



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: May 27, 2025

Subject: **5962 Jim Crow Road | Special Use | to amend conditions of zoning | on a 1.42± acre tract | Zoned PCD; Tax Parcel 08101 002002 | Proposed Use: Expansion of services | Burton Outdoor Adventures c/o Jason Burton, applicant**

The request before you is from Burton Outdoor Adventures c/o Jason Burton for a special use to amend conditions of zoning for an expansion of services. This item is located within Commission District 2.

At their May 5, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with six (6) conditions (5-0).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the "Business Nodes and Corridors" future land use classification within the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

Planning Commission 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.