

PLANNING AND ZONING DEPARTMENT
 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
 MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
 t: 770-531-6809 | f: 770-531-3902



SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
 The Ark at Lake Lanier, LLC - Jeff Hyton
 106 Spring St SW, Ste 304
 Gainesville, GA 30501-3761
 Phone 404 285 3266
 Email Address jeff@arkonlake Lanier.com
 Proposed Use Special Event facility

Property Owner (Name & Mailing Address)
 Same and IPH Investments, LLC
 Same
 Same
 Phone Same
 Email Address Same

Contact Person (Name & Mailing Address)
 Jeff Hyton
 same
 Phone 404 285 3266
 Email Address jeff@arkonlake Lanier.com

Status of Applicant
 Owner
 Option to Purchase
 Area Resident
 Other

Requested Action
 Type of Request:
 SU CUP
 Fee: \$ _____
 Receipt #: _____
 Check #: _____

Tax Parcel Number 10035 00000A & 8B Acreage 2.03
 Location Address 6255 & 6250 Old Dawsonville Rd Gainesville GA 30506

I hereby certify that the above information and all attached information are true and correct.

Print Jeff Hyton Date: 5-6-26
 Sign [Signature] Date: 5-6-26

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____
 Tentative Planning Commission Date: _____ Tentative County Commission Date: _____
 County Commission District: _____

[Signature] 6-19-26

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/13/2026 4:40:28 PM

BUSINESS INFORMATION

CONTROL NUMBER	13458913
BUSINESS NAME	The Ark at Lake Lanier, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/13/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	106 Spring Street SW Unit 304, Gainesville, GA, 30501-3761, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Jeff C Hylton	106 Spring Street SW Unit 304, Gainesville, GA, 30501-3761, USA	Hall

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Jeff C Hylton
AUTHORIZER TITLE	Organizer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed

Secretary of State

Filing Date: 03/26/2025 11:56:47

BUSINESS INFORMATION

BUSINESS NAME : IPH Investments LLC
CONTROL NUMBER : 16059024
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2025, 2026, 2027

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : PO Box 6, Gainesville, GA, 30503, USA
REGISTERED AGENT NAME : Jeff Hylton
REGISTERED OFFICE ADDRESS : 6250 Old Dawsonville Road, Gainesville, GA, 30506, USA
REGISTERED OFFICE COUNTY : Hall

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 106 Spring Street, Gainesville, GA, 30501, USA
REGISTERED AGENT NAME : Jeff Hylton
REGISTERED OFFICE ADDRESS : 6250 Old Dawsonville Road, Gainesville, GA, 30506, USA
REGISTERED OFFICE COUNTY : Hall

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Jeff Hylton
AUTHORIZER TITLE : Organizer

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (3) The name and official position of the local government official to whom the campaign contribution was made; and
 - (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** I have not

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: *Jeff Hyton*

Date: 5-6-26

Applicant's/Owner's Name (Printed): Jeff Hyton