

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, August 24, 2026 12:15 PM
To: DENNIS WHITE
Cc: Gregg Poole (County Commissioner); Billy Powell (County Commission); Kathy Cooper (County Commissioner); Jeff Stowe (County Commission); David Gibbs (County Commission); John Gentry (Administration); Casey Ramsey (Administration); Patricia Hullings (Planning); Lynn Taylor (Planning); Jennifer Rivera (Administration); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: Re: The Ark on Lake Lanier - Rezoning and Variance Request

Good morning,

Thank you for your email. Your concerns will be placed as part of the official zoning record.

When the Hall County UDC was updated in 2024, it created a pathway for an event facility to apply through a special use request within the Vacation Cottage zoning district. The Ark is using that pathway, which has allowed staff to conduct a detailed review of the current and proposed operations.

During this review, staff identified several compliance issues and documented them so they can be corrected before any renewal of the Short-Term Rental business license. The applicant has already addressed advertising concerns and is working through remaining building code improvements. These items are outlined here: https://nyc3.digitaloceanspaces.com/hall-county-agenda-pub/media/attachments/20134/Building_Inspection_6250_Old_Dawsonville_Rd_KA.pdf

Because the STR ordinance and UDC have changed over time—and staffing has shifted—some compliance issues were not previously documented in detail to ensure future staff fully understands the nature of any existing non-compliance. This application allows staff to thoroughly review, document, and correct all outstanding items. Regardless of whether the event facility is approved, staff now has a complete record and the ability to ensure full compliance moving forward.

I appreciate you sharing your concerns, and you are welcome to attend the BOC meeting if you wish to discuss them further.

If you have any additional questions for staff, please let us know.

Katie Ahmed
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Hall County Government
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kahmed@hallcounty.org

From: DENNIS WHITE [REDACTED]
Sent: Thursday, August 20, 2026 9:20 PM

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

Cc: Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>

Subject: The Ark on Lake Lanier - Rezoning and Variance Request

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Ms. Ahmed,

My name is Karen White. My husband and I live at 6131 Cool Springs Road in Gainesville. Our home is located just around the corner from The Ark on Lake Lanier, which is currently zoned as vacation/cottage (V/C). As you are well aware, Jeff Hylton, the owner of The Ark, has been encouraged by Hall County to have the property rezoned to become an event facility and apply for a special use variance for additional parking across the road from The Ark.

The Ark is located within A Few Acres subdivision, which I believe is also zoned as V/C. I, myself and my other neighbors are trying to understand how this request has made it through as far as to the County Commissioners. The Ark does not currently adhere to the short term rental rules set forth in Chapter 5.100. The Ark holds corporate events and weddings, which are prohibited by this Chapter. They have exceeded maximum occupancy based on the current occupancy permit. They have broken noise and parking rules set forth by this Chapter. Our neighborhood has filed many complaints following established protocol and no action is ever taken.

However, just because they are not following their current short term rental rules, that is not a good reason to allow a rezoning to an event facility to be pushed through. An event facility should never be allowed in Hall County in a residential neighborhood or subdivision. I would appreciate you helping me understand how and why this is even being put up for consideration.

Thanks in advance for your review of this important matter.

Sincerely,
Karen White