

RECEIVED**MAR 10, 2025**

Planning & Zoning Department

REQUEST FOR
REZONING ACTION
FROM HALL COUNTY ZONING BOARD

FOR

BURTON OUTDOOR ADVENTURES

Mr. Jason Burton

NATURE OF REQUEST

To obtain a “Conditional Use” permit to amend PCD conditions from 2004.

PURPOSE OF REQUEST

To allow for development of a kayak/hydrofoil training pond facility

NARRATIVE

The scope of this project is to provide a kayak/hydrofoil training pond facility. Burton Outdoor Adventures currently runs a kayak-water sports rental business from the property. The pond will be approximately 70' wide x 148' long x 4'-5' deep and constructed by using a vinyl liner. A proposed filtration system similar to that of a pool will be used to keep the water clean. There will be a proposed well that will be used to fill the pond during times of drought. There will be a proposed overflow pipe / emergency spillway installed to control any overflow runoff. The pond will decrease the amount of stormwater runoff by capturing all the rain that falls directly in the area. There will be a proposed 5' high chain link fence w/ gated entry around the perimeter of the proposed pond facility for security purposed

This property is a 1.42 ac. tract of land, located at 5962 Jim Crow Road. The property is zoned PCD. Approximately 0.24 acres are to be disturbed to construct the training pond facility. Located to the east and north are residential properties. To the west is property that is also zoned PCD. No adjacent residences have complaints pertaining to the business that Burton Outdoor Adventures has been running out of this property.

Both potable water and sanitary sewer are available to this tract. There will be a reduction in stormwater runoff, which should allow us to forgo any on-site detention requirements.

We feel that the requested “conditional use” for a kayak training pond facility would be an appropriate use for this area, given its supports the current business located at the site. We do not believe that allowing this use of this property would in any way devalue or pose hardships on any of the surrounding properties.