



AGENDA ITEM

Planning & Zoning

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

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

ITEM NO: 458/2026

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**

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 **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?
Is there a deadline for this item?

Yes

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