



Hall County Government
COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

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INTERIM BUILDING
OFFICIAL/BUILDING INSPECTIONS
MANAGER
Cody Edwards

To: Katie Ahmed, Director of Planning and Zoning

From: Cody Edwards, Building Inspections Manager/Interim Building Official

Date: June 5th 2026

Updated: **August 13, 2026**

Subject: 6250 Old Dawsonville Rd, Gainesville, GA 30506

Following an inspection conducted by Cody Edwards, Building Inspections Manager/Interim Building Official on Tuesday August 11, 2026, the following updates have been complete to the property at 6250 Old Dawsonville Rd, Gainesville, GA 30506.

The property is currently operating as a short-term rental (STR) with a maximum approved overnight occupancy of 15 transient guests in the main house. Two additional accessory structures, the Garage apartment, Kathy's Cabin, and the Barn Cabin.

On June 5th, 2026, representatives from the Hall County Fire Marshal's Office and Hall County Building Development conducted a site inspection at Ark on Lanier. The following memorandum outlines all code violations identified by Hall County Building Development during that visit.

Main House

- Remove the smoke detector that is located inside the garage
 - **Work Complete**
- Provide GFCI protection for all outlets located inside the garage.
 - **Work Complete**
- Relocate smoke detectors to maintain a minimum 3-foot clearance from any air vent.
 - **Work Complete**
- Bedroom located in the basement does not contain proper egress, so therefore it cannot be considered a bedroom
 - **Work Complete**

- Provide required landings at the bottom of all stairways.
 - Work Complete
- Remove all obstructions from egress windows.
 - Work Complete

NOTES:

1. The bedroom located in the basement now has a cased opening where the door used to be. Egress is now the door leading to the yard.
2. All bedrooms located within the main house have updated and interconnected smoke detectors

Garage Apartment

- Repair firewall inside the mechanical closet located in the garage.
 - Work Complete.
- Ensure all outlets inside the gym/garage are GFCI protected.
 - Work Complete.

NOTES:

1. The contractor rebuilt the damaged area and built a room with exterior double doors, threshold, and weather stripping. They have also added metal poles that are acting as bollards so no vehicle can gain access to that area.

Kathy's Cabin

- A handrail is required to be installed along the stairs leading out the front door of the residence.
 - Work Complete.

NOTES:

1. A cased opening has been added in place of the door that was blocking off egress. The new egress path is the side door that leads directly to the yard.
2. Handrails to the staircase and the proper landing for the egress door leading out of Kathy's Cabin completed.

Barn Cabin

- The upstairs room does not have proper egress and therefore cannot be used as sleeping quarters.
 - Work Complete.

Notes:

1. The bottom barn cabin also had the windows replaced with new fully operational windows that now meet the minimum requirement for that bedroom.

Conclusion:

Hall County Building Development appreciates the cooperation of the property owner and representatives present during the June 5, 2026, inspection. The items outlined in this memorandum must be corrected to bring the main house and accessory structures into compliance with applicable life-safety and building code requirements. Once all deficiencies have been addressed, please contact our office to schedule a follow-up inspection. We look forward to working with you to ensure the Ark on Lanier operates safely and in accordance with Hall County regulations.

Notes: Remaining work to be completed includes the following:

1. Two bedrooms still lack proper egress:
 - a. bedroom on the second floor, center of house; and
 - b. bedroom on the first floor, right of house
2. Landings in the main house staircase leading to back yard still require installation.

Thank you,

Cody Edwards, Building Inspections Manager/Interim Building Official