



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

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**

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:

Submit	Approve	Attorney	Administration
KE	LT	JL	CR
Clerk			
AD			

Attachments:

Staff Report
Staff Amended Conditions
Application
Narrative
Statement of Hardship
Supplement Memo
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
Public Comment - from Jeff & Lynn Craven
Public Comment - from Ron Harper
Public Comment - from Jay & Susan Sexton
Public Comment - from Mr. & Mrs. Robin Callahan
Community Opposition Petition
Map - Public Comments Rec'd