



Hall County Government

PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: July 7, 2026

Subject: **(A) 6250 & 6255 Old Dawsonville Road | Special Use |** for event facility | 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 |** Commission District 2 | **The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

(B) 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**

Dear Commissioners,

Following further internal discussion as well as recently received documents including a circulation plan and photographs of parking circulation signage from the applicant, Staff is recommending amendments to the conditions of zoning outlined in this Staff report. The changes are outlined below in red,

(A) Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be utilized in accordance with the site plan and narrative dated May 8, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Prior to the development of any additional impervious area on the site, the applicant shall submit an as-built survey to ensure permitted lot coverage is not exceeded. The survey shall document the total impervious lot coverage and clearly specify the percentage of coverage attributable to principal and accessory structures versus all other impervious surfaces.
3. No development or building permits for new construction shall be issued for 6255 Old Dawsonville Highway until a plat is approved by Hall County and recorded with the Georgia Clerk of Courts.
4. The existing driveway for the parking across the street shall be used. No new access will be allowed.
5. A pedestrian crossing plan between the two properties shall be submitted to Hall County Engineering for approval, **and all construction and installation costs shall be the responsibility of the applicant.**
6. ~~One of the driveways serving the sports court area (one of five serving the site) shall be closed.~~ **The driveway(s) serving the parking area on the east side of the property shall comply with Chapter 12.40 of the Hall County Code of Ordinances, and an encroachment permit shall be obtained.**
7. All building code violations identified in the Building Inspections Division Memorandum dated June 5, 2026, must be resolved before the business license for the short-term rental can be renewed ~~and before a business license for the event facility can be issued.~~
- ~~8. All Fire Code requirements shall be met as identified in the Memorandum dated June 3, 2026, from the Fire Marshal's Office prior to issuance of a business license for the event facility use.~~
8. **All existing structures on the property must be brought into full compliance with all applicable building and life-safety code standards, as determined by the Hall County Fire Marshal and Building Inspection Department, prior to the issuance of an event-facility business license. Outdoor events shall not be a substitute for these required modifications.**
9. **All advertisements for events and hosted events shall be suspended until the issuance of an event facility business license.**
10. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.
11. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

If you have any questions, please let me know.

Katie Ahmed
Planning & Zoning Director