



## AGENDA ITEM

### Planning & Zoning

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**REPORT TO:** Work Session (07/06/26)

**REPORT TO:** Voting Meeting (07/09/26)

**ITEM NO:** 406/2026

**SUBJECT:** **6250 & 6255 Old Dawsonville Road | Variance to Section 8.1 |** to parking standards | on two tracts totaling 3.59± acres located on the north and south side of Old Dawsonville Road approximately 230 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B | **Proposed Use: Event facility with off-site shared parking |** Commission District 2 | **The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

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#### Meetings:

**Work Session Date:** 07/06/26

**Voting Meeting Date:** 07/09/26

#### Executive Summary:

**Presenter:** KA

**Recommendation:**  
Staff recommends **DENIAL** of the applicant's request.

**Purpose of Request:**  
**6250 & 6255 Old Dawsonville Road | Variance to Section 8.1 |** to parking standards | on two tracts totaling 3.59± acres located on the north and south side of Old Dawsonville Road approximately 230 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B | **Proposed Use: Event facility with off-site shared parking |** Commission District 2 | **The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

#### History:

#### 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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
KE	LT	JL	CR
<b>Clerk</b>			
AD			

**Attachments:**

Staff Report  
Application  
Narrative  
Statement of Hardship  
Site Plan  
Survey  
Plat  
Maps  
Site Photos  
Deed  
Environmental Health Comments  
GDOT Comments  
Public Works Comment  
Fire Comments  
Business License Comment  
Building Inspections Comment  
Notice Signs