

Subject: Community Opposition to Proposed Re-Zoning for Event Facility and Off-site Parking

Dear Hall County Board of Commissioners,

We, the undersigned residents of the Few Acres subdivision and adjoining home owners, strongly oppose the proposed request made by The Ark at Lake Lanier, LLC c/o Jeff Hylton for a rezoning and variance for an event facility and offsite shared parking located at 6250 & 6255 Old Dawsonville Road, Gainesville, GA 30506. This development fundamentally violates our community's residential character and will severely impact our quality of life.

We object to the event facility for the following critical reasons:

- **Noise & Nuisance: Amplified music, late-night events, and cheering crowds will disrupt the peace and quiet our families rely on.**
- **Traffic & Congestion: Increased event traffic will create dangerous conditions on our narrow residential, dead-end streets and threaten pedestrian safety.**
- **Parking Spillovers: Inadequate on-site parking will lead to guests parking on neighborhood lawns and blocking private driveways.**
- **Zoning Violations: This property is currently zoned for V-C use, and a event facility is out of compliance with these regulations.**

We respectfully urge the Hall County Board of Commissioners to deny any permits, variances or zoning changes required to open this event facility.

We have attached a petition with signatures from (XX) households who stand united in protecting our neighborhood. We look forward to discussing this matter with you at the upcoming public hearing scheduled for Thursday, July 9, 2026 at 6:00 p.m. at the Hall County Government Center, 2875 Browns Bridge Road, Gainesville, GA.

Sincerely,

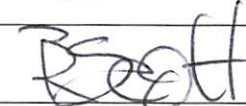
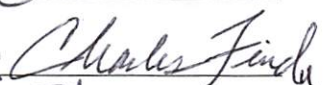
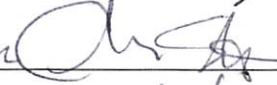
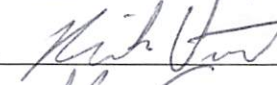
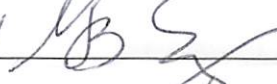
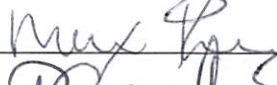
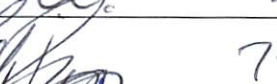


We, the undersigned residents of the Few Acres subdivision and adjoining home owners, strongly oppose the proposed request made by The Ark at Lake Lanier, LLC c/o Jeff Hylton for a rezoning and variance for an event facility and offsite shared parking located at 6250 & 6255 Old Dawsonville Road, Gainesville, GA 30506. This development fundamentally violates our community's residential character and will severely impact our quality of life.

Name/Address	Signature	Date
Dennis White 6131 Cool Springs Rd	Dennis White	6-18-26
Sherry Berryman 6120 Cool Springs Rd	Sherry Berryman	6-19-26
Christie McClain 6314 Old Dawsonville Rd	Christie McClain	6-19-26
IAN GORDON 6349 Old Dawsonville Rd	Ian Gordon	6-19-26
Al & Wanda 6302 J F Jay Rd	Al & Wanda	Gainesville GA 30506 6/19/26
Mark & Mary 6349 Old Dawsonville Road	Mark & Mary	Gainesville, GA 30506 6/19/26
Ronald & Lynn Kuhn 3807 Chestnut Cutoff	Ronald & Lynn Kuhn	Gainesville, GA 30506 6/19/26
Larry Harper 6227 Old Dawsonville Rd	Larry Harper	6/19/26
Ronald Harper 6205 Old Dawsonville Rd	Ronald Harper	6/19/26
Arnold Pirkle 6303 Old Dawsonville Rd	Arnold Pirkle	6-19-26
Marcia Pirkle 6325 J.F. Jay Rd	Marcia Pirkle	6/19/26
Shaina Cleveland 2633 Tammi Ln.	Shaina Cleveland	Gainesville, GA 30506 6/19/26
Margaux Nodvin 6326 Old Dawsonville Rd	Margaux Nodvin	Gainesville 6/19/26
Gayla & Mark Rogers 6322 Old Dawsonville Rd	Gayla & Mark Rogers	Gainesville GA 6-19-26
ELIZABETH & BRIAN MARTIN 6130 COOL SPRINGS RD	Elizabeth & Brian Martin	6-19-26
Tim & Becky Landers 6032 Cool Springs Rd	Tim & Becky Landers	6-19-26
Beth & Witzel WATkins 6143 Cool Springs Rd	Beth & Witzel Watkins	6-19-26
Matthew Kahn 6324 Old Dawsonville Rd	Matthew Kahn	6-20-24

Kay Skip Collins 6005 Cool Springs Rd. Kay Collins 6/20/26
 Shawn Perry 3746 Chestatee Rd. Shawn Perry 6/20/26
 Dena Blackshear 6022 Cool Springs Rd. 6/20/26
 Debora Coyle 6011 Cool Springs Rd 6/20/26
 Angie Crowley 3838 Chestatee Cut off 6/20/26
 Wendall Fortner 6029 Cool Springs Rd. 30506
 Denise Fortner 6029 Cool Springs Rd. 30506
 BRANCH PERRY ³⁷⁶¹ LATHAM Creek DR 30506 RR 6/20/26
 Richard Straut 3721 Latham Creek D 6-20-26
 Brian Canty 3676 Grandview Dr 6-20-26
 Robin Callahan 3764 Latham Creek Dr 6-21-26 RC
 Coely Gilde 6006 Cool Springs Rd 6-21-26
 Meghan Gilde "
 Coely Baker 3819 Chestatee Rd Gaines Ga 30506 CBS
 LEA JANSEN 6149 BLACK BEAR LAKE 30506 6-21-26
 Charles Sexton + Susan Sexton 6356 Old Dawsonville Rd Gainesville GA 30506
 Coel Puckett 5792 Cool Springs Rd 6-23-26
 Martin Jansen 6149 Cool Springs Road 30506
 TRENT M. HUGHES 4035 Chestatee SpR 30506
 Britney Hughes 4035 Chestatee SpR 30506
 Elizabeth C. Diehl 6349 JF Jay Rd Gainesville
 6349 JF Jay Rd Gainesville 6-28-26
 6-28-26

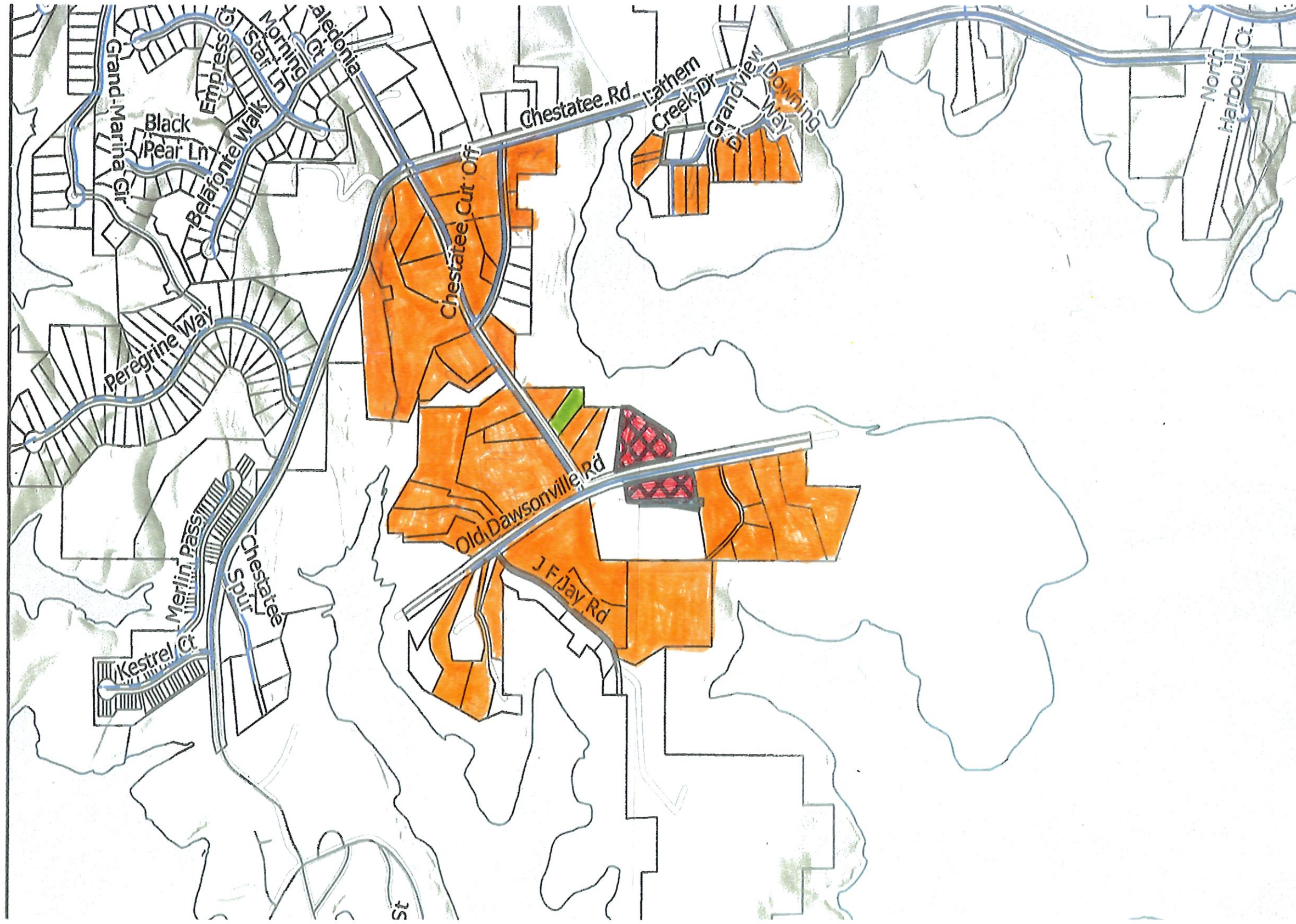
We, the undersigned residents of the Few Acres subdivision and adjoining home owners, strongly oppose the proposed request made by The Ark at Lake Lanier, LLC c/o Jeff Hylton for a rezoning and variance for an event facility and offsite shared parking located at 6250 & 6255 Old Dawsonville Road, Gainesville, GA 30506. This development fundamentally violates our community's residential character and will severely impact our quality of life.

Name/Address	Signature	Date
THOMAS R CHAPMAN 3661 GRANDVIEW DR.		6/22/2026
RUFUS SCOTT 3663 Grandview Dr		6/22/2026
Charles Finch 3673 GRANDVIEW DR		6-22-2026
Luckson Etienne 3675 Grandview Dr		6/22/26
MIKE VINCENT 3677 GRANDVIEW Dr.		6/22/26
MARIBETH KENNEDY 3669 DOWNING WAY		6/22/26
MAX KENNEDY 3669 DOWNING WAY		6/22/26
David Garrett 3661 Grandview Dr		6-22-26
Joe Elend 3671 Downing Way		6-22-26
Joe Tlap 3740 Latham Crk. Dr.		6-28-26
Claybrook Collier 3815 Chestatee Cut Off		6-28-26
Donnie Benet 3806 Chestatee cut off		7-1-26
Cliff Cuy 3814 Chestatee Cut off		7-5-26
Ellen Boenger 3931 Chestatee Rd.		7-7-26
Jimmy H. Hammock, Jr 4035 Chestatee Rd. Gainesville, GA 30506		7/7/2026
Caryl P Hammock 4035 Chestatee Rd. Gainesville, SC 30506		7/7/26

Residents Highlighted Opposing the Rezoning the Ark at Lanier Signatures on Petition

Highlighted in RED is THE ARK at Lanier

Highlighted in GREEN is a Empty House is A Short Term Vacation Rental Property



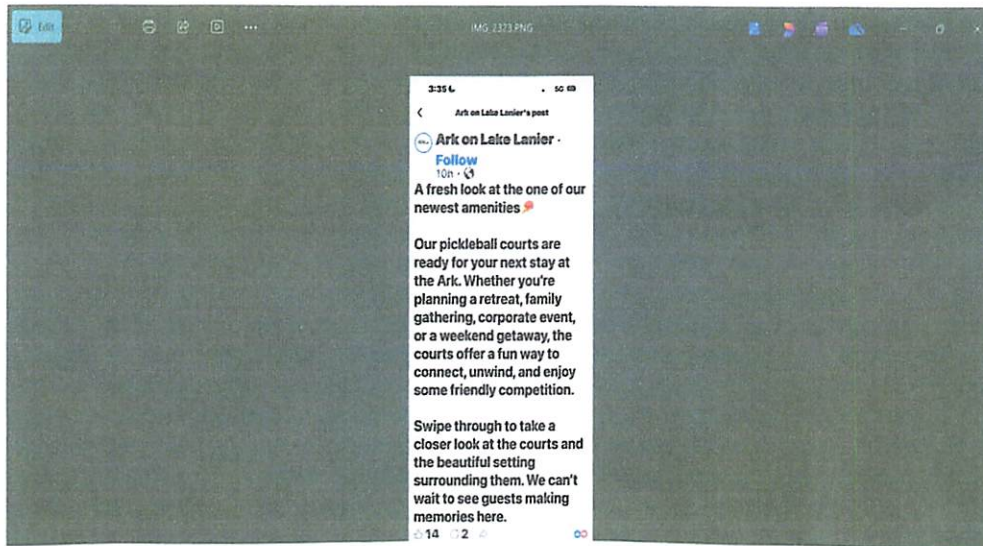
CHAPTER 5.100. SHORT TERM RENTAL

5.100.010.	Purpose.
5.100.020.	Zoning districts.
5.100.030.	Applicability.
5.100.040.	Definitions.
5.100.050.	Property owners, local contact person, and responsible person.
5.100.060.	Business license and tax, and transferability.
5.100.070.	Standard operational requirements and conditions.
5.100.080.	Violation and penalties.

2. Short term rentals shall meet applicable International Building Code, International Fire Code, and Life Safety Code as adopted by the State. For properties that are served by septic, short term rentals shall meet applicable environmental health regulations.
3. Short term rentals shall meet applicable state department of natural resources and the county public safety regulations.
4. The owner and/or local contact person shall maintain a house number that is visible from the street at all times.
5. A short-term rental license is limited to one reservation at any time. Multiple reservations for the same dates is considered a tourist accommodation by Environmental Health. Tourist accommodations are a commercial use and not allowed within a residential district. Short-rentals may not be less than whole house unless property is owner-occupied; reservation limits are still applicable.
6. A short-term rental may not be advertised as an event venue and may not be used by the guests to accommodate weddings, parties, corporate events, or similar functions.



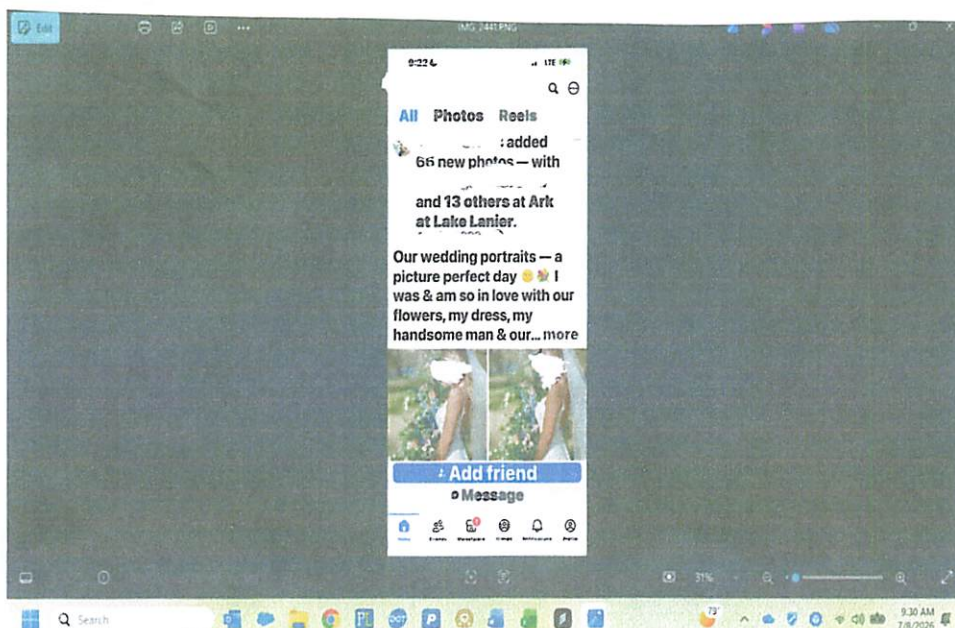
- (c) Provide and require that such responsible person execute a formal acknowledgement that he or she is legally responsible for compliance by all occupants and/or guests of the vacation home with all applicable laws, rules and regulations pertaining to the use and occupancy of the short term rental.
3. Parked vehicles:
 - (a) Shall not be parked on the county right-of-way or along any roadways at any time; and
 - (b) Shall be parked outdoors on the property only on designated hard surfaced areas with gravel, concrete or asphalt surfacing; and shall not be permitted outside such hard surfaced areas (i.e., no parking in yards or neighbor's properties).
4. The owner and/or local contact person shall use best efforts to ensure that the occupants and/or guests of the short term rental do not violate the noise regulations set forth in title 8 of this Code by notifying the occupants of the rules regarding short term rentals and responding when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner and/or local contact person act as a peace officer or place himself or herself in harm's way;
5. The owner and/or local contact person shall use best efforts to ensure that the occupants and/or guests of the short term rental do not violate the domestic animal regulations set forth in title 4 of this Code by notifying the occupants of the rules regarding short term rentals and responding when notified that occupants are violating laws regarding their occupancy. It is not intended that the owner and/or local contact person act as a peace officer or place himself or herself in harm's way;



The Ark at Lanier is already not following the Rules of The Short-Term Vacation Rental Polices:

- **Having Weddings at The Ark :** non-family members weddings (Here is one example of one wedding for a surrounding neighbors' family members and there has many other wedding at The Ark)
- **Having Corporate Events and advertising for Corporate Event** (Here is just one example of The Ark at Lanier FB Account advertising for corporate events

Please do not approve for The Ark at Lanier to grow any larger with rezoning to a Venue Facility in our small residential area





20

11

1



Ark on La... Follow

Happy 4th Year Ar... more ...

1



Family Reunions

1



When you have a pool, a two story dock, a fire pit under the stars, brand new pickleball courts, and a lake right outside your door, the celebration has nowhere to be but here.

The Ark was built for people to gather, rest, and feel at home in a place that is anything but ordinary. Intimate weddings and elopements at Ark on Lake

