



HABERSHAM COUNTY

Planning Department

6257 State Hwy 115, Ste. 1, Clarkesville, GA 30523

706-839-0140 Fax: 706-754-1761

www.habershamga.com

Habersham County Planning Commission Conditional Use Staff Report

APPLICATION NUMBER: CU-15-01

REQUESTED ACTION: Revise Site Plan of January 2008 to reflect the construction of a Lodge Building

PETITIONER: Bill Schwarz

PROPERTY OWNER: Sautee Land Holdings, LLC

1641 Doncaster Drive

Atlanta, Ga. 30309

EXISTING USE: Resort

PROPOSED USE: Continuation of cabin development with an addition of a Lodge.

LOCATION: St. Hwy 255

PARCEL SIZE: 18.14 acres±

MAP#: 17 **PARCEL#:** 64A

EXISTING & FUTURE LAND USE DISTRICT:

	Current Zoning District	2015 Future Land Use Designation
Parcel	LI	Resource Conservation
North	LI	Resource Conservation
South	LI/AG	Resource Conservation
East	LI	Resource Conservation
West	LI/AG	Resource Conservation

MEETING DATES: Planning Commission: July 7, 2015

County Commissioners: July 20, 2015

PLANNING ANALYSIS:

Criteria to Consider For Conditional Uses:

1. **The existing land uses and zoning classification of nearby property;**
Surrounding properties are mapped LI and AG.
2. **The suitability of the subject property for the zoned purposes;**
Property seems well suited for the use which has been in operation since 2009. This business is a tourist accommodation which fits in the overall vision is promoting tourism in Habersham County.
3. **The extent to which the property values of the subject property are diminished by the particular zoning restrictions;**
Property values are not diminished by the approval of this application.
4. **The extent to which the diminution of property values of the subject property promote the health, safety, morals or general welfare of the public;**
Property values are not diminished.
5. **The relative gain to the public, as compared to the hardship imposed upon the individual property owner;**
This application adds to the existing development and avoids the impact of a conventional subdivision development which is common in this mapping district. Subdivision development would involve heavy impact to the land. Only minor land disturbance will be associated with this application.
6. **Whether the subject property has a reasonable economic use as currently zoned;**
Residential development commonly occurs in this mapping district which greatly limits commercial development.
7. **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;**
District change is not proposed
8. **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;**
District change is not proposed
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**
District change is not proposed
10. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and**
District change is not proposed
11. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;**
This existing development which was approved in 2008 has had little to no negative impact on the roadway or community. The addition of this building does not appear to change or negatively impact the initial goal of maintaining the natural beauty of this property.

Staff recommends to the Planning Commission approval of CU-08-04.

Approve as Submitted Approval with Conditions
 Denial Table

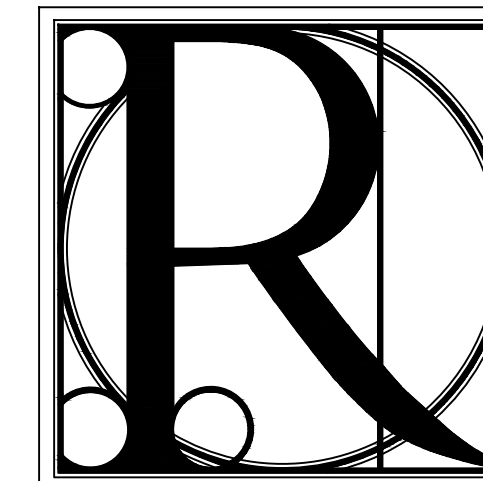
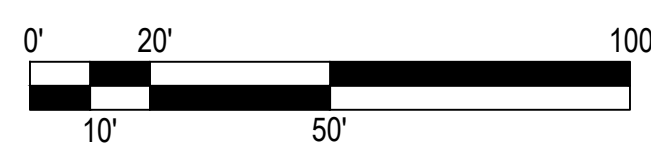
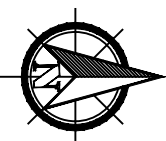
PLANNING COMMISSION RECOMMENDATION

Approve as Submitted Approval with Conditions
 Denial Table

Vote: 5 Yes 0 No Vote Taken: July 7, 2015 Public Hearing



A EXISTING SITE PLAN:
 SCALE: 1/32" = 1'-0"
 (MAIN LEVEL PLAN)



**DESIGN
 WORKS**

COBB COUNTY:
 1480 Shiloh Road NW
 Suite #300
 Kennesaw, GA 30144
 Phone 770.790.3655
 Fax 770.790.3650

FANNIN COUNTY:
 722 Black Dog Trail
 P.O. Box 639
 Blue Ridge, GA 30513
 Phone 706.374.4304

TITLE: EXISTING SITE PLAN (MAIN LEVEL)

PROJECT: SAUTEE MOUNTAIN LODGE
 595 GA HWY 255
 CLARKESVILLE, GA 30523

ISSUE:

REVISIONS:

ISSUE:	REVISIONS:

SEAL



DRAWN BY:

DATE:

R.M.

05.20.2015

PROJECT NO.

SHEET NO.:

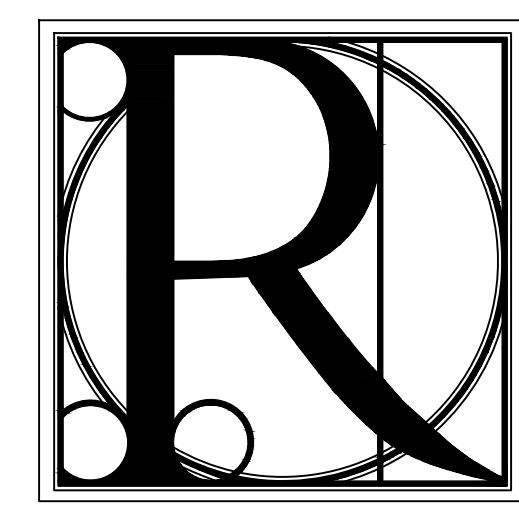
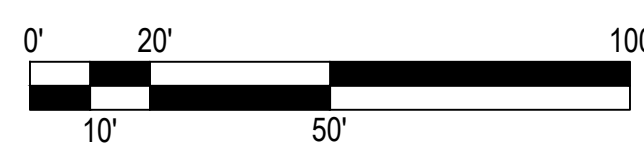
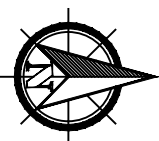
1516

A-0.1

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A ARCHITECTURAL SITE PLAN:
 SCALE: 1/32" = 1'-0"
 (MAIN LEVEL PLAN)



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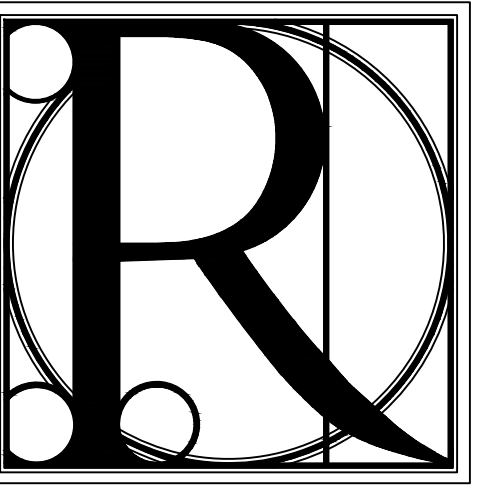
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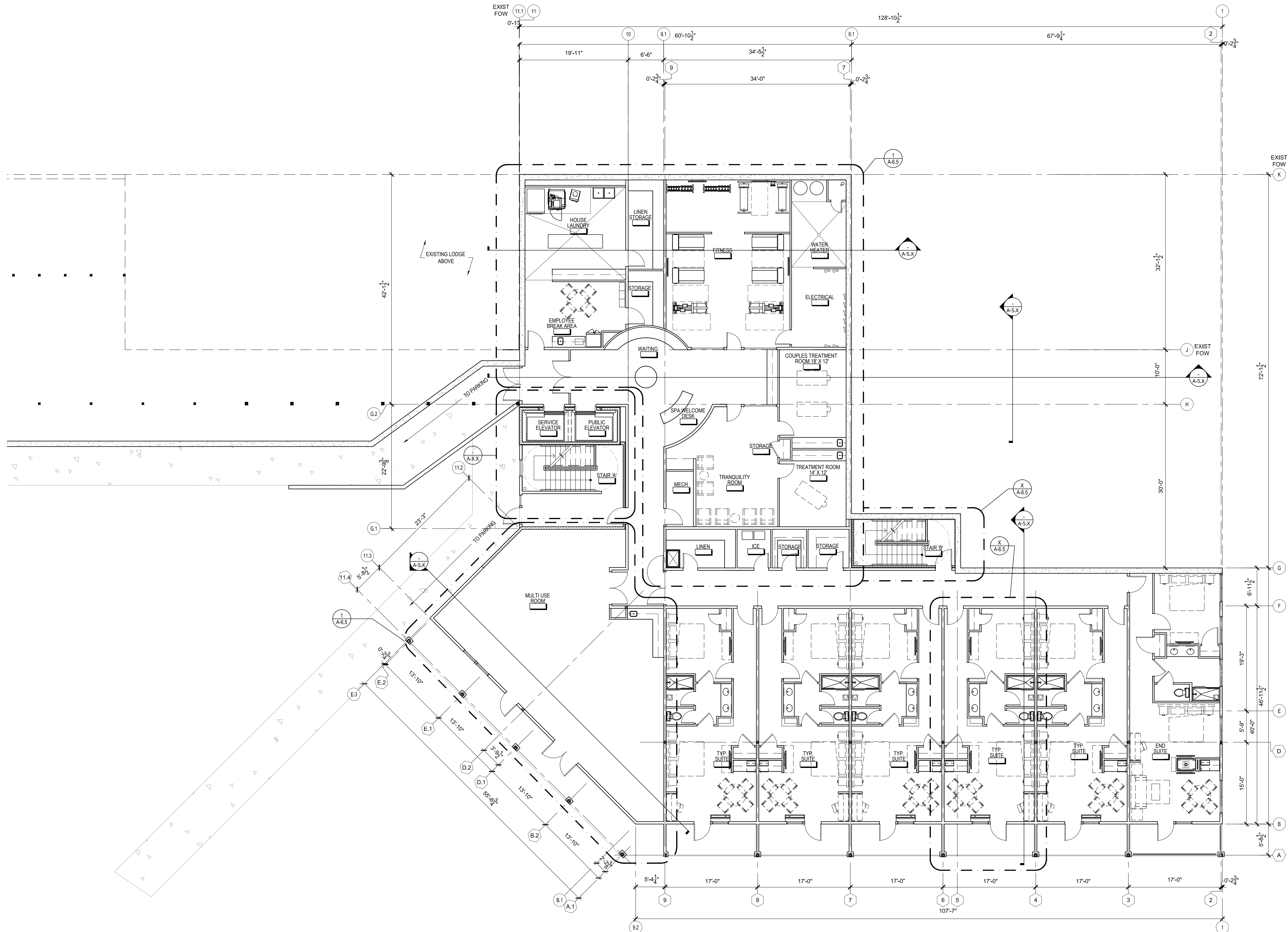
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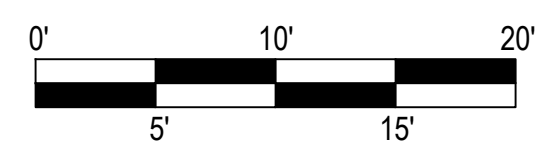
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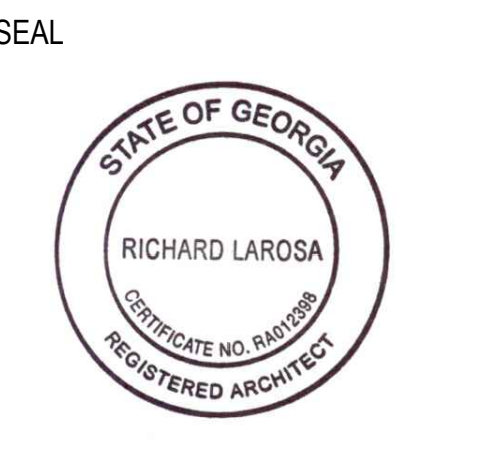
A LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



TITLE: LOWER LEVEL FLOOR PLAN

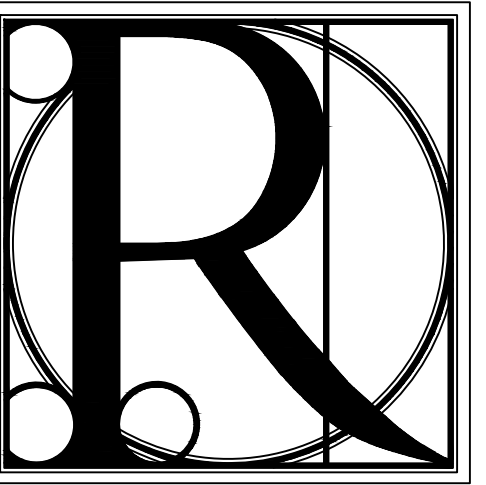
PROJECT: SAUTTEE MOUNTAIN LODGE
595 GA HWY 255
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DATE: 05.20.2015

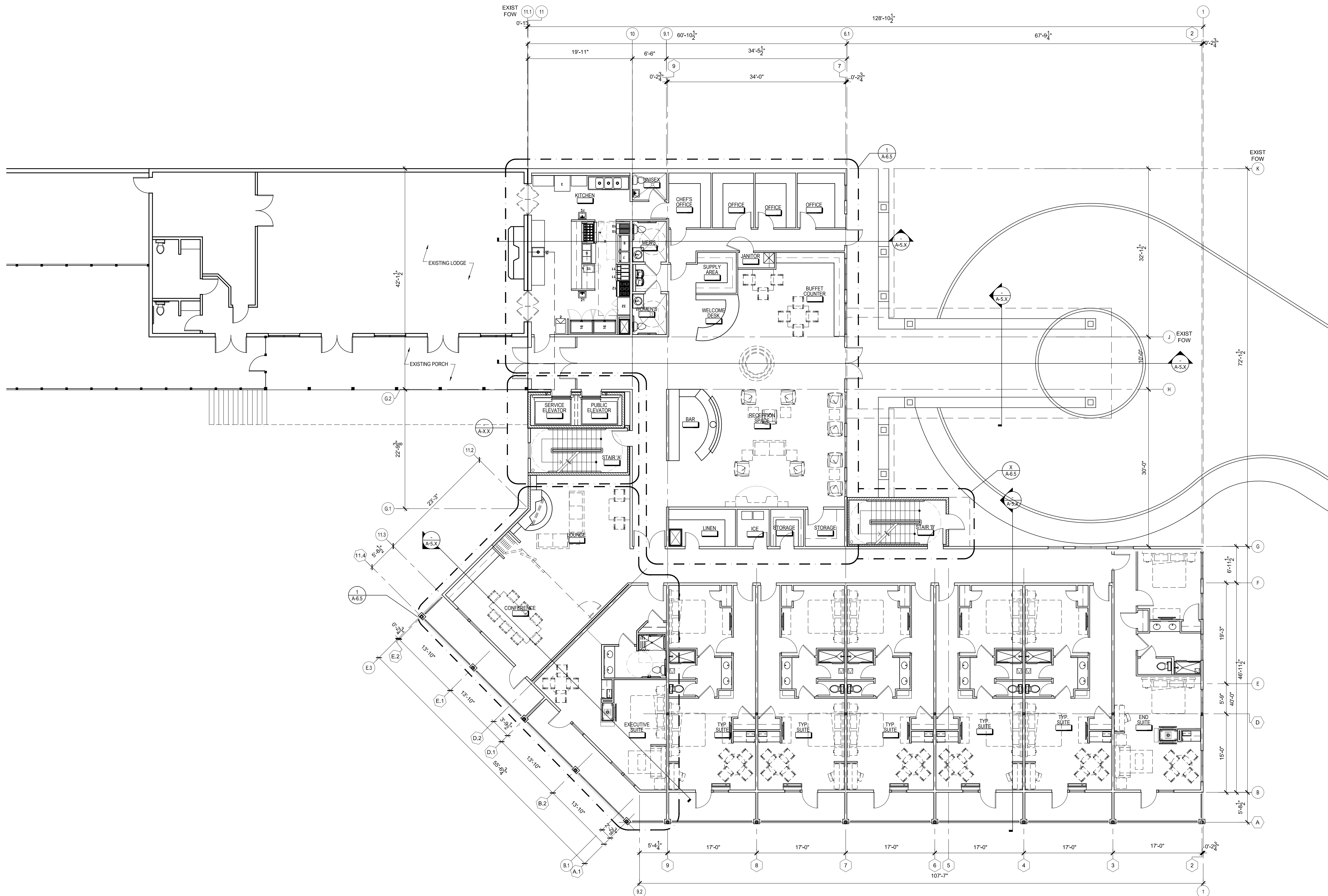
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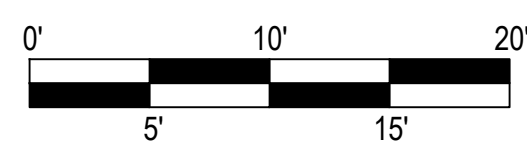
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A MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



TITLE: MAIN LEVEL FLOOR PLAN

PROJECT: SAUTTEE MOUNTAIN LODGE
595 GA HWY 255
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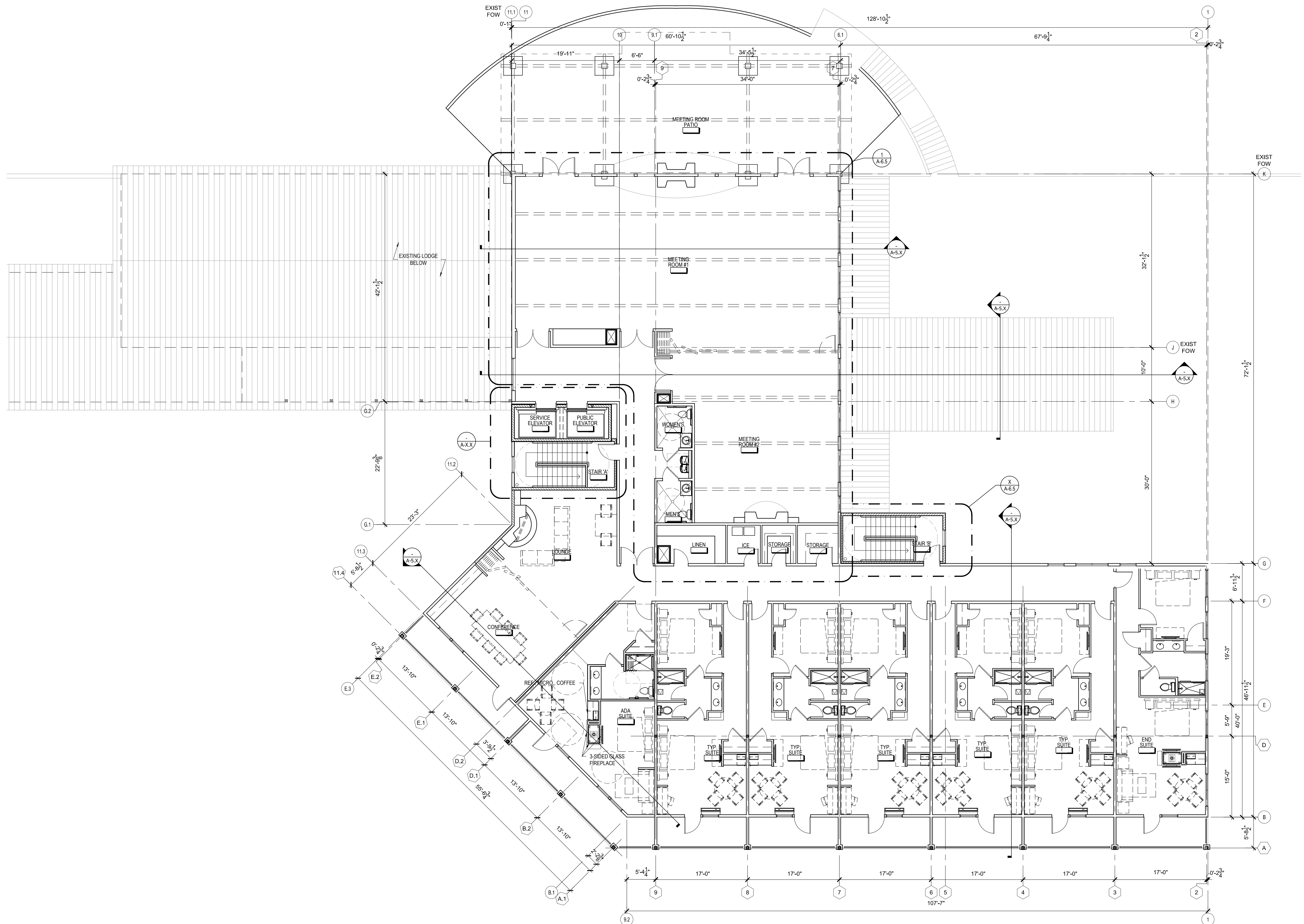
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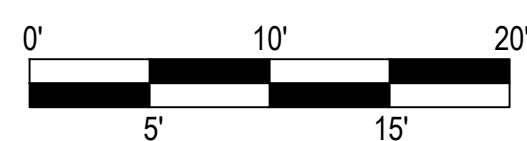
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A UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



TITLE: UPPER LEVEL FLOOR PLAN

PROJECT: SAUTEE MOUNTAIN LODGE
595 GA HWY 255
CLARKESVILLE, GA 30523

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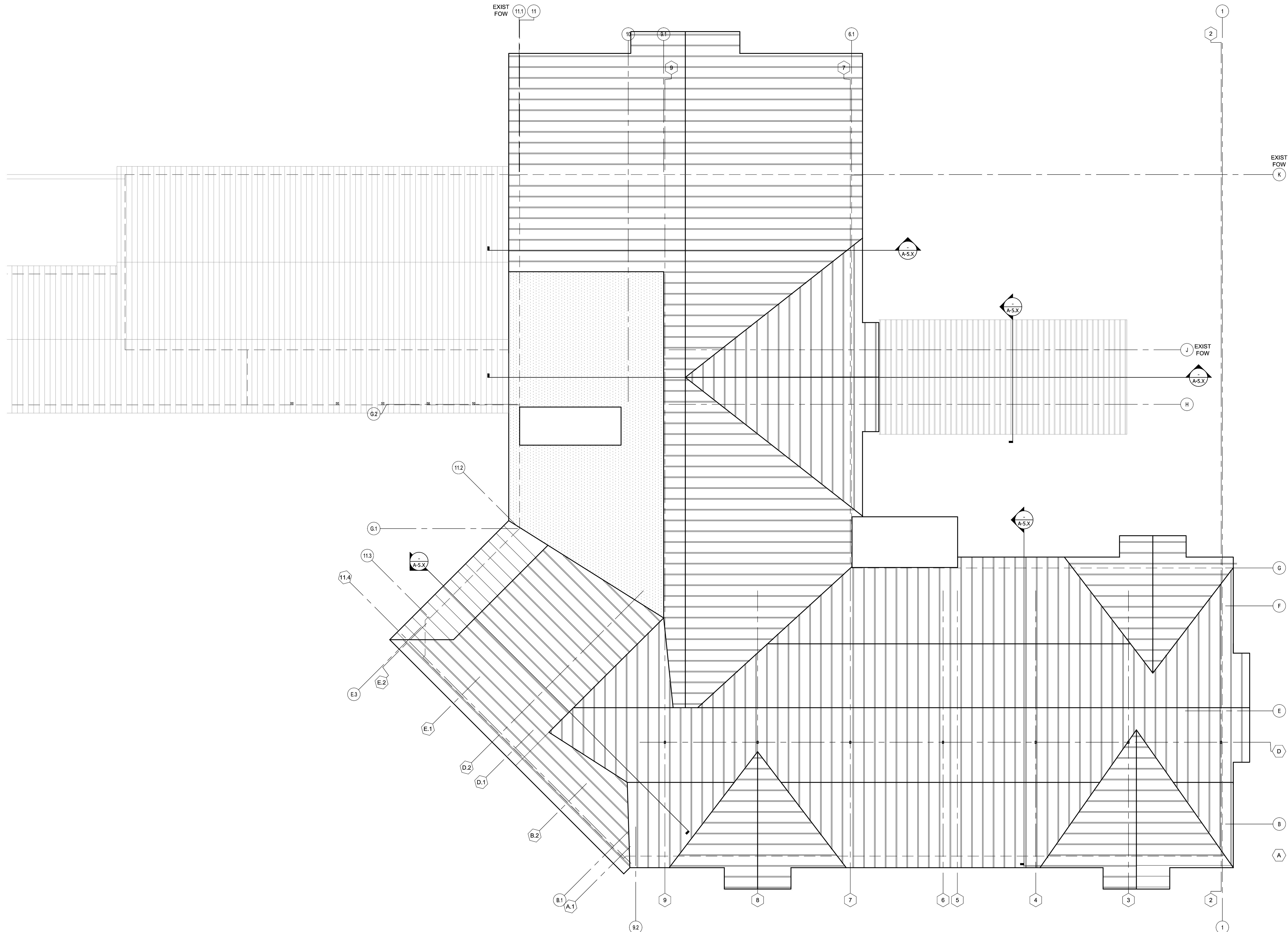
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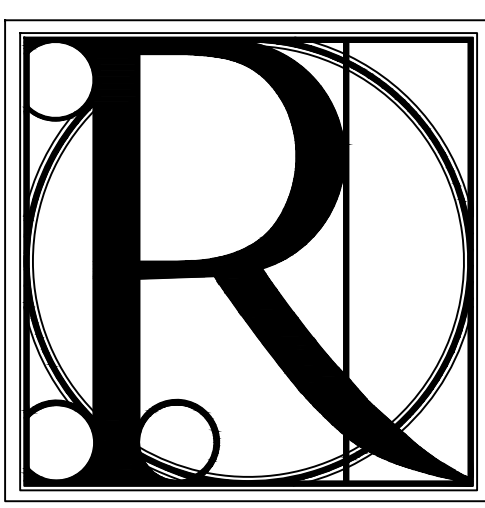
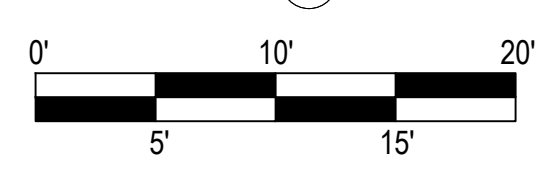
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A PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



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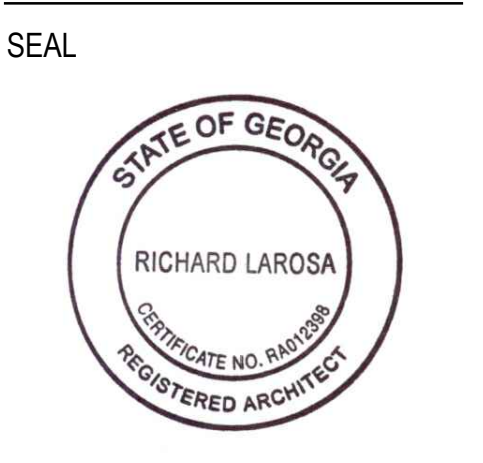
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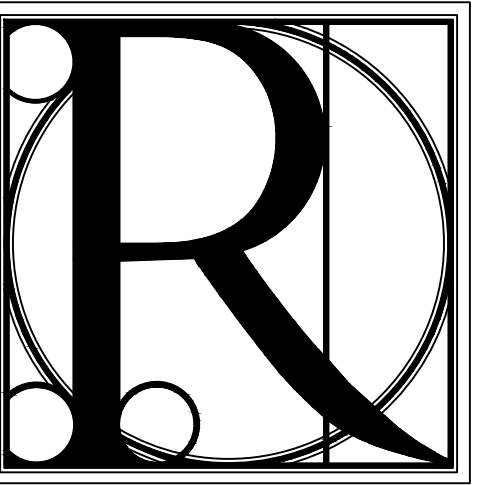
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A ELEVATION
SCALE: 1/8" = 1'-0"



B ELEVATION
SCALE: 1/8" = 1'-0"

TITLE: EXTERIOR ELEVATIONS

PROJECT: SAUTEE MOUNTAIN LODGE
595 GA HWY 255
CLARKESVILLE, GA 30523

ISSUE:

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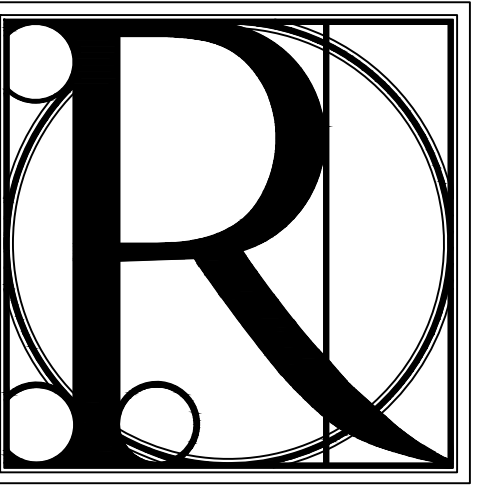
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PROJECT NO. 1516

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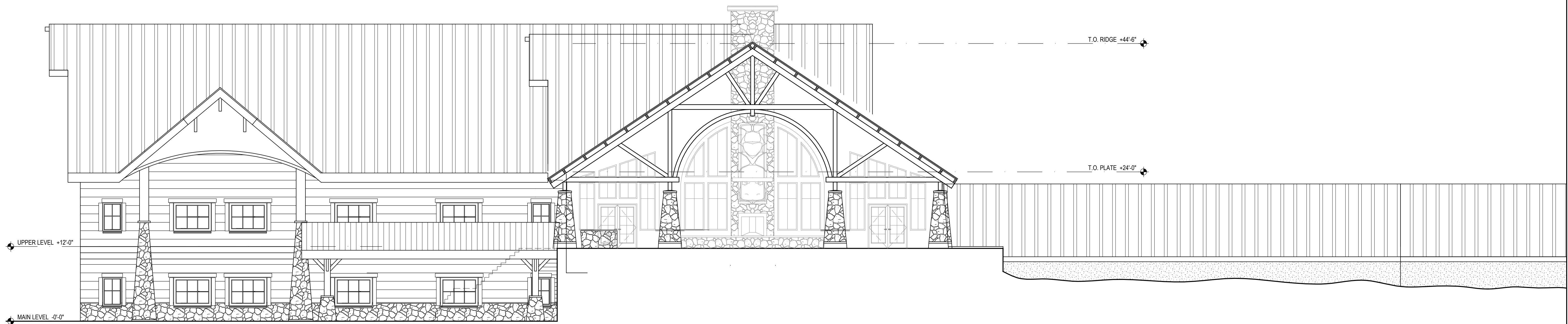
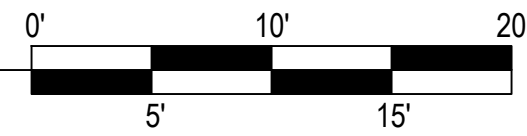
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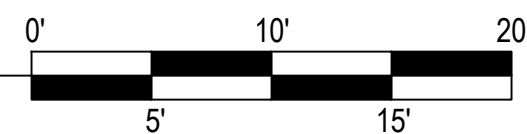
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A ELEVATION
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B ELEVATION
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATIONS

SAUTEE MOUNTAIN LODGE
595 GA HWY 255
CLARKESVILLE, GA 30523

TITLE:

PROJECT:

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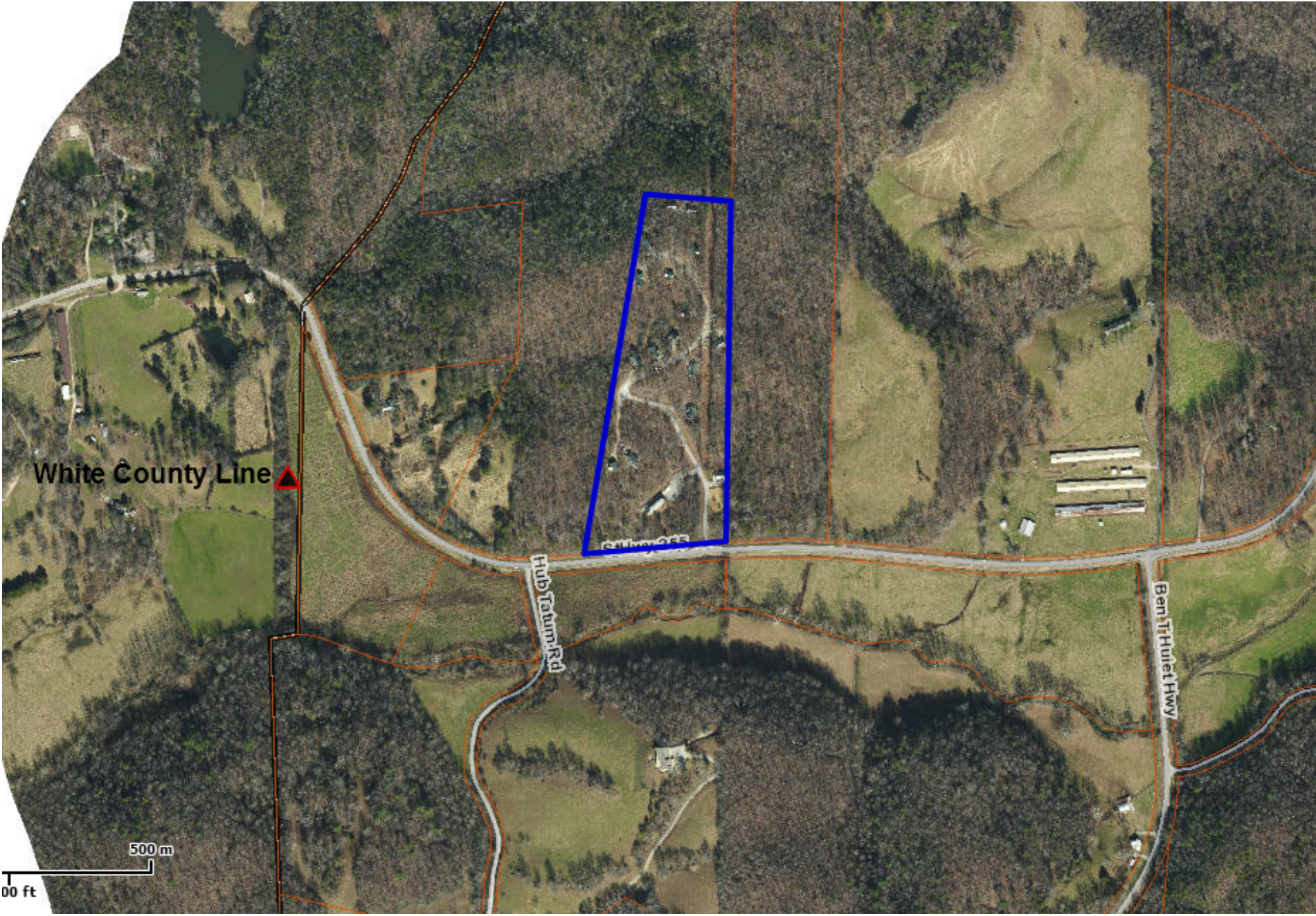
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White County Line ▲

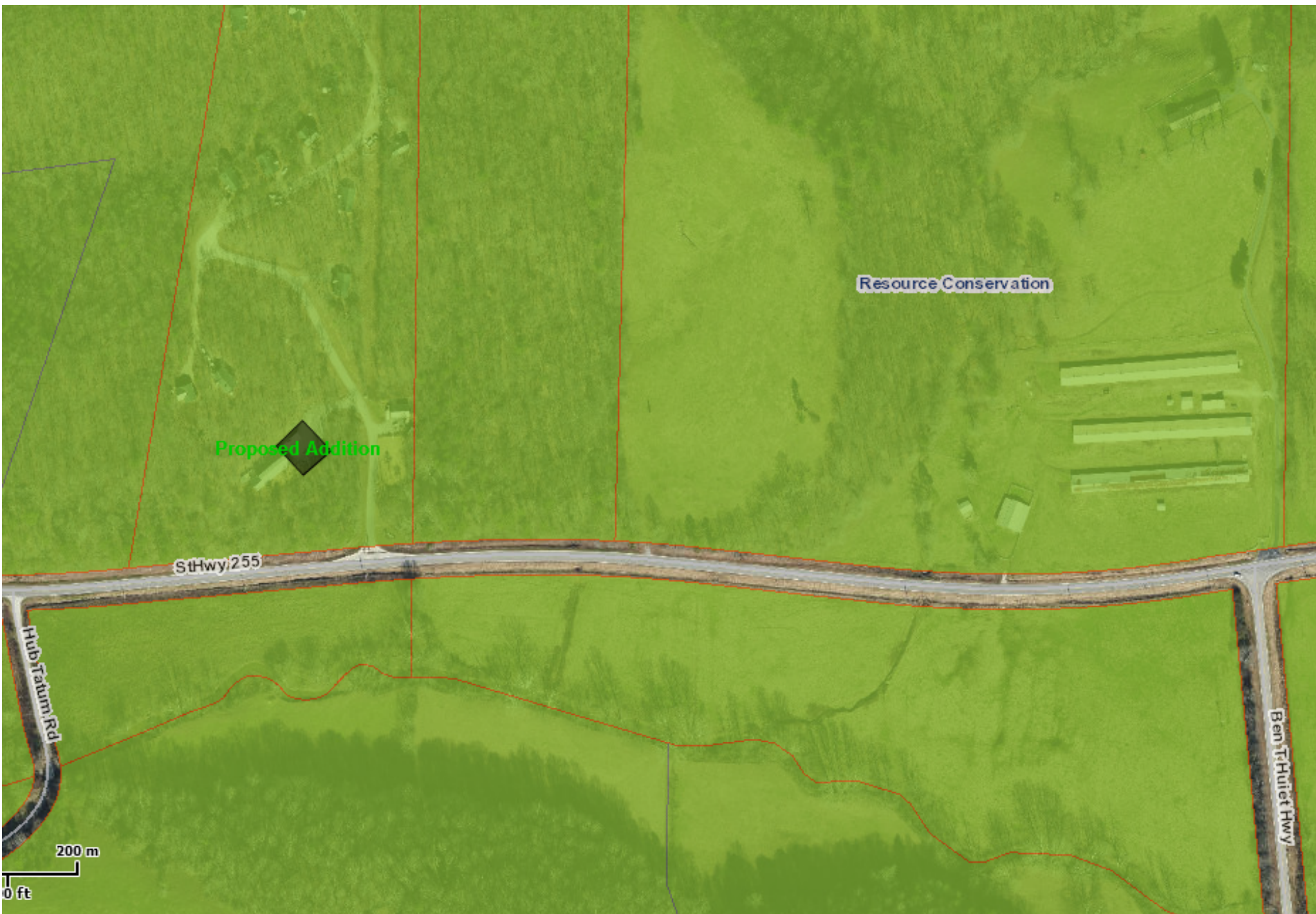
Hub Takum Rd

Ben Thuleet Hwy

500 m

00 ft





Proposed Addition

Resource Conservation

St Hwy 255

Hub Tatum Rd

Ben T Hulet Hwy

200 m

0 ft

