



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

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:

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**

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
 7-9-2026 Request to Table
 Notice Signs
 Notice Signs (8-27-2026)
 Constitutional Considerations and Objections
 Map - Public Comments Rec'd
 Map - Public Comments Rec'd (7/9/2026)
 Map - Public Comments Rec'd (8/26/2026)
 Community Opposition Petition

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
Public Comment - from Felisha Hunter
Public Comment - from Michelle Baldwin
Public Comment - from Maribeth Kennedy
Public Comment - from Nikki Watkins
Public Comment - from Vaughn Pierro
Public Comment - from Jessica Basham
Public Comment - from Julie Cordry
Public Comment - from Carson Olinger
Public Comment - from Danny Wuerffel
Public Comment - from Karen White
Public Comment - from Dana Popham
Public Comment - from Rachel Van Dyke
Public Comment - from Ronnie Gilder
Public Comment - from Gayla Rogers
Public Comment - from Luke Cecil
Public Comment - from Chris Marston
Public Comment - from Robert Harris
Public Comment - from Jimmy Newmon
Public Comment - from Tom Schulte
Public Comment - from Dawn Chapman
Public Comment - from Patricia Beever
Public Comment - from Chet Boyd
Public Comment - from Brenda Burke
Public Comment - from Terri Crumley
Public Comment - from James Ottley
Public Comment - from Randall Popham
Public Comment - from Sam Tesh
Public Comment - from Caroline Weber
Public Comment - from Katie & Griffin Young
Public Comment - from Brittany Hylton
Public Comment - from Dr. Henry Lewis
Public Comment - from Dr. Michael Lipsitt
Public Comment - from Brandon Lytle
Public Comment - from Michael Nuffesse
Public Comment - from Eli Parlier
Public Comment - from Darrell Phillips
Public Comment - from April Rooks
Public Comment - from Michael Schultz
Public Comment - from Kayren Spain
Public Comment - from Dave & Carla Stephens
Public Comment - from Karen White
Public Comment - from Esteban Ulloa
Public Comment - from Annette Hendrickson
Public Comment - from Ray Kelley
Public Comment - from Dave Obermeyer
Public Comment - from Lacey Crites
Public Comment - from Jeff Hicks
Public Comment - from Greg & Gail Ruggles
Public Comment - from Ally Adler
Public Comment - from Donya James

Public Comment - from Berly Baker
Public Comment - from Seth Barnes
Public Comment - from Katie Buffington
Public Comment - from Kim Carter
Public Comment - from Chase Crites
Public Comment - from Angela & Jeremy Ewers
Public Comment - from Clarissa Flores
Public Comment - from Julie Goodin
Public Comment - from Will Hicks
Public Comment - from Janet Baskinger
Public Comment - from Ronald Stanley
Public Comment - from Yevhen Voit
Public Comment - Amber Bonser
Public Comment - Chris Dyer
Public Comment - from Isabella Marston
Public Comment - from Kay Collins
Public Comment - from Jerry & Joy Hoffmann