

Georgia Town Plan Update



**Public Meeting
October 24th, 2023**

OCTOBER 24TH, 2023



Welcome Everyone!

Thank you for joining us, and thank you to **Georgia Fire & Rescue** for hosting us today!

Introduction

Michael Allen – Regrowth Planning

I am working with the Town of Georgia to develop an update to the Town Plan, last adopted in 2017.

Introduction

My role is to facilitate a community discussion about your long-term vision for the town, serving as an independent moderator.



Introduction

Planning Commission – Review Committee

- Suzanna Brown, Chair
- Greg Drew
- Tony Heinlein
- Jared Waite
- Emily Johnson
- Douglas Bergstrom, Zoning Administrator

Our Goal

Our goal is to identify changes which should be made to the Town Plan so that it reflects our desired vision for the future.



Purpose of Today's Event

- Introduce this planning effort to the public;
- Collect early public input on the plan;
- Identify issues and topics which we should measure in the upcoming town-wide survey later this year.



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- Identifies desired goals
- Sets general policies and strategies
- Does not provide actual written text of laws (those are written later)
- Future actions by the Town (local laws, zoning, etc.) have to be in compliance with the goals and policies of the Plan.

What is a Town Plan?

Important to keep in mind the distinction between:

Goals and Policies
of the plan

VS.



Local Laws
which implement them

Schedule

Project Start

September

Schedule

Project Start

September

Open House / Workshop

Today

Schedule

Project Start

September

Open House / Workshop

Today

Community Survey

Winter 2023

Schedule

Project Start

September

Open House / Workshop

Today

Community Survey

Winter 2023

Topic Meetings

Spring 2024

Schedule

Project Start

September

Open House / Workshop

Today

Community Survey

Winter 2023

Topic Meetings

Spring 2024

Draft Plan Presentation

Summer 2024

Town of Georgia Town Plan

The Town of Georgia VT is in the process of updating its Town Plan to help guide future policy and long-term planning.

A Town Plan is a document—often with photos, drawings and maps—which outline the desired future vision and general goals of the community. This planning process seeks to invite local residents to provide input on what issues are most important to them and what they would like to see to help shape the plan.

Topics of discussion can include any variety of issues, including zoning, housing, economic development, recreational improvements, water and sewer services, tourism, and many more.

But we need your help—a Town Plan needs to be developed using the input of the community—we want to hear your ideas! Please join us at any of our various events and meetings, announced below, to hear different ideas and share your own. You can also submit comments and suggestions here using the **"COMMENT FORM"** button below.

COMMENT FORM

Document Downloads

Project Webpage

www.tinyurl.com/Georgiatownplan



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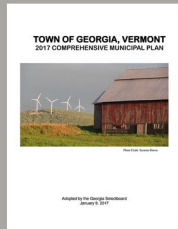
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- [Comment form link](#)



Document Downloads



2017 Georgia VT Town Plan

Project Webpage

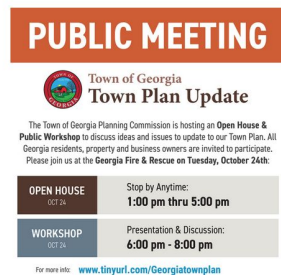
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News & Announcements

OPEN HOUSE & PUBLIC WORKSHOP - Tuesday, October 24, 2023

We will be hosting an **Open House and Public Workshop** on Tuesday, October 24th at the Georgia Fire & Rescue building to kickoff the planning effort and get input from the public on what issues are most important to you. The ideas collected at these two events that day will be used to begin development of the Town Plan update and help develop a Community Survey which will be launched in the Fall/Winter. We hope you can join us!



PUBLIC MEETING

 Town of Georgia
Town Plan Update

The Town of Georgia Planning Commission is hosting an **Open House & Public Workshop** to discuss ideas and issues to update to our Town Plan. All Georgia residents, property and business owners are invited to participate. Please join us at the **Georgia Fire & Rescue on Tuesday, October 24th:**

OPEN HOUSE OCT 24	Stop by Anytime: 1:00 pm thru 5:00 pm
WORKSHOP OCT 24	Presentation & Discussion: 6:00 pm - 8:00 pm

For more info: www.tinyurl.com/Georgiatownplan

The Open House will be held between **1:00pm to 5:00pm** to make it more convenient for people to participate during the day if they cannot make it to the evening presentation. Stop by anytime in that period to learn about the community planning effort, provide input and ideas, ask questions and review the interactive materials presented.

The Workshop will start at **6:00pm** with a formal presentation, followed by a discussion period of what issues in town are most important to you, and what you would like to see for the future of Georgia, VT.

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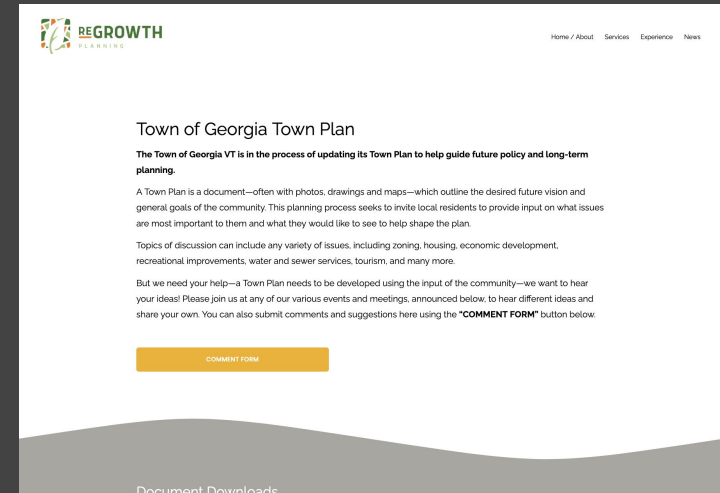
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- Comment form link
- Document downloads
- Announcements
- Copy of presentation
- Video of meeting
- Other materials

Project Webpage

- If someone missed this meeting, can review materials on website.
- Submit comments and ideas anytime with the Comment Form.
- Stay up to date on progress.
- We may schedule a “Zoom Only” online version of this meeting if there is interest.

www.tinyurl.com/Georgiatownplan



Current Town Plan

Pause for Questions

TOWN OF GEORGIA, VERMONT 2017 COMPREHENSIVE MUNICIPAL PLAN



Photo Credit: Suzanna Brown

Adopted by the Georgia Selectboard
January 9, 2017

Current Town Plan

- Adopted in 2017
- Provides Goals and Policies for:
 - Housing
 - Economic Development
 - Taxes & Growth
 - Local Infrastructure
 - Historic & Natural Resources
 - Energy
 - Land Use
 - Flooding

TOWN OF GEORGIA, VERMONT 2017 COMPREHENSIVE MUNICIPAL PLAN



Photo Credit: Suzanna Brown

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Town Plan - Example

LAND USE

Goal: Concentrate residential, commercial and industrial growth in the Village Center and the South Village area to protect the Town's rural character and resources.

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Goal: Concentrate residential, commercial and industrial growth in the Village Center and the South Village area to protect the Town's rural character and resources.

- **Policy N1** - To avoid strip development the town may require developers to use techniques such as clustering to discourage strip development along highway corridors. Strip development along highway corridors shall be strongly discouraged.

Current Town Plan

- 113 Pages Total;

TOWN OF GEORGIA, VERMONT 2017 COMPREHENSIVE MUNICIPAL PLAN



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January 9, 2017

Current Town Plan

- 113 Pages Total;
- 92% is local existing conditions, inventory, demographics, statistics and similar data;

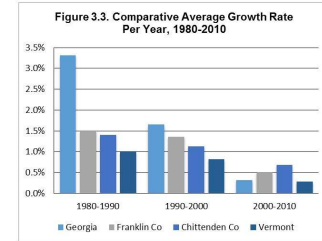
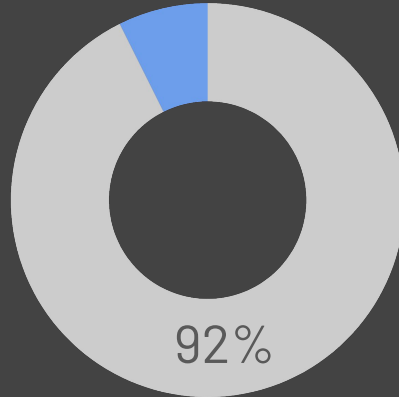


Figure 3.3 - Source: 1980, 1990, 2000 and 2010 Census

Figure 3.4 shows that Georgia is among the most slowly growing towns in Franklin County, besting only Richford and Enosburg in its growth rate, even while Chittenden and Franklin Counties grew at a more rapid rate.

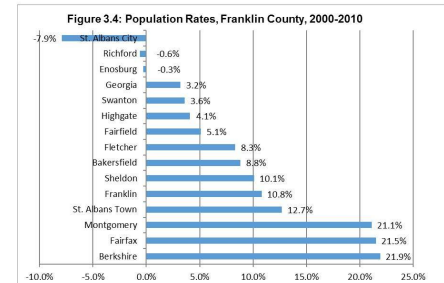
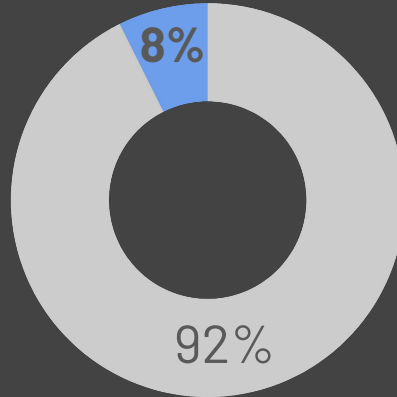


Figure 3.4 - Source: 2000 and 2010 Census

Current Town Plan

- 113 Pages Total;
- 92% is local existing conditions, inventory, demographics, statistics and similar data;
- 8% is goals & policies

(Pages 10-19)



- F-2) Development on ridges and hilltops shall be discouraged and their adverse aesthetic and environmental impacts should be prevented.
- F-3) Site modifications necessary for a particular project should be allowed but there should be no substantial change to natural drainage ways.
- F-4) Land development on slopes in excess of 25% shall be prohibited and every effort shall be made to maintain a suitable cover of natural vegetation to reduce erosion.
- F-5) Development shall be performed so as to prevent runoff and soil erosion. Vegetative cover should be maintained or established and erosion control measures shall be undertaken at the time of construction.

G) Soils

Goal:

To maintain and improve the quality of important soils, such as agriculture and forestry soils, when considering the future development of the town.

Policies:

- G-1) The Town shall require proof of a State wastewater permit as a condition of local Zoning Permits, where applicable.
- G-2) Slopes in excess of 8% may be highly subject to erosion, depending on soil type, and consideration should be given to the use of acceptable soil erosion control measures. Vegetative cover shall be established and maintained after construction.
- G-3) Development on poorly drained soils shall be avoided.
- G-4) Following the use of required agricultural practices and best management practice is essential to protect valuable soil and other resource. Accepted forestry practices and/or best management practices are encouraged as a way to protect valuable soil and other resources.
- G-5) Impacts to prime agricultural soils due to land development shall be mitigated to ensure the future viability of agricultural uses in Georgia.

Questions for us Today

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What issues are not covered in the plan that should be?

Do all the goals and policies still apply today?

What has changed in the community?

What issues or ideas do you think we should measure in the upcoming town-wide survey?

Back of Handout

Sample Questions to Consider

What do you think are important issues in the Town of Georgia today?

What would you like to see change or improved?

What would you like to see stay the same, or be protected?

Are there issues with the zoning which should be looked at?

What has changed in the community that should be addressed in the Town Plan?

Are there public amenities or services which you think are lacking?

Are there any specific questions or topics you think we should measure in the town-wide survey?

Visit the project webpage to stay up-to-date on this effort and submit comments and suggestions:

www.tinyurl.com/Georgiatownplan

Online Comments

Would like to see PUDs allowed in the L1 District.

Online Comments

The ban on first floor housing within the South Village does not make housing more affordable, yet this is a stated goal of the Town Plan.

Online Comments

*State designation program for south village district
(and municipal water and sewer)*

Discussion Period



Upstate GIS

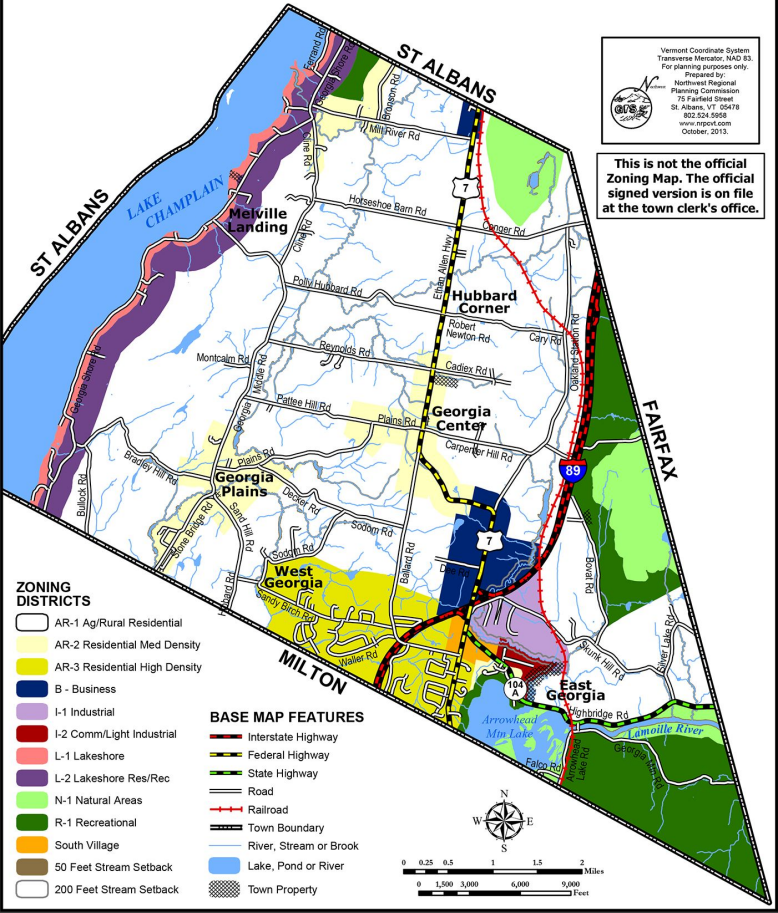


ZONING MAP

TOWN OF GEORGIA, VERMONT

Vermont Coordinate System
 Transverse Mercator, NAD 83
 For planning purposes only.
 Prepared by:
 Northwest Regional
 Planning Commission
 75 Fairfield Street
 St. Albans, VT 05478
 802.226.9999
 www.nrpcvt.com
 October, 2013.

This is not the official
 Zoning Map. The official
 signed version is on file
 at the town clerk's office.

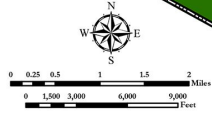


ZONING DISTRICTS

- AR-1 Ag/Rural Residential
- AR-2 Residential Med Density
- AR-3 Residential High Density
- B - Business
- I-1 Industrial
- I-2 Comm/Light Industrial
- L-1 Lakeshore
- L-2 Lakeshore Res/Rec
- N-1 Natural Areas
- R-1 Recreational
- South Village
- 50 Feet Stream Setback
- 200 Feet Stream Setback

BASE MAP FEATURES

- Interstate Highway
- Federal Highway
- State Highway
- Road
- Railroad
- Town Boundary
- River, Stream or Brook
- Lake, Pond or River
- Town Property



Know Someone Who Missed This?

A copy of this presentation, as well as a video of the meeting, will be provided on the project website in the coming days.

www.tinyurl.com/Georgiatownplan

Have additional Thoughts?

You can submit additional comments and suggestions via the project website:

www.tinyurl.com/Georgiatownplan

Thank you everyone!

www.tinyurl.com/Georgiatownplan