



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (06/09/25)

REPORT TO: Voting Meeting (06/12/25)

ITEM NO: 325/2025

SUBJECT: **5962 Jim Crow Road | Amend Conditions of Zoning** | on a 1.42± acre tract located on the north side of Jim Crow Road approximately 252 feet from its intersection with Old Federal Road | Zoned PCD; Tax Parcel 08101 002002 | **Proposed Use: Expansion of services** | Commission District 2 | **Burton Outdoor Adventures c/o Jason Burton, applicant**

Meetings:

Work Session Date: 06/09/25

Voting Meeting Date: 06/12/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. The development is approved as generally shown on the submitted site plan dated January 28, 2025 and described in the project narrative dated March 10, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Any new lighting on the premises shall be of a non-spill type.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plat created for the parcel.
5. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
6. A variance is granted from 20 feet to 10 feet to the buffer along the north, west, and east property lines around the proposed pond.

Purpose of Request:

History:

5962 Jim Crow Road | Amend Conditions of Zoning | on a 1.42±
 acre tract located on the north side of Jim Crow Road approximately
 252 feet from its intersection with Old Federal Road | Zoned PCD;
 Tax Parcel 08101 002002 | **Proposed Use: Expansion of services**
 | Commission District 2 | **Burton Outdoor Adventures c/o Jason**
Burton, applicant

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No
Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
 Recommendation Report
 Application
 Narrative
 Site Plan
 Plat
 Maps
 Renderings
 Deed
 2004 Board of Commissioners Letter
 Environmental Health Comments
 GDOT Comments
 Public Works Comments
 Fire Comments
 Notice Sign