

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Thursday, April 9, 2026 9:11 AM
To: Anael Dominguez (Administration)
Subject: FW: Thumbs Up Mission - proffered conditions
Attachments: Thumbs Up Proffered Conditions_04082026.pdf

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: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Thursday, April 9, 2026 8:28 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: FW: Thumbs Up Mission - proffered conditions

fyi

Katie Ahmed
Director of Planning and Zoning
Planning and Zoning
(direct office) 770-297-2649
kahmed@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.

From: Beth Garmon <bgarmon@dccm.com>
Sent: Wednesday, April 8, 2026 3:35 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc: Coker, Miles <cocoker@bellsouth.net>; Brian K. Rochester <brochester@dccm.com>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: Thumbs Up Mission - proffered conditions

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Good afternoon, Katie and Commissioners.

Last week, DCCM and Thumbs Up had a very productive community meeting with the neighbors surrounding the Ben Parks Road property that is being considered for rezoning. This was a good opportunity for questions to be asked and answered, and allowed for more in-depth discussion of the proposed retreat.

The attached conditions represent Thumbs Up's desire to uphold the commitments made to the surrounding property owners during the community meeting.

Please feel free to reach out to Miles, Brian, or myself should you have any questions or wish to discuss further.

Thank you,
Beth Garmon

Beth Garmon
Senior Project Manager



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Thumbs Up Mission

Staff Recommendations	Applicant Proffered
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.	<i>As recommended</i>
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."	<i>As recommended</i>
3. Short term rentals are prohibited in this development.	<i>As recommended</i>
4. All water and waste management systems shall comply with the requirements of the appropriate regulatory agencies.	<i>As recommended</i>
5. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval.	<i>As recommended</i>
6. All conditions of zoning shall be made a part of any plats or construction plans created for the property	<i>As recommended</i>
	7. Developer will obtain a Land Disturbance Permit for Phase 1 (to include 2 guest cabins) within 36 months of zoning approval. This condition will supersede any future ordinances that establish a timeline for permitting and development, and serve as evidence of vested interest in the project.
	8. This property may only be used for ministry purposes.
	9. The development shall comply with life safety regulations.
	10. The total number of additional bedrooms constructed on the property shall be limited to 54.