



## LAKE NOTTELY



Location  
 Blairsville, Georgia  
 Type  
 Greenfield New Town  
 Year Design  
 2007  
 Status  
 In Progress / Planned  
 Size  
 1387 Acres



Located in the Appalachian range of north Georgia, Lake Nottely is a new primary and secondary home community of more than 1300 acres. The site, which offers expansive views across North Georgia, is divided by three ridges and includes two miles of lakefront shoreline. The scenic mountain community will include several residential villages, as well as two mixed-use town centers, a resort spa and a golf course and will implement a high-tech fiber optics system for broadband internet services.

The Lake Nottely plan is an organic model that emerged through study of the site's slope, vegetation, views and drainage patterns. Residential development is clustered into several villages, which are designed to be compact, pedestrian-friendly urban forms. Within each village, local street networks follow the site's natural topography, existing logging roads, drainage routes and natural swells, in order to lie lightly on the land and minimize site disturbance. A series of greenways, known as the "Green Lungs," connect these villages together, acting as the central organizing element of the community's design and serving as the natural

stormwater runoff collection area.

Lake Nottely's principal resort offerings resides within two primary village centers, each with its own specialized character and services. The Resort Village rests atop a ridge overlooking the lake, and is anchored by a golf clubhouse, a conference center, and a spa complex, which is modeled after the Place Vendome in Paris and frames the views of mountain tops to the east and west. The Valley Village rests at the main entrance to the site and is viewed from above as one enters the Lake Nottely community. Central features include an amphitheater and paved stairs, which resemble the Spanish Stairs and act as the social gathering area for residents of the community. These villages are supported by eight neighborhoods, each of which has a small mixed-use core.

In total, forty percent of the site is preserved as open space, including the greenways, lake and the site's highest point, Peter Young Mountain. Notable public green spaces include parks, woodland preserves, a vineyard and a generous pedestrian and bicycle trail network.