



## AGENDA ITEM

### Planning & Zoning

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**REPORT TO:** Work Session (04/06/26)

**REPORT TO:** Voting Meeting (04/09/26)

**ITEM NO:** 141/2026

**SUBJECT:** **6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, applicant**

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#### Meetings:

**Work Session Date:** 04/06/26

**Voting Meeting Date:** 04/09/26

#### Executive Summary:

**Presenter:** KA

**Recommendation:**

**Denial**, as the proposed zoning is not consistent with the “Rural Neighborhood” future land use classification within the Comprehensive Plan. However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated February 6, 2026, and narrative dated March 10, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. 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.”
3. Short term rentals are prohibited in this development.
4. All water and waste management systems shall comply with the requirements of the appropriate regulatory agencies.
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property

**Purpose of Request:**

**History:**

**6245, 6249 & 0 Ben Parks Road | Rezone** | from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) | on a combined 89.56± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Welchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | **Proposed Use: Non-profit retreat center** | Commission District 3 | **Thumbs Up Mission, 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	KA	JL	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Staff Report
- Application
- Narrative
- Proffered conditions
- Site Plan
- Reconfiguration Survey
- Plat
- Maps
- Deeds
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Notice Sign
- Public Comment