



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (08/24/26)

REPORT TO: Voting Meeting (08/27/26)

ITEM NO: 457/2026

SUBJECT: **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**

Note: Tabled at the July 9, 2026 Voting Meeting until the August 27, 2026 Voting Meeting.

Meetings:

Work Session Date: 08/24/26

Voting Meeting Date: 08/27/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's request with the following conditions, as the proposed use meets the standards of the UDC:

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.
6. One of the driveways serving the sports court area (one of five serving the site) shall be closed.
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.
9. 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.
10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

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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	KA	JL	CR
Clerk			
JR			

Attachments:

Board Memo
Staff Report
Staff Amended Conditions
Application
Narrative
Statement of Hardship
Supplement Memo
Site Plan
Plat
Survey
Maps
Site Photos
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comments
Updated Building Inspection Comment
Building Inspection Comment
Notice Signs
Notice Signs (8-27-2026)
Map - Public Comments Rec'd
Map - Public Comments Rec'd (7/9/2026)
Public Comment - from Jeff & Lynn Craven
Public Comment - from Ron Harper
Public Comment - from Jay & Susan Sexton
Public Comment - from Mr. & Mrs. Robin Callahan
Public Comment - from Aaron Danna
Public Comment - from Karla & Don Askins
Public Comment - from Unknown Sender
Community Opposition Petition
7-9-2026 Request to Table
Public Comment - from Julie Cordry
Public Comment - from Nikki Watkins
Public Comment - from Vaughn Pierro
Public Comment - from Jessica Basham