
Opposition of the proposed Special Use request for an Event Facility at 6250 & 6255 Old Dawsonville Road (The Art at Lake Lanier)

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Fri 8/21/2026 8:37 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Nikki Watkins <[REDACTED]>

Sent: Thursday, 20 August 2026 16:27:59

To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Cc: bobby <[REDACTED]>

Subject: Opposition of the proposed Special Use request for an Event Facility at 6250 & 6255 Old Dawsonville Road (The Art at Lake Lanier)

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Ms. Ahmed:

My name is Nikki Watkins and I would like a brief moment of your time regarding The Ark at Lake Lanier. I know you are extremely busy and as a Director you hold many responsibilities. I can only imagine how hard your job must be.

We (Bobby & Nikki Watkins) have lived at 6143 Cool Springs Road since 1995. We have dealt with The Ark for many years and we have watched the property grow into something too large for a small neighborhood (A Few Acres subdivision). The Ark is currently under the County's Short Term Rental Agreement. The very first thing in this agreement under **5.100.010**, is the **Purpose: (A) to preserve the character of neighborhoods in which the vacation home use occurs**. The Ark is not currently observing this purpose under the current agreement.

We think our lake front property value has already been damaged due to a "hotel-like" facility operating 2 doors down from us. We cannot understand why the county thinks this should be allowed to grow even larger in such a small neighborhood.

This property is a constant noise issue and traffic issue and has affected our quality of life. We are asking you to please consider the additional impact this **event use** will cause on our neighborhood.

Thank you for your consideration,

Bobby & Nikki Watkins

6143 Cool Springs Road

Gainesville, GA 30506