the DRB has granted an extended permit expiration date under conditional use or site plan review approval, that expiration date shall also apply to any building permits required as part of the approved development.

- H. Access to Property.** The ZA shall be allowed reasonable access to private or public property for the purpose of inspecting and investigating conditions relating to any zoning permit or application for a zoning permit. An application for a zoning permit may be denied if reasonable access is not provided.

3.2 Conditional Use Review

- A. Application.** It shall be unlawful to use or occupy or permit the use or occupancy of any land or structure or part thereof which requires a zoning permit under these Regulations until a Certificate of Occupancy is issued therefor by the ZA, stating that the proposed use of the structure or land conforms to these Regulations. Provision of a certificate as required by 30 V.S.A. § 51 (residential building energy standards) or 53 (commercial building energy standards) shall also be a condition precedent to the issuance of any Certificate of Occupancy.

1. An application for a Certificate of Occupancy shall be on the form prescribed by the ZA along with any

required fee. The application shall contain a statement under oath by the permit holder certifying compliance with these Regulations and all conditions imposed by Town boards, and shall, at applicant's expense, be accompanied by such supporting documentation as the ZA may reasonably require. Such documentation may include written statements under oath by tenants, contractors, or appropriate licensed professionals.

B. Exemptions. The following types of land development are specifically exempt from municipal permitting. Where land development is exempt from these Regulations, property owners must notify the ZA of the project in writing to ensure compliance. The following types of land development are exempt and a zoning permit shall not be required:

1. **State Exemptions.** These Regulations shall not regulate the following types of land development exempt in state statute:

3.3 Site Plan Review

A. Applicability. The following section shall apply to any land development on a property with a principal use subject to site plan review per Table 2.2 (excluding single or two-household dwelling units, certain accessory uses, home occupations, seasonal conversions, and exempt uses). This section shall also apply to all excavation, filling or grading that involves 100 or more cubic yards of material and/or any excavation, filling, or grading located within a setback area, 100-year floodplain, and/or river corridor.

B. Site Plan Review Process. A complete application for site plan review shall be filed with the Zoning Administrator. The Zoning Administrator shall determine if the site plan review may be completed administratively or if the site plan review shall be conducted by the DRB. If the application is determined to require DRB review, the Zoning Administrator shall schedule a hearing with the DRB at the next available date but not sooner than fifteen (15) days.

C. Administrative Review. In accordance with 24 V.S.A. §4464, the Zoning Administrator may review and approve minor amendments to previously approved site plans that do not have a substantial impact under any of the standards set forth in these Regulations and do not

substantially alter any of the findings of fact of the most recent site plan approval.

3.4 Variances

A. Application. Pursuant to 24 V.S.A. Section 4469(a), an applicant may request a variance from these Regulations for a structure which is not primarily a renewable energy resource structure. The application for a variance shall contain all materials required in Table 3.2.

B. Standards. The DRB may grant such a variance after public hearing only if all of the following facts are found in the affirmative:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the zoning regulation in the neighborhood or district in which the property is located;
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with these Regulations and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;

3.5 Planned Unit Development

A. Purpose. In accordance with 24 V.S.A. Section 4417, Planned Unit Developments (PUD) are allowed in order to encourage flexibility in design and use of land, adequate and economic provision of roads and utilities, and the preservation of natural resources. Accordingly, the DRB may modify the density and dimensional requirements of these Regulations.

B. PUD Review Process

1. All PUD applications shall be reviewed using the same process as a major subdivision (sketch, preliminary, final) as outlined in Section 4.4. All PUDs involving the subdivision of land shall have their PUD application and subdivision application reviewed concurrently.

CODE MOCKUP 3

1-Column format
Alternate sans serif font
11 pt font size
Full-justified text

Numbering Format:

3.0, 3.1, 3.2 = Section numbers
 3.2.1, 3.2.2, 3.2.3 (creates extra Subsection titles)
 A, B, C

Navigation Features:

No Table of Contents at start of each Article
Color header text shows current Article number, Article name, and Section
Bolded text for Subsection titles
Black and white/greyscale

ARTICLE 3 PERMITS AND APPROVALS

3.1 Zoning Permits

3.1.1 Applicability

- A. A zoning permit must be issued by the ZA prior to any land development unless the activity falls under exemptions from land development under Section 3.1(J) below.
- B. When an application for a zoning permit seeks approval of a structure, the ZA shall provide the applicant with a copy of the applicable building energy standards under 21 V.S.A. §266 (residential building energy standards) and §268 (commercial building energy standards). However, the ZA need not provide a copy of the standards if the applicant certifies that the structure will not be heated or cooled. The ZA may provide a copy of the Vermont Residential Building Energy Code Book published by the Department of Public Service or a web link to the code book in lieu of the full text of the residential building energy standards..

3.1.2 Prior and/or Additional Approvals Necessary

- A. All required approvals from the Development Review Board (conditional use review, site plan review, subdivision review, variance, PUD, etc.) shall be obtained before the Zoning Administrator may issue a zoning permit.

3.1.3 Application

- A. Any application for a zoning permit shall, at the expense of the applicant, show that the proposal conforms to all provisions of these Regulations and contain a plan that shall show the following information in sufficient detail to determine whether the proposal is in conformance with these Regulations:
 - 1. The dimensions of the lot, including property boundaries;
 - 2. The location, size, shape, and height of existing and proposed buildings and structures;
 - 3. The location of existing and proposed easements, rights-of-way, sidewalks, and utilities;
 - 4. The location of natural features such as watercourses, wetlands, floodplains, rock outcroppings, and stands of trees;
 - 5. The setbacks from property boundaries, rights-of-way, surface waters, and wetlands; and
 - 6. Any other information that may be needed to determine compliance with these Regulations.

An application is not complete unless all necessary information is provided and any fee, if applicable, is paid. The ZA is responsible for making the determination that an application is complete. If the ZA fails to act with regard to a complete application for a zoning permit within 30 days of the date a complete application is received, a permit will be deemed issued on the 31st day. 24 V.S.A. § 4448(d).

3.1.4 Effective Dates

- A. A zoning permit will not take effect until 15 days after issuance by the ZA, or, in the event that a notice of appeal is properly filed, such permit will not take effect until final adjudication of the appeal and the time for taking an appeal to the Environmental Division has passed without an appeal being taken. Each zoning permit issued will contain a statement

Article 3 Permits & Approvals > Zoning Permits

of the period of time within which an appeal may be filed.

3.1.5 Procedures After Issuance

- A. Within three business days following the issuance of a zoning permit, the ZA shall:
1. Deliver a copy of the permit to the Assessor; and
 2. Post a copy of the permit in at least one public place in the Town until the expiration of 15 days from the date of the issuance of the permit; and
 3. Upon receiving a zoning permit, the applicant shall post a notice of the zoning permit on a form prescribed by the ZA within view from the public right-of-way most nearly adjacent to the subject property until the expiration of 15 days from the date of the issuance of the permit.

3.1.6 Impact Fee

- A. No zoning permit for land development which is subject to payment of an impact fee pursuant to any impact fee ordinance in effect will be issued until all applicable impact fees, as established by the Town of Georgia Selectboard, are paid to the Town of Georgia and the Georgia School District.

3.1.7 Permit Expiration and Extension

- A. Expiration. Zoning permits shall expire one year from the date of issue unless extended as described in these Regulations.
- B. Extension. An extension of a zoning permit approval for principal structures and principal uses for one year may be granted by the ZA if substantial construction (if application is for a structure) or due diligence (if application is for a use) is evident, provided a written request for extension is submitted prior to expiration of the permit. Zoning permits for accessory structures shall not be extended beyond the original one-year permit period. Substantial construction shall be established by the installation of at least all footings and foundation walls and/or slab, installation of the septic system (which shall have been inspected and approved), and installation of the driveway (in accordance with a valid Right-of-Way permit). A second extension shall not be granted.
- C. An extension of a zoning permit granted for a structure shall not be required if construction has progressed to the point where the structure can reasonably be used for its intended purpose. At a minimum, the structure shall have functional water and wastewater services, an operational heating system, and electricity, and shall be sufficiently closed in (roof, windows, and doors) to provide protection from the elements.
- D. Commercial uses in the I-1, I-2, SV or B district. If the DRB has granted an extended permit expiration date under conditional use or site plan review approval, that expiration date shall also apply to any building permits required as part of the approved development.
- E. Access to Property. The ZA shall be allowed reasonable access to private or public property for the purpose of inspecting and investigating conditions relating to any zoning permit or application for a zoning permit. An application for a zoning permit may be denied if reasonable access is not provided.

Article 3 Permits & Approvals > Conditional Use Review

3.1.8 Certificate of Occupancy

- A. Application. It shall be unlawful to use or occupy or permit the use or occupancy of any land or structure or part thereof which requires a zoning permit under these Regulations until a Certificate of Occupancy is issued therefor by the ZA, stating that the proposed use of the structure or land conforms to these Regulations. Provision of a certificate as required by 30 V.S.A. § 51 (residential building energy standards) or 53 (commercial building energy standards) shall also be a condition precedent to the issuance of any Certificate of Occupancy.
1. An application for a Certificate of Occupancy shall be on the form prescribed by the ZA along with any required fee. The application shall contain a statement under oath by the permit holder certifying compliance with these Regulations and all conditions imposed by Town boards, and shall, at applicant's expense, be accompanied by such supporting documentation as the ZA may reasonably require. Such documentation may include written statements under oath by tenants, contractors, or appropriate licensed professionals.

3.1.9 Exemptions

- A. The following types of land development are specifically exempt from municipal permitting. Where land development is exempt from these Regulations, property owners must notify the ZA of the project in writing to ensure compliance. The following types of land development are exempt and a zoning permit shall not be required:
1. State Exemptions. These Regulations shall not regulate the following types of land development exempt in state statute:

3.2 Conditional Use Review

3.2.1 Applicability

- A. The regulations in Section 3.2 shall apply to all development requiring conditional use review per Table 2.2. Expansion or alteration of an existing conditional use also requires approval under this section. Except as provided by Section 3.2(C)(1), a zoning permit for any use or structure that requires conditional use review will not be issued by the ZA until the DRB grants such approval according to these Regulations. The change of a permitted use to a conditional use requires approval under this section.

3.2.2 Application

- A. Application materials for Conditional Use Review shall be submitted to the ZA who will notify the applicant in writing when the application is complete. No public hearing for Conditional Use Review will be scheduled with the DRB until complete application materials are received. Conditional Use Review hearings will be warned in accordance with Section 8.4 (Public Hearings). A complete application for conditional use review shall include all the information requested on the Town of Georgia conditional use application form, all the information required in Table 3.2 and the application fee. Notwithstanding the foregoing, the DRB may require additional information to be submitted as part of the Conditional Use Review Process.

CODE MOCKUP 2

2-Column format

Sans serif font

10 pt font size

Full-justified text

Numbering Format:

3.0, 3.1, 3.2 = Section numbers

3.2.1, 3.2.2, 3.2.3 = Subsections (creates extra Subsection titles)

A, B, C = Topics

Navigation Features:

Full-page Table of Contents at start of each article

Color-coded header shows current Article number, Article name, and Section

Bolded text for Subsection titles

Black and white/greyscale

ARTICLE 3 PERMITS AND APPROVALS

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3.1 Zoning Permits

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Town of Georgia Development Regulations - PROPOSED CODE ORGANIZATION

Existing to Remain Moved Added Deleted Comment

Article 1 Authority and Purpose

- Section 1.1 Enactment
- Section 1.2 Amendment and Effective Date
- Section 1.3 General Purpose
- Section 1.4 Applicability
- Section 1.5 Interpretation
- Section 1.6 Severability

Article 2 Zoning Districts, Land Uses and Dimensional Standards

- Section 2.1 Establishment of Zoning Districts
- Section 2.x Map of Zoning Districts (Map)
- Official Zoning Map (Narrative)
- Interpretation of District Boundaries
- Parcels in More than one Zoning District
- Disputes

Section 2.x Agricultural/Rural Residential District (AR-1)

- 2.x.x Purpose of District
- 2.x.x Dimensional Standards (AR-1)
- 2.x.x District Requirements
- (Copy/relocate existing 7.2 “Farm and Forestland Preservation here)
- 5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Residential-Medium Density District (AR-2)

- 2.x.x Purpose of District
- 2.x.x Dimensional Standards (AR-2)
- 2.x.x District Requirements
- 7.5 B 1 Street Trees – relocated and copied here
- 7.9 B 2 Parking Lot Location - relocated/copied here
- 7.9 D 1 Parking Lot Access - relocated/copied here
- 5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Residential-High Density District (AR-3)

- 2.x.x Purpose of District

2.x.x Dimensional Standards (AR-3)

2.x.x District Requirements

7.5 B 1 Street Trees – relocated and copied here

7.8 B 1 Public Sidewalks – relocated/copied here as appropriate

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

7.9 B 2 Parking Lot Location - relocated/copied here

7.9 D 1 Parking Lot Access - relocated/copied here

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Residential-Multifamily District (AR-4) (New district created)

2.x.x Purpose of District

2.x.x Dimensional Standards (AR-4)

2.x.x District Requirements

Section 2.x Lakeshore District (L-1)

2.x.x Purpose of District

2.x.x Dimensional Standards (L-1)

2.x.x District Requirements

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Lakeshore Residential-Recreation District (L-2)

2.x.x Purpose of District

2.x.x Dimensional Standards (L-2)

2.x.x District Requirements

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x South Village Core (SV)

2.x.x Purpose of District

2.x.x Dimensional Standards (SV)

2.x.x District Requirements

2.x.x South Village Core Design Standards

7.8 B 1 Public Sidewalks – relocated/copied here as appropriate

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

Section 2.x Business District (B)

2.x.x Purpose of District

2.x.x Dimensional Standards (B)

2.x.x District Requirements

Move 7.3 B here

7.5 B 1 Street Trees – relocated and copied here

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

7.9 B 2 Parking Lot Location - relocated/copied here

7.9 D 2 Parking Lot access - relocated/copied here

Section 2.x Industrial District (I-1)

2.x.x Purpose of District

2.x.x Dimensional Standards (I-1)

2.x.x District Requirements

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

Section 2.x Commercial-Light Industrial District (I-2)

2.x.x Purpose of District

2.x.x Dimensional Standards (I-2)

2.x.x District Requirements

Move 7.3 B here

7.8 C 1 Adequacy of Pedestrian Circulation – relocated/copied here as appropriate

Section 2.x Recreation District (R-1)

2.x.x Purpose of District

2.x.x Dimensional Standards (R-1)

2.x.x District Requirements

(Copy/relocate existing 7.2 “Farm and Forestland Preservation here)

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Natural Areas District (N-1)

2.x.x Purpose of District

2.x.x Dimensional Standards (N-1)

2.x.x District Requirements

(Copy/relocate existing 7.2 “Farm and Forestland Preservation here)

5.10 Special Provisions for Certain Zoning Districts – relocate here as appropriate

Section 2.x Flood Hazard Area Overlay District (FHAO)

2.x.x Purpose of District

2.x.x Dimensional Standards (FHAO)

2.x.x District Requirements

2.x.x Development Standards in Flood Hazard Area Overlay District

Section 2.x Uses

Types of Land Uses (Permitted, Conditional, Not Listed, etc explained)

Use Schedule (Table of All Uses)

Specific Use Requirements + (includes Dimensional Standards for Special Uses, and is referenced in the Use Table for each use where it applies)

<u>2.x.x</u>	<u>Accessory Structures</u>
2.x.x	Accessory Dwelling Units
2.x.x	Service Station, Motor Vehicle Repair and Other Motor Vehicle Related Uses
2.x.x	Earth Resource Extraction
2.x.x	Home Business, Home Occupations and Home Industry
2.x.x	Limitation on Regulation of Public Facilities
2.x.x	Mixed Uses
2.x.x	Renewable Energy
2.x.x	Wireless Telecommunication Facility
2.x.x	Roadside Stands
2.x.x	Seasonal Conversion
2.x.x	Accessory on Farm Business
2.x.x	Cannabis
2.x.x	Recreational/Camping Vehicles with Sleeping Quarters (relocated from 5.8)

~~Section 2.2 — Allowed, Prohibited, Exempted, and Not Listed Uses, Other Exemptions~~

~~Section 2.3 — Dimensional Standards for Structures and Lots~~

~~Dimensional Standards for Special Uses~~

~~Additional Dimensional Standards:~~

~~(Accessory structures~~ (moved to Specific Use Requirements above)

~~Fences and Signs~~ (moved to their specific sections)

~~density calculation, # of principal Structures on a lot, Front yard frontage~~ (Not sure where to put, perhaps this goes better in Article 5?)

Article ~~7~~ 3 **Planning and Design Standards** (relocated from Article 7)

Section 7.1 Energy Efficient Design

~~Section 7.2 — Farm and Forestland Preservation~~ (copied to AR-1, R-1, N-1 district sections)

Section 7.3 Site Design (partially relocated)

~~Site Design “B” “Commercial (B) and Commercial Light Industrial (I-2)”~~ – relocated to District Sections

Section 7.4 Exterior Storage of Materials or Equipment

Section 7.5 Landscaping and Screening (partially relocated)

7.5 B 1 Street Trees – relocate to specific district sections

Section 7.6 Outdoor Lighting

Section 7.7 Vehicular Circulation

Section 7.8	Pedestrian Accessibility (partially relocated)
	7.8 B 1 – relocated/copied to each appropriate District Section
	7.8 C 1 – Adequacy of Pedestrian Circulation – relocated/copied to appropriate District Sections
Section 7.9	Parking, Traffic Access, and Circulation (partially relocated)
	7.9 B 2 Parking Lot Location - relocated/copied to appropriate District Sections
	7.9 D 1 Parking Lot Access - relocated/copied to appropriate District Sections
	7.9 D 2 Parking Lot access - relocated/copied to appropriate District Sections
Section 7.10	Street Signs
Section 7.11	Public and Private Road Standards
Section 7.12	Site Preservation and Erosion Control
Section 7.13	Stormwater
Section 7.14	Utilities
Article 5 4	General Regulations and Review Standards (relocated here)
Section 5.1	Removal of Structures After Damage
Section 5.2	Access and Driveways
Section 5.3	Existing Small Lots
Section 5.4	Height Limits
Section 5.5	Nonconformities
Section 5.6	Parking Requirements
Section 5.7	Performance Standards
Section 5.8	Recreational/Camping Vehicles with Sleeping Quarters (relocate to Uses)
Section 5.9	Signs
Section 5.10	Special Provisions for Certain Zoning Districts (relocated/copied to District Sections)
Section 5.11	Wastewater and Potable Water Supply
Section 5.12	Wetlands and Vernal Pools
Article 3 5	Permits and Approvals
Section 3.1	Zoning Permit
Section 3.2	Conditional Use Review
Section 3.3	Site Plan Review
Section 3.4	Variances
Section 3.5	Planned Unit Development

~~Section 3.6 — South Village Core Design Standards~~ (moved to SV section)

Section 3.7 Waivers

Article ~~4~~ 6 Subdivision Review

- Section 4.1 Purpose
- Section 4.2 Applicability
- Section 4.3 Application Requirements
- Section 4.4 Subdivision Review Process
- Section 4.5 Filing of Subdivision Plat
- Section 4.6 Expiration
- Section 4.7 Subdivision Amendments
- Section 4.8 Natural Subdivision
- Section 4.9 Subdivision Review Standards

~~Article 5 — General Regulations and Review Standards~~ (Relocated to new Article 4)

~~Article 6 — Specific Use Standards~~ (relocated to Article 2 Districts and Uses)

- ~~Section 6.1 — Accessory Dwelling Units~~
- ~~Section 6.2 — Service Station, Motor Vehicle Repair and Other Motor Vehicle Related Uses~~
- ~~Section 6.3 — Earth Resource Extraction~~
- ~~Section 6.4 — Home Business, Home Occupations and Home Industry~~
- ~~Section 6.5 — Limitation on Regulation of Public Facilities~~
- ~~Section 6.6 — Mixed Uses~~
- ~~Section 6.7 — Renewable Energy~~
- ~~Section 6.8 — Wireless Telecommunication Facility~~
- ~~Section 6.9 — Roadside Stands~~
- ~~Section 6.10 — Seasonal Conversion~~
- ~~Section 6.11 — Accessory on Farm Business~~
- ~~Section 6.12 — Cannabis~~

Article ~~9~~ 7 Flood Hazard Area & River Corridor Buffer Regulations (relocated)

- Section 9.1 Statutory Authorization and Effect
- Section 9.2 Purpose
- Section 9.3 Administration
- Section 9.4 Application Requirements in Flood Hazard Area Overlay District

- Section 9.5 Development Review Process in Flood Hazard Area Overlay District
- ~~Section 9.6 Development Standards in Flood Hazard Area Overlay District~~ (moved to Flood Hazard District)
- Section 9.7 Standards for Review of Nonconforming Structures and Uses
- Section 9.8 Variances in the Flood Hazard Area Overlay District
- Section 9.9 Certificate of Occupancy
- Section 9.10 Violations
- ~~Section 9.11 Definitions~~ (Moved to definitions)

~~Article 7~~ (Relocated to become new Article 3 – Planning and Design Standards)

Article 8 Administration and Enforcement

- Section 8.1 Zoning Administrator, Development Review Board and Planning Commission
- Section 8.2 Fees for Zoning Permits, Public Hearings, and Administration
- Section 8.3 Combined Review
- Section 8.4 Public Hearing/Public Notice Requirements for Development Review Board Approvals
- Section 8.5 Decisions
- Section 8.6 Reconsideration
- Section 8.7 Appeals
- Section 8.8 Violations and Enforcement
- Section 8.9 Technical Review and Financial Surety

~~Article 9 Flood Hazard Area & River Corridor Buffer Regulations~~ (Relocated to Article 7)

- ~~Section 9.1 Statutory Authorization and Effect~~
- ~~Section 9.2 Purpose~~
- ~~Section 9.3 Administration~~
- ~~Section 9.4 Application Requirements in Flood Hazard Area Overlay District~~
- ~~Section 9.5 Development Review Process in Flood Hazard Area Overlay District~~
- ~~Section 9.6 Development Standards in Flood Hazard Area Overlay District~~ (moved to Flood Hazard District)
- ~~Section 9.7 Standards for Review of Nonconforming Structures and Uses~~
- ~~Section 9.8 Variances in the Flood Hazard Area Overlay District~~
- ~~Section 9.9 Certificate of Occupancy~~
- ~~Section 9.10 Violations~~
- ~~Section 9.11 Definitions~~ (Moved to definitions below)

Article 10 9 Definitions

A. General Definitions

B. Specific Definitions

Combine/collect all definitions and terminology here)

Town of Georgia Development Regulations - EXISTING CODE ORGANIZATION

Article 1	Authority and Purpose
Section 1.1	Enactment
Section 1.2	Amendment and Effective Date
Section 1.3	General Purpose
Section 1.4	Applicability
Section 1.5	Interpretation
Section 1.6	Severability
Article 2	Zoning Districts, Land Uses and Dimensional Standards
Section 2.1	Establishment of Zoning Districts and Official Zoning Map
Section 2.2	Allowed, Prohibited, Exempted, and Not Listed Uses, Other Exemptions
Section 2.3	Dimensional Standards for Structures and Lots
Article 3	Permits and Approvals
Section 3.1	Zoning Permit
Section 3.2	Conditional Use Review
Section 3.3	Site Plan Review
Section 3.4	Variances
Section 3.5	Planned Unit Development
Section 3.6	South Village Core Design Standards
Section 3.7	Waivers
Article 4	Subdivision Review
Section 4.1	Purpose
Section 4.2	Applicability
Section 4.3	Application Requirements
Section 4.4	Subdivision Review Process
Section 4.5	Filing of Subdivision Plat
Section 4.6	Expiration
Section 4.7	Subdivision Amendments
Section 4.8	Natural Subdivision
Section 4.9	Subdivision Review Standards

Article 5 General Regulations and Review Standards

- Section 5.1 Removal of Structures After Damage
- Section 5.2 Access and Driveways
- Section 5.3 Existing Small Lots
- Section 5.4 Height Limits
- Section 5.5 Nonconformities
- Section 5.6 Parking Requirements
- Section 5.7 Performance Standards
- Section 5.8 Recreational/Camping Vehicles with Sleeping Quarters
- Section 5.9 Signs
- Section 5.10 Special Provisions for Certain Zoning Districts
- Section 5.11 Wastewater and Potable Water Supply
- Section 5.12 Wetlands and Vernal Pools

Article 6 Specific Use Standards

- Section 6.1 Accessory Dwelling Units
- Section 6.2 Service Station, Motor Vehicle Repair and Other Motor Vehicle Related Uses
- Section 6.3 Earth Resource Extraction
- Section 6.4 Home Business, Home Occupations and Home Industry
- Section 6.5 Limitation on Regulation of Public Facilities
- Section 6.6 Mixed Uses
- Section 6.7 Renewable Energy
- Section 6.8 Wireless Telecommunication Facility
- Section 6.9 Roadside Stands
- Section 6.10 Seasonal Conversion
- Section 6.11 Accessory on Farm Business
- Section 6.12 Cannabis

Article 7 Planning and Design Standards

- Section 7.1 Energy Efficient Design
- Section 7.2 Farm and Forestland Preservation
- Section 7.3 Site Design
- Section 7.4 Exterior Storage of Materials or Equipment
- Section 7.5 Landscaping and Screening
- Section 7.6 Outdoor Lighting

Section 7.7	Vehicular Circulation
Section 7.8	Pedestrian Accessibility
Section 7.9	Parking, Traffic Access, and Circulation
Section 7.10	Street Signs
Section 7.11	Public and Private Road Standards
Section 7.12	Site Preservation and Erosion Control
Section 7.13	Stormwater
Section 7.14	Utilities

Article 8 Administration and Enforcement

Section 8.1	Zoning Administrator, Development Review Board and Planning Commission
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Section 8.3	Combined Review
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Section 8.5	Decisions
Section 8.6	Reconsideration
Section 8.7	Appeals
Section 8.8	Violations and Enforcement
Section 8.9	Technical Review and Financial Surety

Article 9 Flood Hazard Area & River Corridor Buffer Regulations

Section 9.1	Statutory Authorization and Effect
Section 9.2	Purpose
Section 9.3	Administration
Section 9.4	Application Requirements in Flood Hazard Area Overlay District
Section 9.5	Development Review Process in Flood Hazard Area Overlay District
Section 9.6	Development Standards in Flood Hazard Area Overlay District
Section 9.7	Standards for Review of Nonconforming Structures and Uses
Section 9.8	Variances in the Flood Hazard Area Overlay District
Section 9.9	Certificate of Occupancy
Section 9.10	Violations
Section 9.11	Definitions

Article 10 Definitions

A.	General Definitions
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B. Specific Definitions



GEORGIA VERMONT

Planning Commission Meeting Tuesday, September 24, 2024 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 6:30 PM

BOARD PRESENT

Chair Suzanna Brown
Vice Chair Jared Waite
Charles Cross
Heather Dunsmore
Tony Heinlein

STAFF PRESENT

Doug Bergstrom, Zoning Administrator
Kollene Caspers, Zoning Clerk

GUESTS PRESENT

Michael Allen, ReGrowth

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Review Timeline of Town Plan Draft 2.0

- D. Bergstrom gave a rundown of the distribution of Town Plan Drafts to the various area towns, government departments and organizations.
- Public Town Meeting planned for October 22nd at the Fire Station Community Room, 6:30pm. M. Allen will prepare marketing materials to advertise the meeting.
- Discussion on the Agenda for the Oct 22nd Meeting, including:
 - Steps taken to change the Town Plan

- Major changes to the Town Plan
- Timeline for approving the new Town Plan going forward
- Take suggestions for edits to the Town Plan.

B. Revision of Development Regulations

- Discussion on the process for updating the Development Regulations. New regulations do not need to be completed by the end of the year or new Town Plan approval.
- There is the potential of duplication in areas if the Planning Commission examines the Development Regulations section by section; if we keep this in mind M. Allen doesn't think it should be too much of a hinderance to completion.
- The “Definitions” section has already been completed, save for any new definitions to be added to the document.
- The graphics of the document were discussed, most can be updated and there is room for more graphics to be included.
- Other issues to tackle include: "Grandfathering" clauses; tear downs of homes and timelines for rebuilding; footprints; 16-foot height rule for lakeside zones and regulations surrounding rebuilding; as well as lot sizes and businesses allowed in each zone, etc.
- Home Occupation has been popular lately, these regulations should be examined to determine best practices.
- Flood language should be updated to meet new FEMA regulations.
- Driveway Standards should be updated to match current regulations for Town of Georgia roads and driveways.
- Yurts & Tiny Houses should be included in the new Development Regulations.
- Footprint Lot regulations for condominiums and similar dwellings should be included in the Development Regulations. Examples include instructions to outline in deed language or other ways to regulate the land ownership for zoning permits.
- Discussion on lot sizes and zoning districts.
- L-1 district and setbacks, all dependent on size of the lot.
- Elevated septic systems, or "planter box" style of septic, should also be included in the Development Regulations and have to adhere to setback regulations if they are above ground.
- M. Allen will set up an organization layout to update the Development Regulations. This will be necessary before starting to make the changes. He will come up with one or two templates for the Board to recommend making changes.
- October 8th & November 12th Planning Meetings will be dedicated to Development Regulations updates.

4. APPROVAL OF MINUTES

- A. Planning Meeting Minutes: September 10, 2024
Motion to approve September 10, 2024 minutes with minor changes.
Motion made by Cross, Seconded by Vice Chair Waite.
Voting Yea: Chair Brown, Vice Chair Waite, Cross, Dunsmore, Heinlein

5. PLAN NEXT MEETING AGENDA

A. October 8, 2024

M. Allen will join the Planning Commission with some mock-up template designs to organize the updating of the Development Regulations.
Begin updating the Development Regulations.

6. OTHER BUSINESS

7. DELIBERATIONS

8. ADJOURN

Motion to adjourn at 7:50pm

Motion made by Vice Chair Waite, Seconded by Cross.

Voting Yea: Chair Brown, Vice Chair Waite, Cross, Dunsmore, Heinlein

Posted to the Town website.

Signed: Kollene Caspers, Zoning & Planning Clerk

Phone: 802-524-3524 | Fax: 802-524-3543 | Website: townofgeorgia.com