

ARK ON LAKE LANIER

SPECIAL USE PERMIT REQUEST

EVENT VENUE WITH LODGING

Property Address:

6250 Old Dawsonville Road
Gainesville, GA 30506

Additional Parking Variance Requested For:

6255 Old Dawsonville Road
Gainesville, GA 30506

Submitted By:

Ark on Lake Lanier
Jeff Hylton, Owner
Jackie Page, Property Manager

Website: Arkonlakelanier.com

EXECUTIVE SUMMARY

Ark on Lake Lanier respectfully requests approval for a Special Use Permit to operate as an **Event Venue with Lodging**.

The Ark operates as a professionally managed, reservation-only lodging property designed to accommodate structured group retreats, family gatherings, leadership retreats, nonprofit programs, ministry retreats, and small private gatherings in a controlled and low-impact environment.

The property operates under a **single-group occupancy model**, meaning only one reservation group occupies the property at any given time.

- Maximum overnight occupancy: **27 guests**
- Maximum requested total attendance: **80 persons (including invited attendees)**

Any gathering activity associated with overnight accommodations is **limited, structured, invitation-only**, and generally confined to **one designated day during a multi-day stay**.

This request is not intended to create an unrestricted commercial event venue or public party destination. Rather, it formalizes and regulates the type of professionally managed, lodging-centered gatherings already occurring at the property on a smaller basis.

Ark on Lake Lanier operates with extensive controls to ensure compatibility with the surrounding residential area, including:

- Active on-site management oversight
- Guest pre-screening procedures
- Signed rental agreements
- Strict occupancy, parking, and noise enforcement
- Arrival orientation and guest acknowledgement
- Quiet hours and operational guidelines
- Immediate response protocols for concerns

A dedicated property management team (Jackie Page and Ken Scoby) reside directly across from the property at 6255 Old Dawsonville Road and provides continuous oversight during occupancy periods.

This request aligns with the intent of the **Hall County Unified Development Code** by establishing a controlled, low-impact, reservation-based assembly use with clearly defined operational limits, on-site parking, and compatibility with surrounding residential properties.

OVERVIEW OF USE

Ark on Lake Lanier is a **private, reservation-only property** requesting approval to operate as an event venue with integrated lodging for structured, low-impact gatherings.

The property accommodates **one group at a time** under a single booking agreement with a designated responsible party.

Primary uses include:

- Family reunions and milestone gatherings
- Corporate retreats and executive off-sites
- Lodging associated with nearby weddings
- Nonprofit, ministry, and faith-based retreats
- Leadership, mentoring, and educational retreats

All gatherings are:

- Private and invitation-only

- Pre-scheduled and contract-based
- Coordinated in advance

There is **no public access, public admission, or walk-in attendance.**

Amenities include access to the lake, dock, kayaks and paddleboards, pool, hot tub, Sports Court, huge fire pit, movie theater all on 5 acres of land (including Corps property). Sonos sound system is available indoor and outdoor and is controlled and regulated for volume control as to not disturb neighbors.

HOURS OF OPERATION

- **Days:** Seven (7) days per week on a reservation-only basis, with limited frequency of structured gathering activity
- **Outdoor Activity Hours:** 8:00 AM – 10:00 PM
- **Quiet Hours:** 10:00 PM – 8:00 AM

Indoor activities may continue in a controlled manner after quiet hours begin.

Outdoor activity is monitored, controlled and limited to the property.

OCCUPANCY & GATHERING CHARACTERISTICS

- Maximum overnight occupancy: **27 guests**
- Maximum requested total attendance: **80 persons**
- Single-group occupancy only (no overlapping reservations)

Gatherings:

- Are private and invitation-only
- Occur as part of multi-day stays (typically 3–14 nights)
- Are generally limited to **one structured gathering day**

No:

- Public events
- Ticketed events
- High-turnover rentals
- Continuous or recurring daily event activity

All gathering activity remains **subordinate to the primary lodging use.**

PARKING & ACCESS MANAGEMENT

- All parking is accommodated **on-site in designated areas**
- No street parking or encroachment onto neighboring properties is permitted
- Guests receive pre-arrival instructions regarding parking, property access and operational guidelines

Additional parking for approved gathering activity is requested for very infrequent use at:
6255 Old Dawsonville Road (owner-controlled property)

ARRIVAL ORIENTATION & GUEST ACKNOWLEDGEMENT

Upon arrival, guests receive an orientation covering:

- Hall County noise ordinance
 - Parking procedures
 - Property boundaries
 - Approved use areas
 - Quiet hours
 - Safety and emergency procedures
 - Property rules and operational guidelines
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MANAGEMENT & OPERATIONAL CONTROLS

The property is professionally managed with:

- Reservation vetting procedures
 - Signed agreements
 - Designated responsible party
 - Strict rule enforcement
 - Active oversight during occupancy
 - Outdoor camera systems and noise monitoring systems
 - Immediate response protocols for operational concerns
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EVENT MANAGEMENT & SECURITY

Approved gatherings include:

- On-site management oversight
 - Additional operational staffing if needed
 - Active monitoring during events
 - Property supervision and monitoring
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ON-SITE MANAGEMENT & MONITORING

The property is equipped with exterior security cameras used for:

- Safety
- Parking management
- Operational oversight

Management personnel reside at **6255 Old Dawsonville Road** and provide:

- Continuous oversight
- Real-time monitoring
- Immediate response capability
- Guest support

This operational structure has proven beneficial by reducing noncompliance issues, minimizing unauthorized activity, parking assistance and promoting adherence to community standards

NEIGHBOR RELATIONS & COMMUNITY COMPATIBILITY

Ark on Lake Lanier prioritizes strong relationships with neighboring properties and the local community.

Measures include:

- Centralized activity areas
- Natural buffers and screening
- No event activity near property boundaries
- Inward-directed lighting
- Secure trash management

All structured gathering activity is confined to central areas of the property and does not occur near adjoining property lines. Dock has also been moved over as far as the Corps allows and an 8 foot fence put up with noise cancelling technology to help buffer from neighbors properties.

IDEAL GUEST PROFILE & APPROVED USES

Ark on Lake Lanier is a professionally managed, **private lodging-based retreat property** designed to accommodate meaningful group gatherings, leadership retreats, family connections, ministry programs, and corporate fellowship in a controlled environment.

PREFERRED GUEST TYPES

The property is not intended for use as an unrestricted commercial event venue or public party destination. **Unauthorized parties** and social events lacking a primary overnight lodging component are strictly prohibited.

The Ark supports **limited, structured gatherings** directly associated with overnight accommodations, where invited attendees may occasionally exceed the overnight limit of twenty-seven (27) registered guests.

Any approved gathering activity is generally confined to **one designated day** during a multi-day stay and does not involve recurring public attendance or continuous event-based traffic.

CORPORATE & BUSINESS RETREATS

Example Scenario:

A corporate leadership retreat with approximately eighteen (18) executives staying for a multi-night session. During one scheduled day, sponsors or strategic partners may be invited for a dinner, planning workshop, or fundraising presentation associated with the retreat.

Additionally, business groups may utilize the property for team development while dedicating one day to **family fellowship** and the recreational enjoyment of on-site amenities with invited family members.

MINISTRY & CHURCH RETREATS

Example Scenario:

A ministry leadership retreat involving approximately twenty-five (25) clergy or staff members focused on spiritual development. During one designated day, ministry volunteers or congregational representatives may attend a coordinated workshop or fellowship dinner.

COMMUNITY ORGANIZATIONS

Example Scenario:

A nonprofit or mentorship organization utilizing the property for an annual retreat with twelve (12) to thirteen (13) overnight guests. One day may include a **structured networking or recruitment gathering** for mentors, donors, or prospective participants.

FAMILY GATHERINGS & REUNIONS

Example Scenario:

A multi-generational family reunion with twenty-seven (27) overnight guests staying for several nights. A limited number of local family members may be invited for a **scheduled celebration** or outdoor dinner during one portion of the stay.

SMALL WEDDINGS & CELEBRATIONS

Example Scenario:

A small private celebration where approximately twenty (20) guests reside on-site, while additional invited attendees participate in a **structured ceremony or reception dinner** on one designated day during the reservation.

PURPOSE OF THESE EXAMPLES

These use cases demonstrate the type of **lodging-centered, purpose-driven gatherings** that are compatible with the property's operational controls and community standards.

Typical use cases include:

- Corporate leadership retreats
- Ministry and church retreats
- Nonprofit programs
- Family reunions
- Small private celebrations

These uses are:

- Structured
 - Purpose-driven
 - Lodging-centered
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COMMUNITY IMPACT & PURPOSE

The ark has become a gathering place for organizations, ministries, families and leadership groups seeking rest, healing, mentorship, encouragement, fellowship and meaningful connection in a peaceful environment. The Ark serves as a retreat space for:

- Leadership development
- Family connection
- Mentorship
- Rest and relaxation
- Faith-based programs

Approval allows these groups to continue gathering in a structured, controlled environment.

SUPPORTING ATTACHMENTS

- Owner's Comments
- Property Manager Notes
- Good Neighbor Policy
- Pictorial Site Plan (labeled)

- Statement of Hardship- Parking Variance Request
- Septic Layout and Overview
- Pictorial Overview of Area requested for Parking Variance
- Pictures
- Please refer to the website arkonlakelanier.com for additional information, pictures and videos

Owner's comments:

The Ark is the perfect place to gather family and friends for a reunion with low key cookouts, hangouts, playing and relaxing. But what I am most excited about is how the Ark has been used (and could be used even more) for non profits, churches and other groups that are making a huge difference in this world, bringing rest and hope to many people and needing a venue where grieving is ok and where healing can happen.

Daniel Brooker lost his wife a decade ago and now spends his time running Refuge Widowers non profit. Twice a year, he brings 25 widowers to the Ark and they spend their time healing, hoping, resting and gathering to listen to teaching, encourage each other and hang out around the campfire. This would enable these widowers to bring their kids up for the day as part of their retreat.

Julie Cordry runs a ministry called Prodigal Child Ministries and ministers to parents who have a drug addicted or alcoholic child. 12 couples gather a weekend a year for teaching, counseling and gathering together to share their hurts and encourage each other. This would enable her to invite her alumni in the program to come and join them on the final day for a celebration of hope.

Josh Turner runs Ten10 Project, and ministers to fifteen pastors on a year long discipleship program. They bring them to the Ark twice a year to get to know each other, have some fun and share accountability and teaching, to encourage each other to go back and lead their churches better. This would enable these pastors to bring their wives/children to be together as well.

Felicia Hunter with Teach One to Lead One brings 25 of their leaders and mentors together once a year in February to encourage and equip them to be able to reach their students more effectively. They are growing and would like to invite more of the student mentors to join them.

Gloria Diaz is bringing a group from all around the world to mourn and have a celebration in honor of her son who passed away doing his duty as a student traffic guard protecting children. I am welcoming them to the Ark to honor this fallen hero. This would enable her to bring all of her loved ones to be together.

One of my neighbors asked if her daughter could get married at the Ark this year, with a maximum of 80 people, as she grew up in the area and would love to gather for a small wedding on the lake, just down the street from her house. We had to decline this due to county regulations, but would love to enable her to have a small, quiet ceremony at the Ark and enjoy her family.

Having the Ark become an event venue with lodging would allow us to better serve the community and allow families to join the other participants that are experiencing healing and hope at the Ark. In addition, many families that have come to the Ark for years have grown and need more capacity, and getting other nearby houses/STRs/hotels and joining the family at the Ark during the day would be ideal.

Property Manager Notes:

EVENT GUEST ELIGIBILITY & PRE-SCREENING GUIDELINES

Ark on Lake Lanier

To help preserve the integrity of the property, maintain neighborhood compatibility, and promote a safe and enjoyable guest experience, Ark on Lake Lanier implements a guest pre-screening and eligibility review process for all approved gatherings and extended guest activities.

The Ark on Lake Lanier is a private overnight accommodation property designed primarily for lodging-based group stays. Any additional gatherings, celebrations, meetings, receptions, or invited guest activities associated with a reservation are subject to prior approval and review.

RESERVATION ELIGIBILITY

- All reservations are subject to guest and group pre-screening prior to approval.
 - The primary renter must be at least 25 years of age and remain on-site during the reservation period.
 - Events or gatherings are limited to registered guests and approved invited attendees associated with an overnight accommodation reservation.
 - Total attendance for approved gatherings shall not exceed 80 persons, including overnight guests and invited visitors.
 - Guest groups will be required to provide details regarding the nature of their stay, anticipated guest counts, schedules, vendors, and planned activities prior to approval.
 - The Ark reserves the right to conduct background and/or identity verification screening when deemed necessary for the safety and protection of the property, guests, neighbors, and surrounding community.
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ARRIVAL ORIENTATION & GUEST ACKNOWLEDGEMENT

- Upon arrival and check-in, guests shall participate in a property orientation conducted by the Property Manager or authorized on-site representative.
- The orientation will review property guidelines, Hall County noise ordinances, parking regulations, emergency safety procedures, occupancy expectations, and community standards applicable during the stay.

- Guests will be informed of designated property boundaries, approved recreational areas, lake access areas, docks, and authorized parking locations to help prevent trespassing onto neighboring properties or unauthorized areas.
 - Parking on public streets or non-designated areas is strictly prohibited. Vehicles must remain within approved parking areas designated by the property.
 - Guests will receive instructions regarding quiet hours, safety procedures, emergency contact information, and operational guidelines related to the property and surrounding residential community.
 - The primary renter and/or designated group representative shall acknowledge receipt and understanding of the property guidelines and procedures during the check-in orientation process.
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EVENT MANAGEMENT & SECURITY

- Approved gatherings shall require an additional event fee, which will include on-site event management oversight and security supervision during the reservation period.
 - An on-site event manager and additional security supervision personnel shall conduct regular property rounds to help ensure compliance with Hall County noise ordinances, occupancy guidelines, property policies, and the continued safety and well-being of guests, staff, neighboring residents, and the surrounding community.
 - All gatherings must comply with Hall County noise ordinances, occupancy requirements, safety guidelines, and property policies.
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PROHIBITED ACTIVITIES

- Activities that may create excessive noise, disruption, unsafe conditions, unauthorized commercial use, or neighborhood disturbance are prohibited.
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ENFORCEMENT & COMPLIANCE

- Any violation of property policies, occupancy limits, noise ordinances, safety requirements, or event guidelines may result in immediate removal or eviction from the property without refund.

- Failure to comply with property policies or directions provided by on-site management or security personnel may result in termination of the reservation and forfeiture of applicable deposits and fees.
 - The Ark on Lake Lanier reserves the right to deny, cancel, or terminate reservations that do not align with property policies, safety standards, or community compatibility expectations.
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PURPOSE OF THESE GUIDELINES

These procedures are intended to help ensure that the Ark remains a well-managed, high-quality lodging destination for families, corporate groups, retreats, and approved private gatherings while maintaining respect for the surrounding residential community.

ON-SITE MANAGEMENT, SECURITY MONITORING & COMMUNITY RELATIONS

Ark on Lake Lanier operates under continuous on-site management oversight and active property monitoring designed to promote guest safety, neighborhood compatibility, operational compliance, and responsible property use.

The property is equipped with advanced exterior security camera systems positioned throughout the perimeter and common exterior areas of the property for safety, security, operational oversight, and compliance monitoring purposes.

In addition to electronic monitoring systems, the Ark maintains an active on-site management presence during guest occupancy periods.

A two-member property management team associated with the property resides at 6255 Old Dawsonville Road, located directly across from the Ark property. Management personnel remain available throughout guest stays and also provide operational oversight during any approved gathering activity associated with overnight accommodations.

The management office location provides direct visual oversight of the property entrance, surrounding roadway access, parking activity, and exterior property operations. Additional monitoring screens and real-time camera viewing systems are maintained within the management office for continuous operational review and response capability.

Management personnel routinely:

- Conduct property walkthroughs and perimeter checks during occupancy periods

- Assist guests with operational questions, parking guidance, and property orientation
- Monitor compliance with Hall County noise ordinances and property guidelines
- Help ensure vehicles remain within designated parking areas and not on public streets
- Provide guest support and emergency response coordination when necessary
- Monitor guest arrival and departure activity
- Observe traffic flow and operational activity associated with the property

This operational structure has proven beneficial over time by significantly reducing noncompliance issues, minimizing unauthorized activity, assisting with parking control, promoting adherence to community standards, and improving communication between guests, management, and neighboring residents.

Good Neighbor Policy

Ark on Lake Lanier is committed to being a respectful and low-impact presence within the surrounding community. The property is operated with clear policies and active management to ensure compatibility with neighboring homes and the natural environment.

Key Commitments

1. Single-Group, Private Use Only

The property is rented to one group at a time under a single agreement. There are no overlapping bookings, public events, or outside attendees beyond the approved guest count.

2. Quiet Hours & Noise Control

- Outdoor quiet hours are strictly enforced from **10:00 PM to 8:00 AM**
 - Outdoor areas are monitored and measured
 - Guests making prohibitively loud noises and/or bothering neighbors will be warned and removed from the property to protect neighbors peace. This has happened before on two different occasions many years ago.
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3. Occupancy Limits

- Maximum occupancy limits are clearly defined and enforced
 - All guests must be registered under a single booking
 - Events are private and invitation-only by the renter of the property
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4. Parking & Traffic Management

- All vehicles are accommodated **on-site in designated areas**
 - No street parking or encroachment on neighboring properties
 - Guests receive pre-arrival instructions to ensure organized arrival and departure, as well as an onsite orientation to go over the rules and instructions for the property
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5. Active Property Management

- A designated responsible party is required for each booking

- Property management lives across the street and is available to respond to any concerns. All neighbors have owner's and property manager's phone numbers and are encouraged to call for any issues or concerns.
 - House rules are clearly communicated and enforced
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6. Respect for Property Boundaries

- Event activities are limited to designated areas of the property
 - Buffer zones and natural screening are maintained along property lines
 - No event activity is permitted near neighboring boundaries
 - 8 foot privacy fence with sound proofing materials installed years ago at owners expense
 - Dock moved away from neighbors as far as allowed by Corps of Engineers
 - Recent Sports Court build out installed as far away from neighbors as possible
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7. Environmental & Community Consideration

- Outdoor lighting is directed inward to minimize spillover
 - Trash is securely managed and promptly removed
 - The property is maintained to a high standard above and beyond what is normal for the neighborhood
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Ongoing Commitment

Ark on Lake Lanier is operated with the understanding that long-term success depends on maintaining a positive relationship with neighbors and the broader community. Management is committed to continuous oversight, clear communication, and immediate response to any issues that may arise.