



Hall County Government

PLANNING AND ZONING

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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: August 10, 2026

Subject: **(A) 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**

(B) 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**

Mr. Chairman and District Commissioners,

This item was tabled at the July 9, 2026 BOC meeting to the August 27, 2026 Meeting at the request of the applicant. As of August 10, 2026, Staff has confirmed the following:

- The Website for The Ark Short Term Rental is in compliance with advertising guidelines per Hall County Business License Department.
- A site visit has been scheduled for August 11, 2026 at 10 a.m. to determine compliance with violations outlined in the Hall County Building Inspections memo associated with this application.
 - A report will be forwarded to the Board following this site visit.
- The applicant, Jeff Hylton, has hired a contractor who has been in contact with the Hall County Fire Marshal's Department regarding required upgrades.

As we approach the August 27, 2026 BOC meeting, Staff will provide any further updates to the Board regarding this application.