

Charles ("Jay") and Susan Sexton

6356 Old Dawsonville Road

Gainesville GA 30506

RE: Special Use Permit Request – The Ark at Lake Lanier (6250 and 6255 Old Dawsonville Road) - July 9, 2026 Public Hearing

Hall County Board of Commissioners,

We are Jay and Susan Sexton, homeowners on Old Dawsonville Road. Unfortunately, we will be out of state on the date of this hearing, but we respectfully ask that this letter be included in the public record regarding the request for a Special Use Permit for an event facility at The Ark on Lake Lanier.

We chose to make our home on Old Dawsonville Road because it is a quiet, peaceful lakeside community. The peaceful character of our neighborhood is something we deeply value and have worked hard to preserve.

Although our home is located at the far end of the road from The Ark, we already hear activity from the property during the summer months. We can hear loud cheering, outdoor games, music, and large groups gathering. If those sounds carry all the way to our home, we cannot imagine the impact on the families who live immediately adjacent to the property.

Our concern is not with the current owner personally. Rather, it is with the long-term impact of approving an event facility in an established residential neighborhood. Once this Special Use Permit is granted, it remains with the property and could continue long after the current owner is gone. Future owners would have the benefit of the same approval, even if they operate the property very differently.

One of our greatest concerns involves the proposed increase to gatherings of up to eighty people. The county's own report states that the property is approved for seven bedrooms and that the current short-term rental occupancy is limited to twenty-seven overnight guests. We respectfully ask the Board to carefully consider how a property served by septic is expected to support repeated gatherings of up to eighty people.

The application discusses weddings, reunions, retreats, celebrations, and other events, but we are unclear about how often these events could occur. Could gatherings of eighty people happen every weekend? Multiple times each week? Throughout the summer? If approval is granted, what limitations will exist regarding the frequency of events, the number of consecutive event days, or the total number of events permitted each year?



These questions are important not only because of traffic and noise, but also because of the cumulative impact that repeated large gatherings could have on a property served by septic and located within a quiet lakeside residential community.

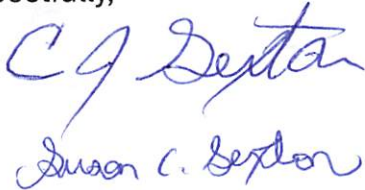
We also respectfully ask the Board to carefully review the parking analysis. The staff report concludes that approximately forty to forty-five on-site parking spaces are sufficient for the proposed use. We question whether that estimate reflects actual event conditions once overnight guests, invited attendees, vendors, caterers, photographers, musicians, service vehicles, and staff are all present. We respectfully ask the Board to ensure these calculations accurately reflect real-world event operations.

Another concern is the increased traffic on our road. More vehicles mean a greater potential for accidents involving residents and the large deer population that regularly crosses our road. It is common for us to see twenty to thirty deer in our own yard, with many more throughout the neighborhood. Our road was designed to serve a peaceful residential community, not frequent large events.

If the Board determines that approval is appropriate, we respectfully request that meaningful conditions be imposed, including limits on the number of events permitted each year, limits on consecutive event days, strict limits on outdoor amplified music, earlier outdoor quiet hours, prohibition of roadside parking, and clear enforcement measures to protect the surrounding neighborhood.

Thank you for your consideration and for your service to Hall County.

Respectfully,



Jay and Susan Sexton
Old Dawsonville Road Residents