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## Submission of Proposed Conditions – Ben Parks Road Rezoning (AR-1 to PCD)

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**From** Jessica Baran <[REDACTED]>  
**Date** Wed 4/8/2026 3:39 PM  
**To** Planning <planning@hallcounty.org>  
**Cc** Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>

 1 attachment (425 KB)  
BenParksPCDconditions.pdf;

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Please include this correspondence in the official record for the April 9, 2026 public hearing.

Dear Members of the Hall County Board of Commissioners,

My name is Jessica Lee Baran, and I am a resident of the Ben Parks Road community. I am writing to formally submit the attached document for inclusion in the record for the upcoming public hearing regarding the proposed rezoning from Agricultural Residential (AR-1) to Planned Commercial Development (PCD) for the Thumbs Up Mission retreat center.

The attached document outlines a set of conditions and stipulations developed in response to the currently proposed application. These conditions are intended to address concerns related to infrastructure, environmental impact, land use intensity, and long-term compatibility with the surrounding rural residential area.

While I remain opposed to this rezoning request as presented, this submission is provided to ensure that, should the Board consider approval, there is a clear framework of enforceable protections in place for the surrounding community.

Our community has come together and created these conditions.

Several of the conditions included are consistent with elements already referenced within the applicant's proposal, including limitations on square footage, buffering, occupancy, and operational restrictions. However, the attached document expands upon those measures to provide clarity, enforceability, and long-term safeguards that are not currently defined in sufficient detail.

I respectfully request that this document be entered into the official record and considered in full as part of your evaluation of this application.

Thank you for your time and consideration.

Respectfully,  
Jessica Lee Baran  
& Ben Parks Community

All new construction within the development, including the expansion of existing structures, shall be limited to a total of 50,000 square feet for the residential/dormitory use and 25,000 square feet for commercial use and shall be restricted to day-use facilities such as: a chapel, multi-purpose facility, a single dining hall, gymnasium, laundry. Residential facilities shall include: cabins, and pastoral retreats to accommodate guests and ministry members as well as staffing residences.

The proposed development shall maintain a 50 foot transitional perimeter buffer along all exterior property lines except where adjacent to the right of way. No outdoor storage shall be located within the 50 foot perimeter buffer.

A 7-foot metal fence shall be installed at the property line adjoining the parcels to the south (11064 000008, 11065 000018, 11065 000016) the parcels to the west (11065 00000, 111065 000010) and parcel to the north (11055 000001) to be installed at the developer's expense.

In accordance with Section 8.2.3 within the Unified Development Code, a new 20 foot planted/vegetative buffer shall be installed along the property line adjoining parcels to the east (11056 000018, 11056 000022, 11056 000023) outside of the 50 foot undisturbed buffer for state waters. Additionally, the planted buffer shall continue along the new property line for the adjoining Residential parcel to the north (currently 6249 Ben Parks Road) from Wahoo Creek to the easement that will be provided for that residence's access road (up to 1/2" RBS marker L164) at the developer's expense.

The approval of a Retreat Center is only applicable to Thumbs Up Mission/Keaton Franklin Coker Foundation. Upon sale or transfer of the property, the applicant shall submit an application to rezone the property back to Agricultural-Residential 1 or to Agricultural 1.

Any and all future infrastructure costs, to include water main extension with fire hydrants and/or road improvements, shall be paid by the applicant.

The number of guests shall not exceed 100, or the maximum occupancy as determined by the Hall County Fire Marshal, whichever is less.

All lighting shall be designed and installed to prevent spillover onto adjacent properties.

Any security cameras on-site shall be oriented inward towards the development and shall not be directed towards neighboring properties.

No outside amplification of voice, music, or instruments of any kind shall be permitted.

There shall be no more than 2 events per month by any outside organization or ministry besides Thumbs Up Mission/Keaton Franklin Coker Foundation and none that are not aligned with the non-profit's mission statement.

On-site curfew shall be 9pm.

No part of the development shall be leased or rented by any outside organization to exceed 24 hours.

No building shall exceed 50 feet in height.

An environmental study must be completed prior to the issuance of a Land Disturbance Permit (LDP) per the Hall County Unified Development Code.