

**Concerns with the Petition Articles 7 and 8:**

1) Planning and zoning are not for today but to create a plan for the future. It is a way to direct growth toward the village center and maintain the rural feel, views, and agricultural lands. This creates a center where people can live, walk, eat, and congregate; instead of filling our open fields with houses sporadically placed on one-acre lots around town. **Planning and zoning are not set up for today but set up with an eye on the future.**

2) Articles 7 and 8, if approved, would reduce the Village District to only 10.4% of its current size!

The sizes of the Village Districts proposed by the articles are extremely small and limiting for any growth in our town. The areas are composed of already developed parcels with limited and mostly grandfathered wastewater capacity. **A YES vote on the articles 7 and 8 hamstrings development in the downtown, effectively pushing development into more rural areas of town thus encouraging urban sprawl.**

The 2015 Town Plan shows the total size of South Hero is 14.9 square miles. The equates to 9,536 acres.

**\*Current zoning village districts and areas are:**

	<b>Acres</b>	<b>Percent of South Hero's total land area</b>
<b>South Hero Village District</b>	<b>354</b>	<b>3.71%</b>
<b>Keeler Bay Village District</b>	<b>280</b>	<b>2.94%</b>
<b>Total</b>	<b>634</b>	<b>6.65%</b>

**\*Petition proposed reduced Village districts are:**

	<b>Acres</b>	<b>Percent of South Hero's total land area</b>
<b>South Hero Village District</b>	<b>52</b>	<b>0.55%</b>
<b>Keeler Bay Village District</b>	<b>14</b>	<b>0.15%</b>
<b>Total</b>	<b>66</b>	<b>0.69%</b>

- 3) The current Development Regulation and Village districts have been in place since March 31<sup>st</sup>, 2020, with minor changes on September 13, 2021. In this almost 3-year period there has only been one (1) permit issued that utilized the Village Zoning Districts reduced lot size to subdivide. This occurred in October of 2021 when a couple subdivided their 1.92 acres parcel into 2 parcels in hopes of building on the newly created lot. With the reduced Village District size proposed in this Petition this couple would not have been permitted to subdivide. **With 1 acre zoning an applicant must have at least 2 acres to subdivide.**
- 4) The timing of these petition articles conflicts with current public collaborative efforts to address concerns about the size, density, and setbacks in the Village Districts. The Planning Commission is working through a collaborative process of updating the Town Plan. The Town Plan is a guiding document for amendments to the Development Regulations. The Planning Commission has been working on elements of the Town Plan that would recommend reducing the size of the Village Zoning Districts and recommend two districts: a much smaller Village Core District, and a Village Neighborhood District. The Village Core District could potentially have ¼ acre minimum lot sizes, and the Village Neighborhood District would have minimum lot sizes of ½ acre. Should the Town Plan be approved in August, the Planning Commission would then follow the recommendations in the Town Plan.
- 5) Unintended consequences
- \*There are prohibited uses in the Village Zoning Districts. One such prohibited use is storage facilities. A YES vote on these two ballot items shrinks the Village Zoning District. An example property that would be removed from the Village District is the Lavin Property located West of Island Racing. Over the last year on 3 or 4 occasions our Zoning Administrator has fielded inquiries from developers interested in purchasing portions of the Lavin Parcel for the development of storage units. **Do we want to see rows of industrial metal storage buildings along Route 2 downtown?**
  - \*Village zoning districts have additional required design standards for commercial structures. Removing all of Lavin property, plus other open spaces within the current village districts, could result in commercial structures that are not subject to any design review within what would be considered the 2 villages.

**Boundaries of the Reduced South Hero Village District  
delineated in the petition for Article 7.**



- *Approximately 52 acres.*
- **0.55% of South Hero land area.**
- *Reduces this Village District from 354 acres to 52 acres. 14.7% of the current area of this South Hero Village district.*
- *Results in little to no viable land area to grow our village core.*
- *Likely there is little to no available wastewater capacity due to the fully developed land and soil within this greatly reduced land area.*
- *Areas that might appear open, where it appears development could occur may not be possible. (i.e., the open land area behind Community Lane. This area is a mix of wetlands and a large septic system).*

**Boundaries of the Reduced Keeler Bay Village District  
delineated in the petition for Article 8.**



- *Approximately 14 acres.*
- **0.15% of South Hero land area.**
- *Reduces this Village District from 280 acres to 14 acres.*
- *5% of the current area of this district.*
- *Results in little to no viable land area to grow our Keeler Bay village core.*
- *Likely there is little to no available wastewater capacity due to the fully developed land and soil within this greatly reduced land area.*