



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (04/20/26)

REPORT TO: Voting Meeting (04/21/26)

ITEM NO: 198/2026

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**
Note: Tabled at the April 9, 2026 Voting Meeting until the April 21, 2026 Voting Meeting.

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

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 Wheelchel 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
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Updated Proffered Conditions - rec'd 4/9/2026
Proffered conditions
Site Plan
Reconfiguration Survey
Plat
Maps
Deeds
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign
Updated Notice Signs - April 21, 2026
Map - Public Comments Received
Public Comment - from Jessica Baran
Public Comment - from Edward Albrecht
Public Comment - from Jan Boswell
Public Comment - from Joel Gooch
Public Comment - from Andrew Smith
Public Comment - from Sandra Kirk
Public Comment - from Kelly Doane
Public Comment - from Susan Gowan
Public Comment - from Susan Gowan 2
Public Comment - from Jeff and Tina Hubbard
Public Comment - from Jeff and Tina Hubbard 2
Public Comment - from Alyssa Andrews

Public Comment - from John Henry Richards
Public Comment - from Christopher Dyer
Public Comment - from Rachel Muxlow
Public Comment - from Chad Muxlow
Public Comment - from Kelley Norris
Public Comment - from Jessica Baran
Public Comment - from Mercedes Mathis
Public Comment - from Elizabeth Cain
Public Comment - from Kendall Gruhn
Public Comment - from Kendall Gruhn 2
Public Comment - from Joseph Stapleton
Public Comment - from Teresa and Greg Henderson
Public Comment - from Nichole Ellington
Public Comment - from Bobbie Girardeau
Public Comment - from Bobbie Girardeau 2
Public Comment - from Robert Stockton
Public Comment - from Alisha Etris
Public Comment - from Katie Hill
Public Comment - from Katie Hill 2
Public Comment - from Marybeth Cook
Public Comment - from Keith Cook
Public Comment - from Dr. Katie Dudas
Public Comment - from Yinka
Public Comment - from Sandi Griffin
Public Comment - from Patti Dillard