



Agenda
City of Clarkesville
Planning Commission Work
Session
6:00 PM May 12, 2026

1. Call to order
2. Unfinished business
3. New business
 - 3.a Sycamore Way - Trillium
4. Adjournment



TRILLIUM

The Retreat Collective

A Vibrant Community of Hotel-Level
Accommodations Nestled in Quality Private Homes



9

Riverfront Accommodations

26

Downtown Community
Accommodations

Additional Amenities:

riverfront access, community
gathering spaces, scenic walking
paths, outdoor fire pits, lush green
courtyards, wellness spa

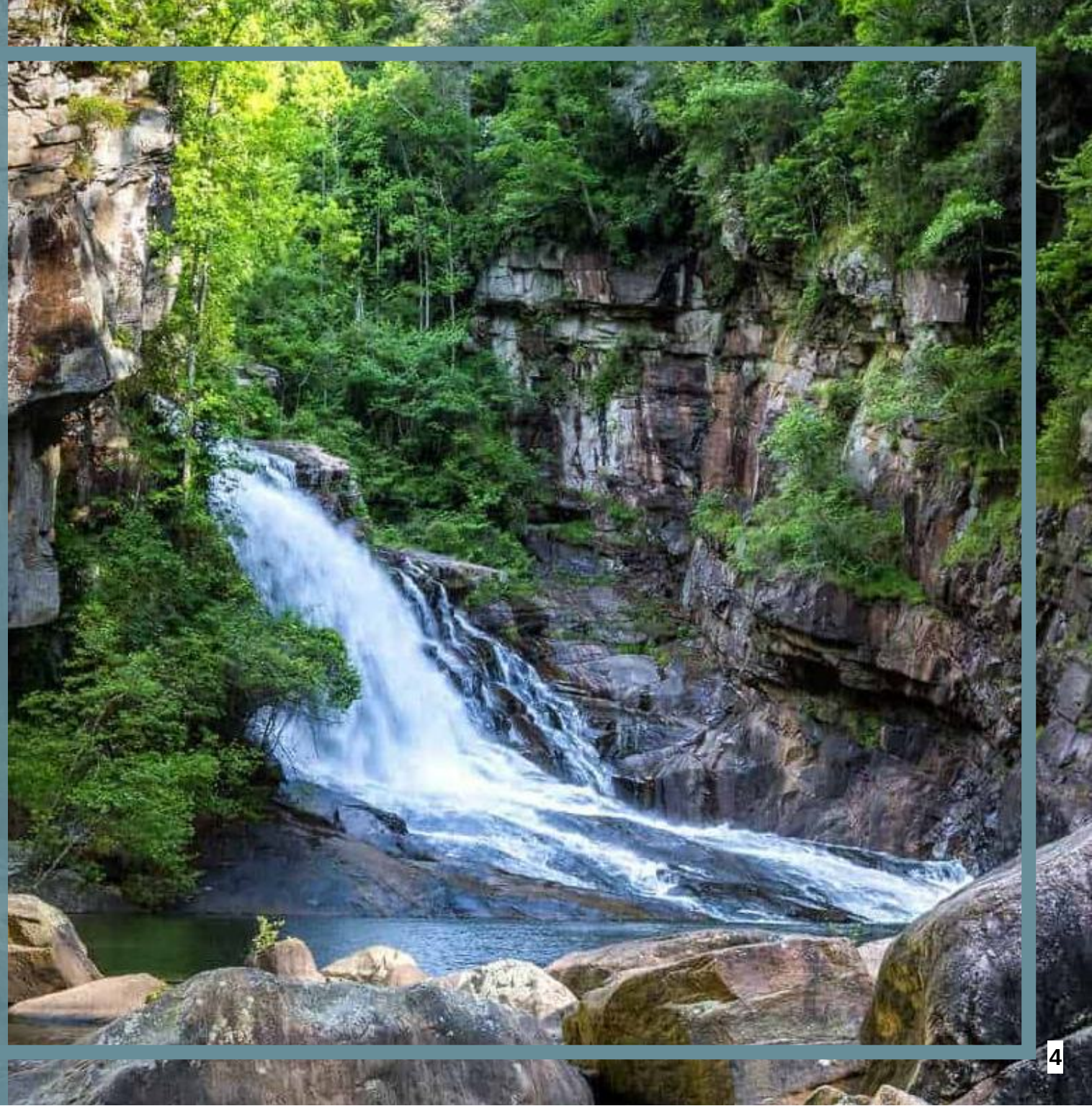
(Renderings of Actual Homes to be Built)



Inspiring Moments That Create Lasting Memories

Our **MISSION** is to create an accommodation experience in Clarkesville, GA that blends the charm of community, the peace of relaxation, and the thrill of adventure. Rooted in the beauty of the Soque River and the spirit of Southern hospitality, we provide a destination where families and friends can reconnect, recharge, and return year after year to build lasting memories.

Our **VISION** is to build a vibrant community of hotel-level accommodations nestled in quality private homes that celebrates Clarkesville's natural beauty and cultural richness, becoming the Southeast's premier destination for meaningful escapes. By thoughtfully combining nature, wellness, and adventure with warm, welcoming spaces, we aim to inspire generations of families to return again and again—making Clarkesville not just a getaway, but a tradition.





We Call It Home

Tucked into the foothills of the Northeast Georgia mountains, Clarkesville is where elevated Southern charm meets endless adventure. Visitors can sip wine at nearby vineyards, explore lush trails and cascading waterfalls, and discover the vibrant arts, dining, and culture that make this mountain town unforgettable.

Flowing through it all is the pristine Soque River, a beloved treasure for fishing, kayaking, and peaceful reflection. Clarkesville is more than a destination—it's a place where families return year after year to create traditions and lasting memories together.

Growing Demand for Small-Town Getaways



The growing demand for small-town getaways is fueled by travelers' desire to escape the fast pace of urban life and reconnect with nature, community, and simplicity. More people are seeking destinations that feel authentic, less crowded, and offer unique experiences rather than cookie-cutter trips. In North Georgia, small towns provide exactly that—mountain views, charming downtowns, wineries, waterfalls, and outdoor adventure—all within a short drive from Atlanta and other major cities. This makes the region especially appealing for weekend trips, weddings, family retreats, and wellness-focused escapes.

WEDDINGS



WINERIES



WATERFALLS



WELL-BEING



Gateway to North Georgia

Clarkesville's strategic location offers an excellent balance of seclusion and accessibility—within a two-hour drive of several key urban markets in Georgia, South Carolina, North Carolina, and Tennessee. This makes it an ideal retreat destination for weekend getaways, family celebrations, and nature escapes, appealing to both regional travelers and multi-state visitors.

Clarkesville, GA

ATLANTA,
GA

84 miles

GREENEVILLE,
SC

85 miles

ASHEVILLE,
NC

115 miles

CHATTANOOGA,
TN

142 miles

Clarkesville, GA holds a unique location advantage as the "first mountain resort town in Georgia" and sits just a short drive from major visitor populations.

CHARLOTTE,
NC

181 miles



Growth Without Accommodations

The growth of annual visitors to the region has been nothing less than spectacular, with an explosion of event venues, primarily in the form of wineries and farm/barn facilities providing unique and desired wedding opportunities. With this growth, there has been a significant demand in individually-owned short term rentals, but a lack of balanced growth of hotels, and mid-level to luxury resort settings. Trillium is the solution to the demand that is already under-served.



Demand for an Elevated Experience

When visiting North Georgia, guests typically prefer to stay in vacation rentals, boutique inns, and cabins rather than traditional chain hotels. Riverfront cabins, vineyard cottages, and homes with scenic mountain views are in especially high demand because they offer privacy, comfort, and a sense of place. Travelers are increasingly drawn to accommodations that blend elevated design with authentic local character, providing both relaxation and access to the area's natural and cultural attractions.





TRILLIUM
The Retreat Collective

Trillium – The Retreat Collective is a thoughtfully designed community of hotel-level accommodations nestled in quality private homes that celebrates the best of Clarkesville living, blending natural beauty with elevated style. Anchored by 9-riverfront homes along the serene Soque River and complemented by 26-downtown community homes, Trillium offers a balance of peaceful retreat and vibrant connection. Each residence features elevated architectural design that reflects Southern charm while embracing modern comfort, with inviting outdoor spaces that encourage gathering, relaxation, and shared experiences. More than a neighborhood, Trillium is a place where families and friends can come together, enjoy the outdoors, and create lasting traditions in the heart of Clarkesville.

Designed With Community In Mind

The home designs at Trillium draw inspiration from some of the South's most thriving destination communities—including the timeless elegance of Barnsley Gardens, the artistic creativity of Town at Trilith, and the svillage charm of Serenbe. Blending these influences, Trillium homes showcase elevated craftsmanship, intentional layouts, and warm architectural character that feel both sophisticated and welcoming. With an emphasis on indoor-outdoor living, shared green spaces, and thoughtful details, the designs foster a sense of retreat while encouraging community connection, ensuring every home is not just a place to stay, but a place to truly belong.





Exteriors That Engage

The exterior design of Trillium features welcoming front porches, pitched rooflines, natural materials, and harmonious color palettes that blend seamlessly with the surrounding landscape. Thoughtfully crafted outdoor living spaces, courtyards, and community greens encourage connection and relaxation, while riverfront homes are oriented to maximize views of the Soque. Every detail of Trillium's exterior design reflects a vision of beauty, authenticity, and gathering, creating a neighborhood that feels both rooted and forward-looking.

Interiors That Inspire

The interiors at Trillium are inspired by a seamless blend of modern comfort and timeless Southern charm, creating spaces that feel both elevated and inviting. Drawing from nature and the serene flow of the Soque River, the design palette features soft, organic tones, natural wood accents, and textures that bring the outdoors in. Open-concept layouts maximize light and space, while curated details—like artisan finishes, cozy gathering nooks, and spa-like bathrooms—offer a sense of retreat. Each home is designed to be as functional as it is beautiful, with spaces that encourage connection, relaxation, and the feeling of being on a year-round getaway.





TRILLIUM

The Retreat Collective





FISHING EXCURSIONS

Where The People Gather

Trillium appeals to fishermen and their families looking to enjoy the Soque River, wedding parties in need of charming accommodations close to local venues, and weekend travelers seeking a peaceful escape from city life. It also attracts wine and food enthusiasts eager to explore nearby vineyards and culinary experiences, nature lovers drawn to hiking trails, waterfalls, and river adventures, and retirees who value a serene, welcoming community to recharge and relax.



WEDDING PARTIES



NATURE LOVERS





TRILLIUM
The Retreat Collective

INSPIRING
MOMENTS THAT
CREATE LASTING
MEMORIES

