## HABERSHAM COUNTY GEORGIA | Est. 1818

### 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** 

**PETTIONER:** 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:**

|        | <b>Current Zoning District</b> |                                  |
|--------|--------------------------------|----------------------------------|
|        |                                | 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.

| <b>Staff recommends</b> to the Planning Commission approval of CU-08-04. |   |  |  |
|--|---|--|--|
| <b>X</b> Approve as Submitted  | Approval with Conditions                |  |  |
| Denial   | Table                                   |  |  |
| PLANNING COMMISSION RECOMMENDATION                                       |   |  |  |
| X Approve as Submitted   | Approval with Conditions                |  |  |
| Denial   | Table                                   |  |  |
| Vote: <b>5</b> Yes <b>0</b> No   | Vote Taken: July 7, 2015 Public Hearing |  |  |

### **GENERAL NOTES** All work shall be prepared in accordance with all applicable National, State, & Local Codes & Regulations including the Americans with Disabilities Act. 2. The Architect may authorize at any point minor changes in work not involving adjustments in contract sum via Architect's Supplemental Instructions (ASI) which are consistent with the intent of the Contract Documents. All Drawings, Specifications, & other documents prepared by the Architect & Architect's consultants are instruments of service solely for this project. 4. The General Contractor shall review Plans, Elevations, & Details before determining the elevation of the finished floor above finished grade. Site conditions may require modifications to such design elements as the number of steps to grade, etc - coordinate w/ Architect. The General Contractor shall visit the site and surrounding areas to become familiar with the work required prior to any on-site construction or mobilization. The Architect shall not be responsible for the construction means, methods, techniques, sequences, or procedures or safety regulations in connection with work. These shall be the sole responsibility of the Contractor under these Construction Documents. All existing conditions shall be field verified by the General Contractor prior to construction. All dimensions and elevations shall be checked by the General Contractor prior to construction. Any adjustments and / or corrections shall be marked and brought to the attention of the Architect prior to construction. All dimensions are taken to the face of stud or outside face of concrete or block unless noted otherwise. 10. The contractor is cautioned against scaling construction documents. If any discrepancies exist, the contractor shall contact the architect prior to proceeding with work. 11. The General Contractor shall assume responsibility to account for non-typical soils conditions including, but not limited to, the presence of clay or ground water. 12. See Plans and Elevations for window alignments, type, and muntin patters. Window sizes are as specified. Notify Architect if specified size is not available from Manufacturer. 13. Provide flashing at all windows and doors in exterior walls throughout. Provide all wall, base, cap, thru-wall, and counter flashing required to prevent entrance of 14. Provide moisture resistant gypsum board (DensGlass/ paperless) in all "wet" areas. 15. The General Contractor shall review floor finishes. All finished floors shall be flush to adjacent floor systems whether of similar or dissimilar materials. 16. Coordinate location of utility meters with site plan. Minimize visual impact of meters by keeping them as low as possible. 17. The General Contractor shall compare Architectural plans and sections with Structural / MEP Plans and Sections and report any discrepancies to the Architect prior to fabrication, erection or installation of any structural / MEP members. 18. All Structural, MEP, Fire Safety, and Civil documents are by others. 19. The Contractor is responsible for providing all special inspections as required by Chapter 17 of the International Building Code. CODE COMPLIANCE Minimum Standard Codes as Mandated by the Georgia Department of Community Affairs: International Building Code, 2012 Edition, with Georgia Amendments (2014) International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2014 Prescriptive Deck Details) International Fire Code, 2012 Edition, with Georgia Amendments (2014) International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014) International Mechanical Code, 2012 Edition, with Georgia Amendments ((2014) International Plumbing Code, 2012 Edition, with Georgia Amendments (2014) National Electrical Code, 2011 Edition, with no Georgia Amendments International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2012) 2012 NFPA 101 Life Safety Code 2010 ADA Standards

Call the City of Clarkesville Inspections Department Division for the latest addition in force and for any amendments to these codes. Enforcement of these codes is the

responsibility of the City of Clarkesville and all questions relating to it should be directed to the Building Inspections Department.

### 2012 International Building / 2012 NFPA 101 Life Safety Code Data Building Occupancy Classification (LSC 2012 Chapter 6) Area Allowed per Floor (IBC 2012 - Table 503) Area Provided per Floor Occupant Load (LSC 2012 - 7.3.1.2 Table) Type of Construction (IBC 2012 - 602.5) Building Height Allowance (IBC 2012 - Table 503) **Building Height Provided** High Rise Criteria Invoked Yes No (Building top floor is less than 75' above lowest level for fire truck access) Number of Stories Allowed (IBC 2012 - Table 503) Number of Stories Provided Walls & Partitions Opening Protectives (IBC - Table 716.5) Fire Rating (IBC 2012 - Table 601) Mixed Occupancy Separation Rating (Table 508.4) Fire Paritions (IBC 2012 - 708.1) Bearing Walls (Exterior) DRAWING INDEX Bearing Walls (Interior) Corridor Walls (IBC 2012 - Table 1018.1) Stair wells Elevator Walls Trash Chute Enclosure Structural Columns Structural Beams Floor / Ceiling Assembly Roof Assembly Required: Yes No Provided: Yes No Smoke Separation / Draftstopping (IBC 2012 - 717.4.3) Fire Protection System (LSC 2012) Required: Yes Sprinkler System Yes Provided: Yes Stand Pipes Required Wet ☐ Dry Fire Extinguishers 10 lb ABC Surface Mounted Max Distance Allowed: 75 feet Stairs (LSC 2012 - Table A.7.3.3.2) Stair Width Min. Width Required: Min. Width Provided: Number of Floors Connected Exits Required (LSC 2012) Per Room Horizontal Exits Provided Travel Distance (LSC 2012 - Table A.7.6) Maximum Allowed: Maximum Provided: Maximum Provided: Dead End Corridor (LSC 2012 - Table A.7.6) Maximum Allowed: Units of Egress (LSC 2012 - Table 7.3.3.1) Required: rovided: Stair Tower N/A Roof Access (IBC 2012) Attic Ventilation Required (IBC 2012)

Cover Sheet

Architectural

Existing Site Plan

Proposed Site Plan
Lower Level Floor Plan
Main Level Floor Plan

Upper Level Floor Plan

Exterior Elevations

Exterior Elevations

## Sautee Mtn. Resort

Clarkesville, GA

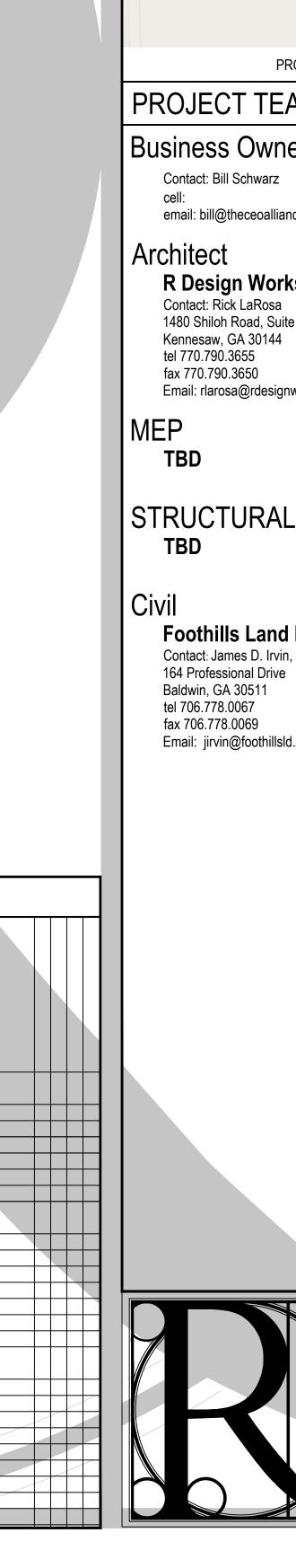
located at

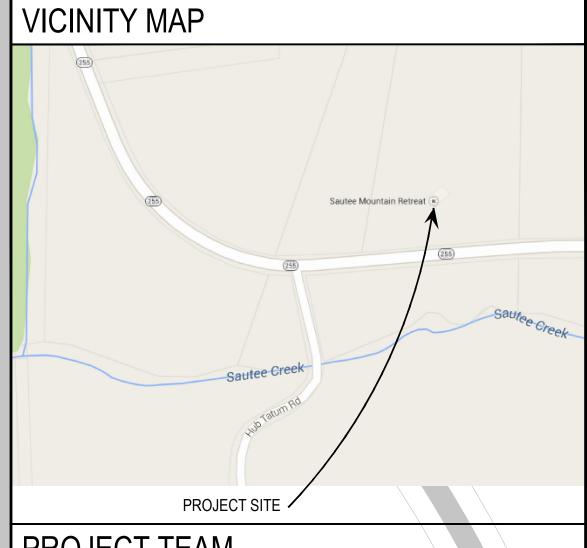
595 GA Hwy 255, Clarkesville, GA 30523

Mechanical

Electrical

Plumbing





## PROJECT TEAM

## Business Owner

Contact: Bill Schwarz

email: bill@theceoalliance.com

## R Design Works

1480 Shiloh Road, Suite 300 Kennesaw, GA 30144 tel 770.790.3655 fax 770.790.3650 Email: rlarosa@rdesignworks.com

## Foothills Land Design

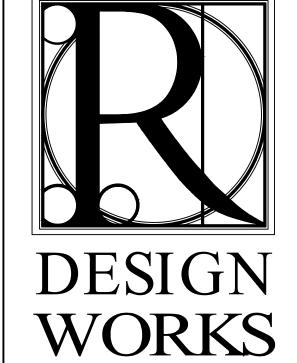
Contact: James D. Irvin, PE 164 Professional Drive Baldwin, GA 30511 tel 706.778.0067 fax 706.778.0069 Email: jirvin@foothillsld.com

www.rdesignworks.com

# **DESIGN**

Kennesaw, Ga 30144 fax 770.790.3650 722 Black Dog Trail tel 706.374.4304 P.O. Box 441 Morganton, GA 30560





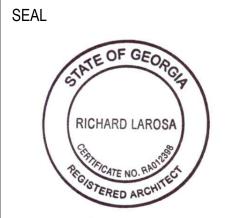
FANNIN COUNTY: 722 Black Dog Trail P.O. Box 639 Blue Ridge, GA 30513 Phone 706.374.4304

EXISTING SITE PLAN (MAIN LEVEL)

SAUTEE MOUNTAIN LO

-PROJECT

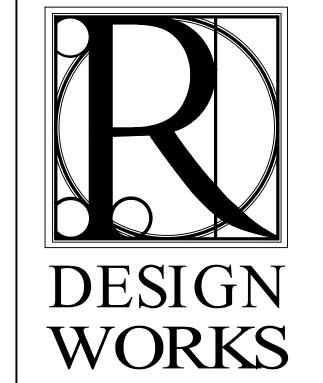
ISSUE: REVISIONS:



| DATE:      |
|------------|
| 05.20.2015 |
| SHEET NO.: |
| A-0.1      |
|            |



(MAIN LEVEL PLAN)



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

PLAN (MAIN LEVEL)

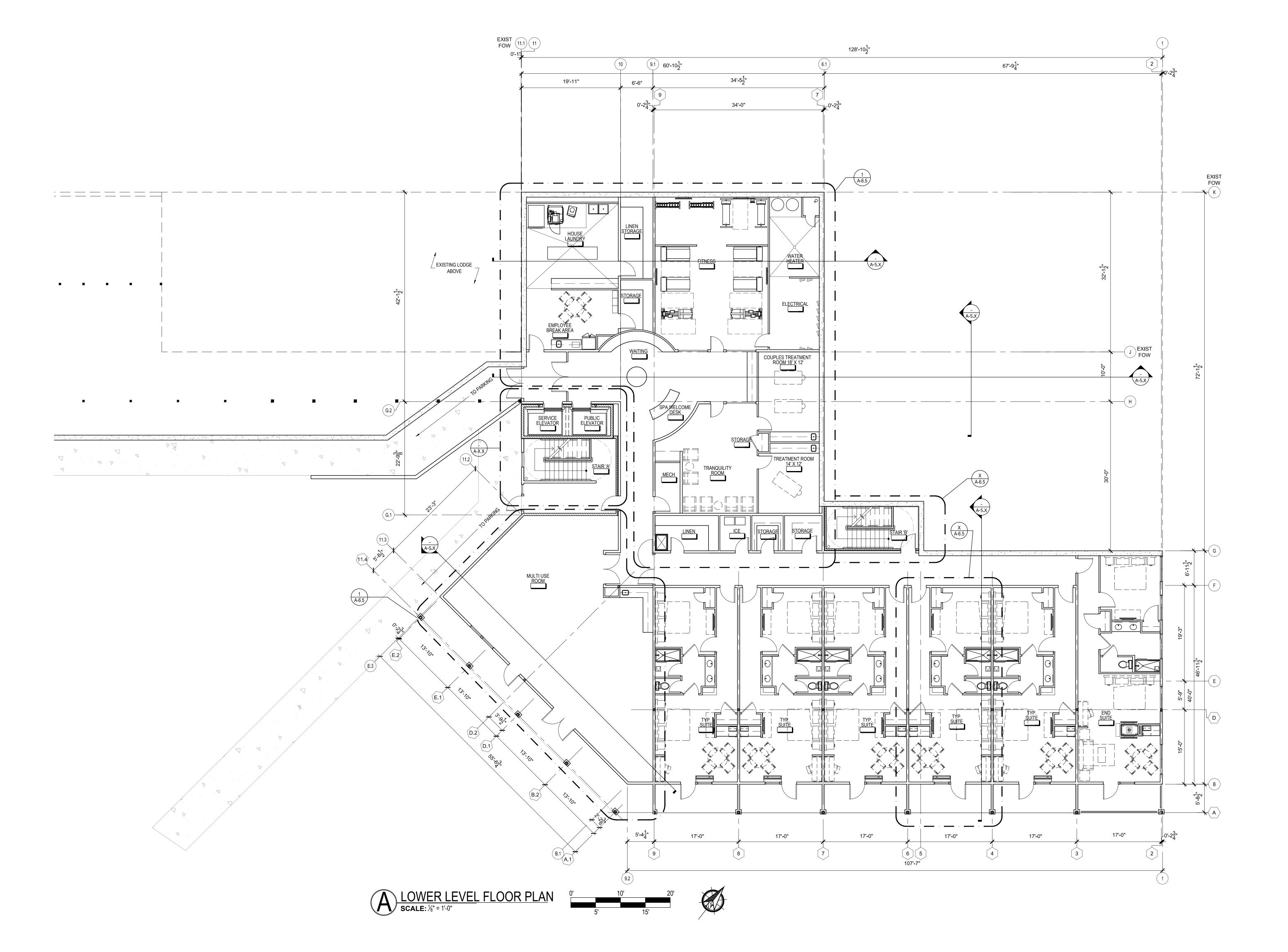
**ARCHITECTURAL** 

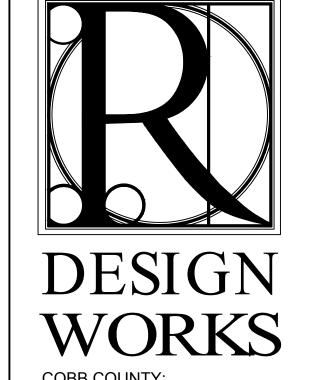
ISSUE:

SEAL



| 1516        | A-0.2      |
|-------------|------------|
| PROJECT NO. | SHEET NO.: |
| R.M.        | 05.20.2015 |
| DRAWN BY:   | DATE:      |





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

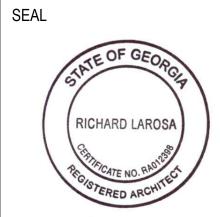
LOWER LEVEL FLOOR PLAN

30523

ISSUE: REVISIO

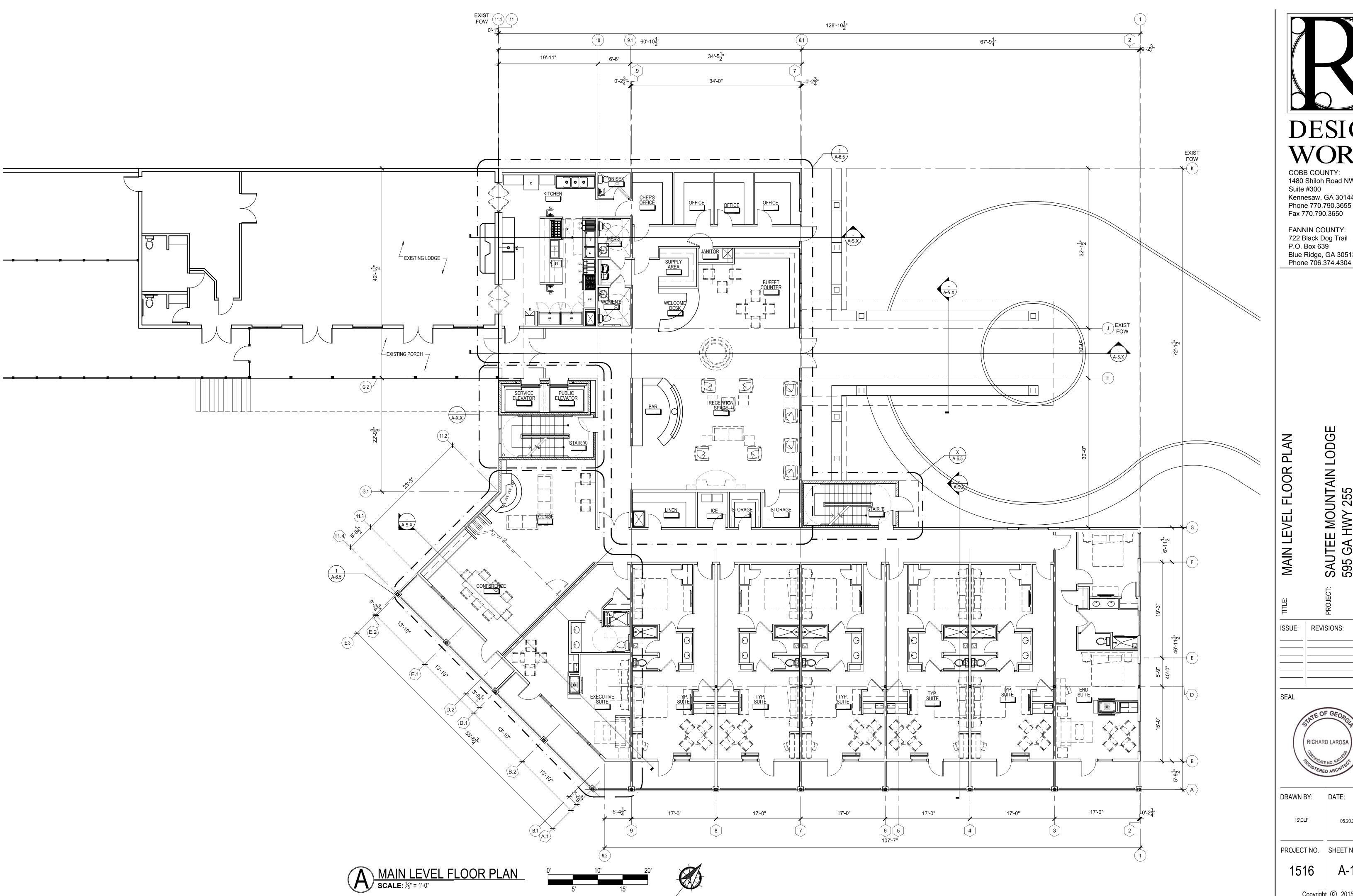
ISSUE: REVISIONS:

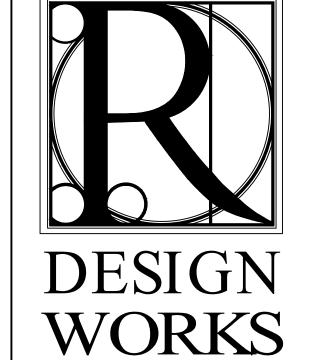
\_\_\_\_



| DRAWN BY:   | DATE:      |
|-------------|------------|
| IS\CLF      | 05.20.2015 |
| PROJECT NO. | SHEET NO.: |
| 1516        | A-1.1      |

Copyright © 2015





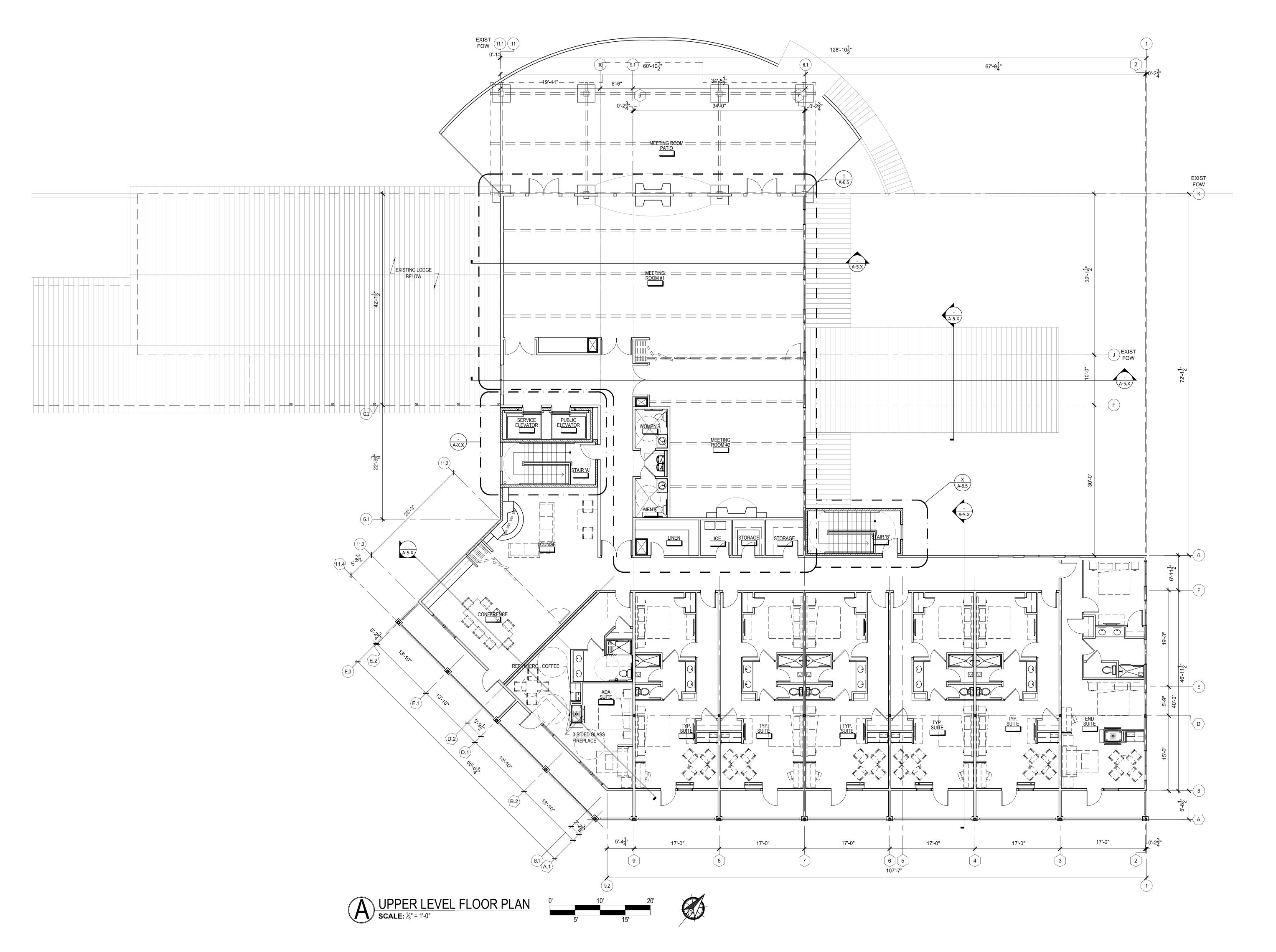
FANNIN COUNTY: 722 Black Dog Trail P.O. Box 639 Blue Ridge, GA 30513

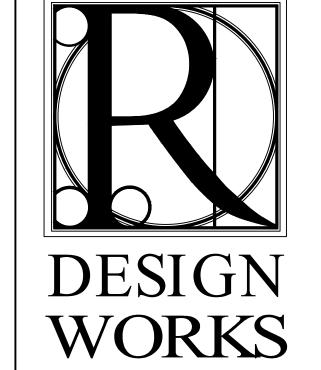
FLOOF

ISSUE: REVISIONS:



DRAWN BY: IS\CLF 05.20.2015 PROJECT NO. SHEET NO.: A-1.2 1516





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

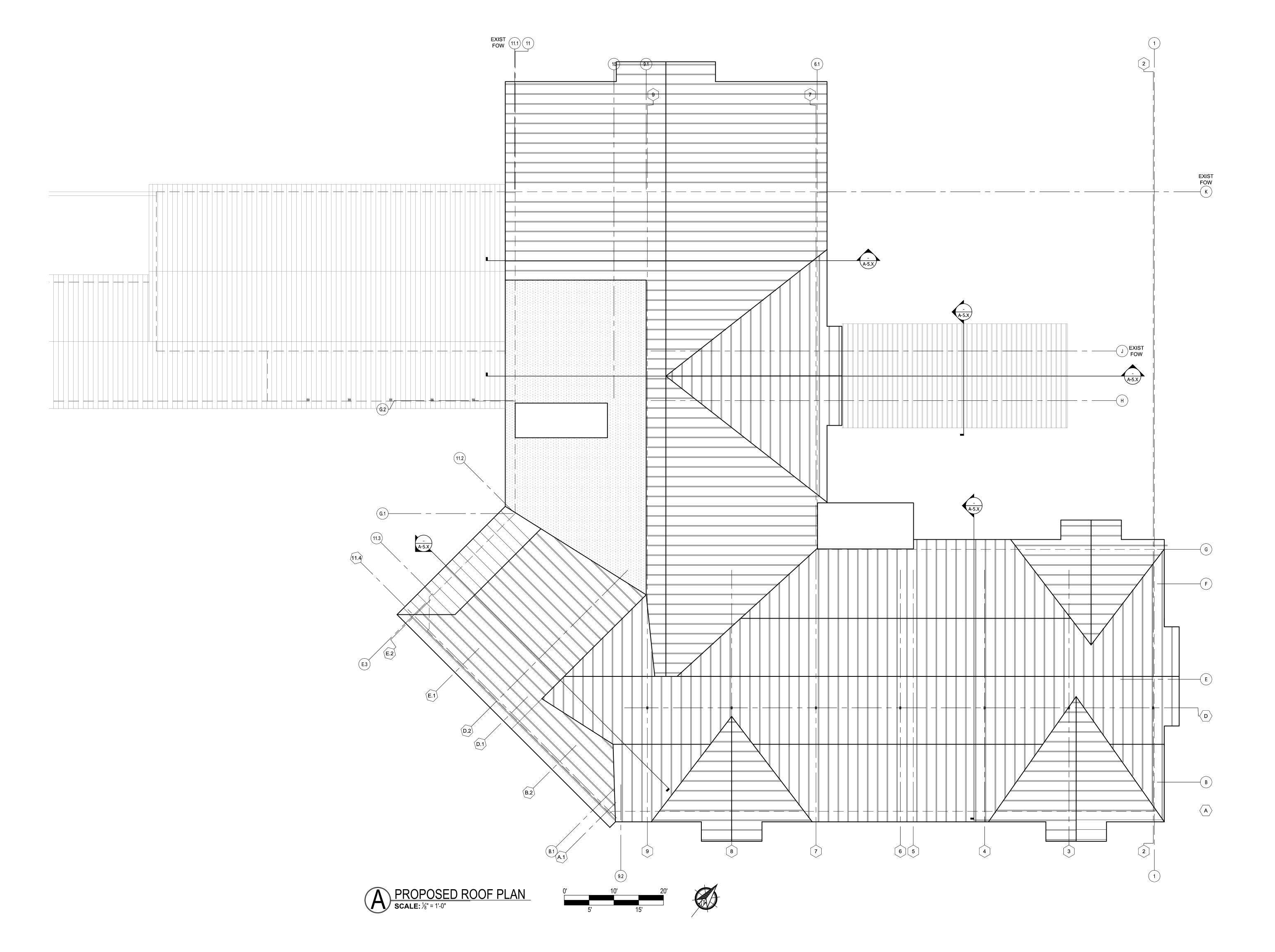
PPER LEVEL FLOOR PLAN

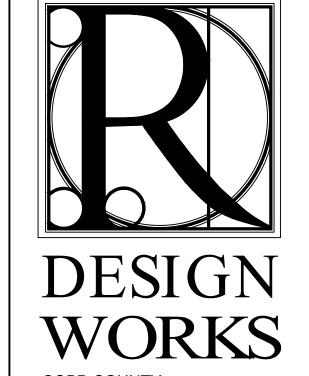
ппе: UPPE

ISSUE: REVISIONS:

\_\_\_\_







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

PROPOSED ROOF PLAN

SAUTEE MOUNTAIN LODGE 595 GA HWY 255
CLARKESVILLE, GA 30523

ISSUE: REVISIONS:



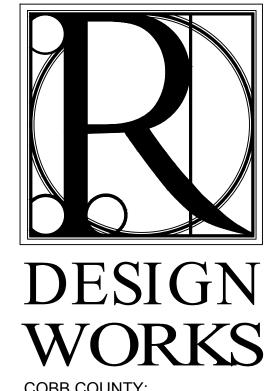
| DRAWN BY:   | DATE:      |
|-------------|------------|
| K.W.        | 05.20.2015 |
| PROJECT NO. | SHEET NO.: |
| 1516        | A-3.1      |











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

EXTERIOR ELEVATIONS

SAUTEE MOUNTAIN L 595 GA HWY 255 CLARKESVILLE, GA 3

LODGE

30523

ISSUE: REVISIONS:

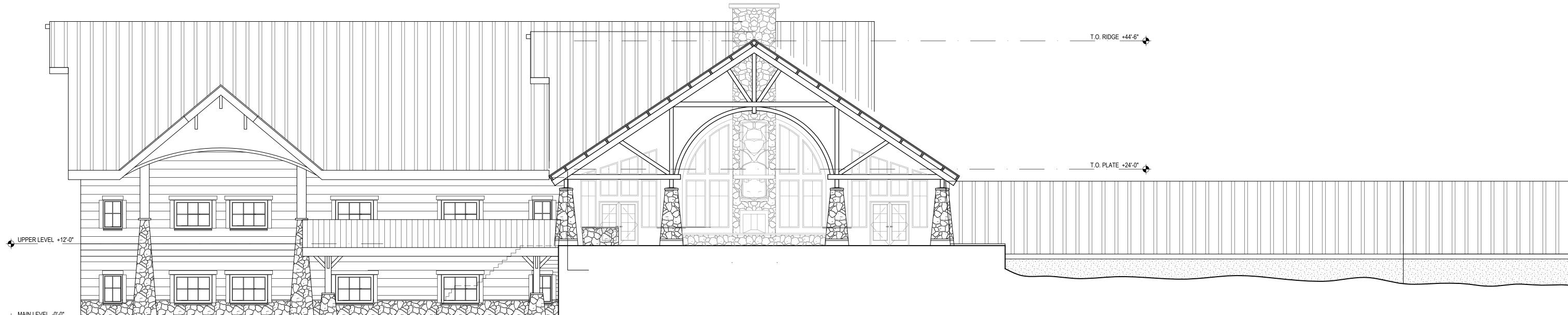
SEAL



| 1516        | A-4.1      |
|-------------|------------|
| PROJECT NO. | SHEET NO.: |
| K.W.        | 05.20.2015 |
| DRAWN BY:   | DATE:      |
| 1           |            |

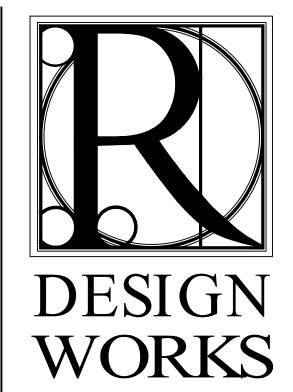






B ELEVATION SCALE: 1/8" = 1'-0"





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

**EXTERIOR ELEVATIONS** 

SAUTEE MOUNTAIN LODGE 595 GA HWY 255 CLARKESVILLE, GA 30523

ISSUE: REVISIONS:

SEAL



DRAWN BY: K.W. 05.20.2015 PROJECT NO. SHEET NO.:







