

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



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

The Ark at Lakelanier, LLC / Jeff Hylton
100 Spring St SW, Ste 304
Gainesville, GA 30501-3761

Phone 404/285-3260

Email Address jeff@arkatlanier.com

Location of Property 6250 & 6255 Old Dawsonville Hwy, Gainesville GA

Present Zoning V-C Existing Structures Residence and accessory structures

Tax Parcel: 10035 00000 ~~BB~~ & 6A

Property Owner (Name and Mailing Address)

Same & IPH Investments, LLC

Same

Same

Same

Same

Type of Appeal:

- | | | |
|--|--|--|
| <input type="checkbox"/> Setback Variance | <input type="checkbox"/> Front Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Road Frontage Variance | <input type="checkbox"/> Right Side Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Sign Variance | <input type="checkbox"/> Left Side Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> Hardship Mobile Home | <input type="checkbox"/> Rear Yard | From ___ ft. to ___ ft. |
| <input type="checkbox"/> GCOD Variance | <input type="checkbox"/> Road Frontage | From ___ ft. to ___ ft. |
| <input checked="" type="checkbox"/> Other: <u>B.1.4.A + B.1.3.</u> | <input type="checkbox"/> Sign Area | From ___ ft. to ___ ft. |
| | <input type="checkbox"/> Sign Height | From ___ ft. to ___ ft. |
| | <input type="checkbox"/> Doctor's Letter | <input type="checkbox"/> Terms Agreement |

Off-site shared parking / parking lot construction

Supporting Documents: Plat of Property Site Plan
 Deed of Property Floor Plans
 Hardship Statement Other

Hardship Mobile Home:
 I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

 (Signature)

Fee (Must be paid for application to be complete): \$ _____

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Jeff Hylton

Date 5-6-26

Sign [Signature]

Date 5-6-26

I hereby withdraw this application.

Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

LM HWZ 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