

**Print**

**Board of Commissioners Voting Meeting Comments - April 9, 2026 - Submission #140431**

**Date Submitted: 4/8/2026**

Comments completed in the form below will be submitted into the record for the April 9, 2026 Voting Meeting of the Hall County Board of Commissioners.

**First Name\***

Chad

**Last Name\***

Muxlow

**Address1\***

6250 Ben Parks Rd

**Address2**

**City\***

Murrayville

**State\***

GA

**Zip\***

30564

**Item for Comment\***

6245, 6249 & 0 Ben Parks Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

## **Your Comments\***

Written Opposition to Rezoning Application – 6245, 6249 & 0 Ben Parks Road (Thumbs Up Mission)

To the Hall County Planning and Zoning Department and Board of Commissioners,

I am writing to formally express my strong opposition to the requested rezoning of 6245, 6249, and 0 Ben Parks Road from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) for the proposed Thumbs Up Mission retreat center.

Our family lives adjacent to this property, and like many residents in this area, we intentionally chose North Hall because of its rural, agricultural, low-density character. The surrounding area is overwhelmingly AR-1 and is consistent with the county's Rural Neighborhood future land use designation. This zoning exists for a reason: to preserve the unique character, safety, environmental integrity, and quality of life of this community.

While I respect and admire the charitable mission of Thumbs Up Mission, this rezoning request is fundamentally incompatible with the existing rural land use pattern and sets a troubling precedent for future commercialization of Ben Parks Road and the surrounding North Hall area.

My concerns include:

### 1) Incompatibility with Rural Character

The proposed development is not a modest residential use. The submitted plans contemplate a large-scale phased commercial-style campus over 25 years, including:

- up to 24 cabins/cottages
- 3 lodges
- multiple large gathering/dining buildings
- chapel
- camp store
- gymnasium expansion
- ropes courses
- athletic fields
- illuminated recreational facilities
- hiking and biking trails
- event spaces
- large group overnight accommodations

This scale of development is inconsistent with the established rural residential and agricultural identity of the area.

### 2) Dangerous Traffic and Road Safety

Ben Parks Road and the surrounding roads are narrow rural roads that were never designed for the traffic intensity associated with a retreat center, camp, conference use, and large-group lodging.

This increase in vehicle trips will:

- create safety concerns for local residents
- increase risk for children and families
- make walking, running, and cycling more dangerous
- create conflict with farm and residential traffic patterns
- increase noise and disruption in what is currently a quiet rural corridor

### 3) Environmental and Watershed Concerns

The property directly borders Wahoo Creek, with streams and flood-prone areas already identified in the application materials.

The proposed expansion raises serious concerns regarding:

increased stormwater runoff  
sedimentation  
septic burden  
contamination risk to Wahoo Creek  
downstream water quality effects  
loss of wildlife habitat  
increased light pollution  
disruption of the natural ecosystem that currently defines this corridor  
The scale of cabins, lodges, roads, trails, parking, and support structures materially increases these risks.

#### 4) Utility and Infrastructure Burden

This property is currently configured around three single-family residential parcels, yet the proposed use would intensify occupancy dramatically with overnight lodging, event facilities, and future camp operations.

This creates significant concerns regarding:

well water demand  
septic capacity  
future pressure for sewer expansion  
electrical infrastructure upgrades  
emergency service access  
fire protection needs  
stormwater infrastructure  
These impacts are not consistent with the infrastructure profile of this rural area.

#### 5) Future Commercial Expansion Risk

Perhaps most concerning, approval of PCD commercial zoning permanently changes the development trajectory of this property.

Even if the initial intent is charitable, once the zoning changes from AR-1 to PCD, the land becomes vulnerable to:

future ownership changes  
expansion of uses over time  
administrative modifications  
broader commercial interpretations  
precedent-setting rezonings nearby  
progressive erosion of North Hall's rural protections  
The application itself specifically requests flexibility for future modifications to uses without full public rezoning review in some circumstances. That should concern every adjacent property owner.

For these reasons, I respectfully request that Hall County deny this rezoning request and preserve the existing AR-1 zoning that protects the rural character, environmental resources, road safety, and long-term land use integrity of this area.

The appropriate path for this organization is to locate a retreat center on property already zoned and planned for this intensity of use, rather than converting protected rural land into a commercial district.

Thank you for your consideration and for protecting the long-term character of North Hall.

Sincerely,  
Chad J. Muxlow  
Adjacent Property Owner  
Ben Parks Road / North Hall

Please write your comments in the box above.

**File Upload**

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

**Follow-up Communication**

chadmuxlow@hotmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.