

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 9, 2026 9:14 AM
To: Anael Dominguez (Administration)
Subject: FW: Rezoning application on Ben Parks Rd, Thumbs Up Mission

Please add to HCAM.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: drivewaywerks@charter.net <drivewaywerks@charter.net>
Sent: Wednesday, April 8, 2026 4:17 PM
To: Planning <planning@hallcounty.org>
Cc: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning application on Ben Parks Rd, Thumbs Up Mission

Some people who received this message don't often get email from drivewaywerks@charter.net. [Learn why this is important](#)

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Please include these comments in the packet for rezoning.

Dear members of the Hall County Board of Commissioners and Planning and Zoning Staff,

I'm writing as a concerned property owner on Ben Parks Rd and strongly oppose the request of Thumbs Up Mission to rezone to Planned Commercial Development.

First and foremost my opposition is not with the Thumbs Up Mission or the Coker Family. I believe the work they are doing to help give these children and their families a break from the daily struggles they are enduring during their fight with cancer is commendable. I wish them nothing but the best and hope their mission continues to thrive into the future.

My concerns are with the proposed size of the retreat and the lack of clarity that the site plan provides. The vague nature of the information that was provided to the community at a meeting during a Q and A on the property left many of us with more questions than answers.

Helping to reinforce these concerns is Planning and Zoning Staff's recommendation for DENIAL. Based on the county's Comprehensive Plan this area's future land use is designated for Rural Neighborhood. Introducing a development of this type is sure to put pressure on existing infrastructure. Roads may not be sufficient for the increased traffic and currently there is no municipal provided water or sewage treatment capabilities to the property.

If we take a moment to step back and remove the non profit designation from the project, would the scope of what the applicant is asking for be considered if it was for a private, for profit retreat. In Planning and Zoning staff's report 5 facilities of 5 bedrooms for Staff Accommodations, 2 facilities of 20 bedrooms for Pastoral retreats, 24 facilities of 6 bedrooms for Cabin/Cottages, and 3 facilities of 30 bedrooms for Lodges gives a total of 299 bedrooms with a combined square footage of 43,000. Another 39,000 square feet have been designated for a chapel, multi-purpose building for activities/ministry/dining, gymnasium, laundry, and camp common area. 82,000 square feet in total for buildings on property. It's my belief that these numbers more represent a nice size hotel with event space than a retreat in a rural neighborhood/agricultural area completely surrounded by AR1 zoned properties.

This just doesn't seem like a good use for this property considering these circumstances. My neighbors and I agree that this will fundamentally change how we currently live our lives. The increase in traffic, along with noise and light pollution alone will have an adverse effect on the quiet and serenity that drew us to this community to make it our home.

In closing I ask you take into consideration the concerns of myself and the community as you choose how you vote on this rezoning.

Respectfully,

Christopher Dyer