



Hall County Government
COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

DEVELOPMENT SERVICES
DIRECTOR
Kristie Turner

INTERIM BUILDING
OFFICIAL/BUILDING INSPECTIONS
MANAGER
Cody Edwards

To: Katie Ahmed, Director of Planning and Zoning

From: Kristie Turner, Director of Development Services
Cody Edwards, Building Inspections Manager/Interim
Building Official

Date: June 5th 2026

Subject: 6250 Old Dawsonville Rd, Gainesville, GA 30506

The property is currently operating as a short-term rental (STR) with a maximum approved overnight occupancy of 15 transient guests in the main house. Two additional accessory structures, the Garage apartment, Kathy's Cabin, and the Barn Cabin.

On June 5th, 2026, representatives from the Hall County Fire Marshal's Office and Hall County Building Development conducted a site inspection at Ark on Lanier. The following memorandum outlines all code violations identified by Hall County Building Development during that visit.

Main House

- Remove the smoke detector that is located inside the garage.
- Provide GFCI protection for all outlets located inside the garage.
- Relocate smoke detectors to maintain a minimum 3-foot clearance from any air vent.
- Bedroom located in the basement does not contain proper egress, so therefore it cannot be considered a bedroom.
- Provide required landings at the bottom of all stairways.
- Remove all obstructions from egress windows.

Garage Apartment

- Repair firewall inside the mechanical closet located in the garage.
- Ensure all outlets inside the gym/garage are GFCI protected.

Kathy's Cabin

- A handrail is required to be installed along the stairs leading out the front door of the residence.

Barn Cabin

- The upstairs room does not have proper egress and therefore cannot be used as sleeping quarters.

Conclusion:

Hall County Building Development appreciates the cooperation of the property owner and representatives present during the June 5, 2026, inspection. The items outlined in this memorandum must be corrected to bring the main house and accessory structures into compliance with applicable life-safety and building code requirements. Once all deficiencies have been addressed, please contact our office to schedule a follow-up inspection. We look forward to working with you to ensure the Ark on Lanier operates safely and in accordance with Hall County regulations.