

Banks County Board of Commissioner  
**APPLICATION FOR COND. USE PERMIT**

150 HUDSON RIDGE SUITE 4 / HOMER, GA 30547  
PHONE: (706)677-4272 FAX: (888)686-7421 www.bankscountyga.org

DATE ISSUED: 04/26/2022

PERMIT #: 2022-20220150

LOCATION:	DISTRICT	TAX MAP PARCEL
		B54D 023A
00 HAMPTON COURT	LOT	ZONING DISTRICT
		C2
OWNER: PAUL PATEL		TOTAL VALUATION
		\$ 0
CONTRACTOR:		TOTAL SQ FT
		0
		HEATED/UNHEATED
		0 / 0

TYPE CONSTRUCTION: CONDITIONAL USE APP

OCCUPANCY GROUP: CONDITIONAL USE

<u>FEE CODE</u>	<u>FEE</u>
/CONDITIONAL USE APPLICATION	150.00
TOTAL PAID: 150.00      **PAID IN FULL**	TOTAL AMOUNT: 150.00

REMARKS: NEW HOTEL ("NOT EXTENDED STAY")

Please schedule inspections 24 hours in advance by calling 706-677-4272. Inspection requests for the following day must be made by 2pm. This permit becomes null and void if work or construction authorized is not commenced within 6 months or if construction or work is suspended or abandoned for a period of 6 months at any time after work is started.

\_\_\_\_\_  
(SIGNATURE OF CONTRACTOR/OWNER)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(ISSUED BY)

\_\_\_\_\_  
(DATE)



# PLANNING & ZONING

*Dedicated to Serving Our Citizens*

150 Hudson Ridge, Suite 4  
Homer, Georgia 30547  
Office: 706.677.4272  
Fax: 706.677.6217  
[www.co.banks.ga.us](http://www.co.banks.ga.us)

## RECOMMENDATION

April 26, 2022

Re: Conditional Use 22-03  
Paul Patel  
30484 Hwy 441 S  
Commerce Ga. 30529  
Map B54D 023A (2.21 acres)

To: Whom it may concern

This letter is my recommendation for approval of above noted conditional use application. The use requested is not automatically allowed in C2 zoned areas. The request that the property be used for a Hotel/Motel must be approved as a conditional use. After reviewing the application for this use and the updated Comprehensive Land Use Plan I have found no reason not to allow it to be applied for. All approved uses will abide by guidelines of the Banks County Code. If you have any questions concerning this application or its use please do not hesitate to call.

Paul Ruark, Zoning Official  
Planning and Zoning Department



# CONDITIONAL USE APPLICATION

Planning & Zoning Office  
150 Hudson Ridge Suite 4  
Homer, Georgia 30547  
Office: 706.677.4272  
Fax: 888.686.7421  
www.co.banks.ga.us

Permit # \_\_\_\_\_ Application # \_\_\_\_\_

Property Owner:

Name: Sheila Lane  
Address: 109 Tully Dr.  
Anderson SC 29621  
Phone: \_\_\_\_\_

Applicant:

Name: Paul Patel  
Address: 30484 Highway 441 S, Suite C  
Commerce GA 30529  
Phone: 678-777-8005

Location:

Hampton Ct. Commerce GA

Existing Zoning:

C-2 Existing Use: Vacant Land

Proposed Use:

81 Room Town Place Suites by Marriott  
Extended stay prototype of Marriott Hotels  
Acreage of Site: 2.21 Tax Map & Parcel: B544023A

## THE FOLLOWING APPLICATION MATERIALS MUST ACCOMPANY THIS APPLICATION

- 1) Metes and bounds description of the property.
- 2) Boundary surveys of the property.
- 3) A letter of intent which describes general characteristics of the proposed development such as type and time frame of development and background information in support of the application.
- 4) A site plan containing, at a minimum, the following information:
  - a) Title of the proposed development.
  - b) Name, address and phone number of the architect, engineer, or other designer.
  - c) Scale, date, north arrow, and general location map showing relationship of the site to street or natural landmarks.
  - d) Boundaries of the property, all existing and proposed streets, including right-of-way and street pavement widths, buildings, water courses, parking & loading areas, and other physical characteristics of the property and the development.
- 5) Campaign Contribution Disclosure Form. Attached
- 6) Property Owner's Certification Sheet and Public Hearings Notification. Attached
- 7) Application fee of \$150 (check or cash only.)

## CRITERIA TO CONSIDER FOR CONDITIONAL USES

- a. Whether off-street parking and loading facilities are adequate in terms of location, amount and design to serve the proposed use.
- b. Whether the number, size and type of signs proposed are compatible with the surrounding area.
- c. Whether the proposed use will have compatibility with existing uses of adjacent land and the surrounding area and will not cause or create or be likely to cause or create adverse effects upon the existing or future development of either the area or the rest of the county.
- d. Whether ingress and egress to the property is suitable and safe and the effect of the proposed activity on traffic flow along adjoining street is not adverse
- e. Whether the location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining or neighboring properties.
- f. Whether hours and manner of operation of the proposed use are inconsistent with adjacent and nearby uses.
- g. Whether existing public facilities and utilities are capable of adequately serving the proposed use.
- h. Whether the proposed use will have a significant adverse effect on the level of property values or the general character of land uses in the surrounding area or the county.
- i. Whether the physical conditions of the site, including size, shape, topography and drainage are suitable for the proposed development.
- j. The existing uses and zoning of nearby property and whether the proposed use will adversely affect the existing use or usability of nearby property.
- k. The extent to which property values of the applicant are diminished by the inability to take advantage of potential use.


CAMPAIGN CONTRIBUTION DISCLOSURE FORM REQUIRED FOR ALL ZONING ACTIONS


“36-67 A-3. Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
1. The name and official position of the local government official to whom the campaign contribution was made; and
  2. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within 10 days after the application for the rezoning action is first filed. (Code 1981, Section 36-67A-3, enacted by Ga. L. 1986, page 1269, Section 1; Ga. L. 1991, page 1365, Section 1.)”

I hereby certify that I have read the above and that:

I have \_\_\_\_\_, I have not , within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250 or more to any local government official involved in the review or consideration of this application.

Applicant's Signature:  Paul Patel Date: 3/17/2022

Property Owner's Signature:  Paul Patel Date: 3/17/2022

\*If you have made such contributions, you must provide the date required in subsection (a) above within ten (10) days of the filing of this application.

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the owner of the property described in the attached legal description, that all information contained in this application is true and correct to the best of my knowledge, and that the applicant listed above is authorized to act as the applicant in the pursuit of this application.

Property Owner's Signature: Sheila Lane Date: 3/23/2022

I have been informed that I, the applicant or property owner, must attend the public hearings for this application.

Unless otherwise posted, the Banks County Planning Commission meets at 6:30 p.m. on the first Tuesday of each month. The planning commission's recommendation on the application is sent to the Banks County Board of Commissioners which meets on the second Tuesday of each month at 6:30p.m.

Owner/Applicant Signature:  Paul Patel Date: 3/17/2022

**TOWNEPLACE  
SUITES<sup>®</sup>**

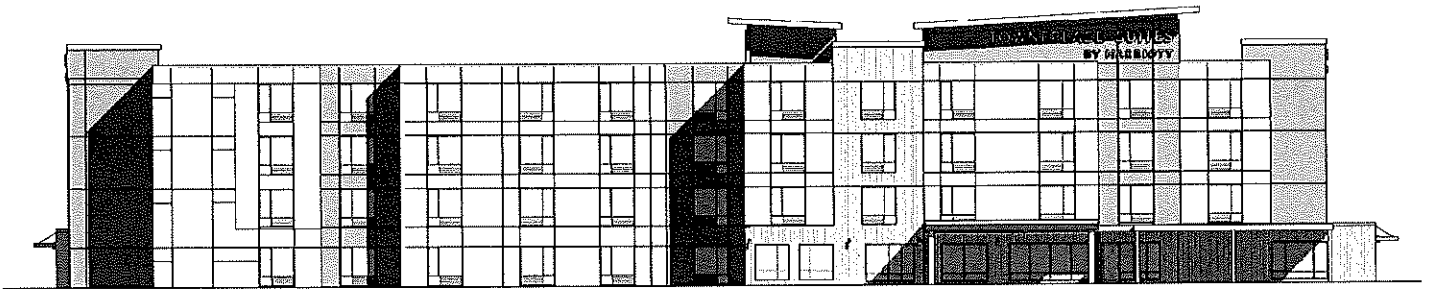
BY MARRIOTT



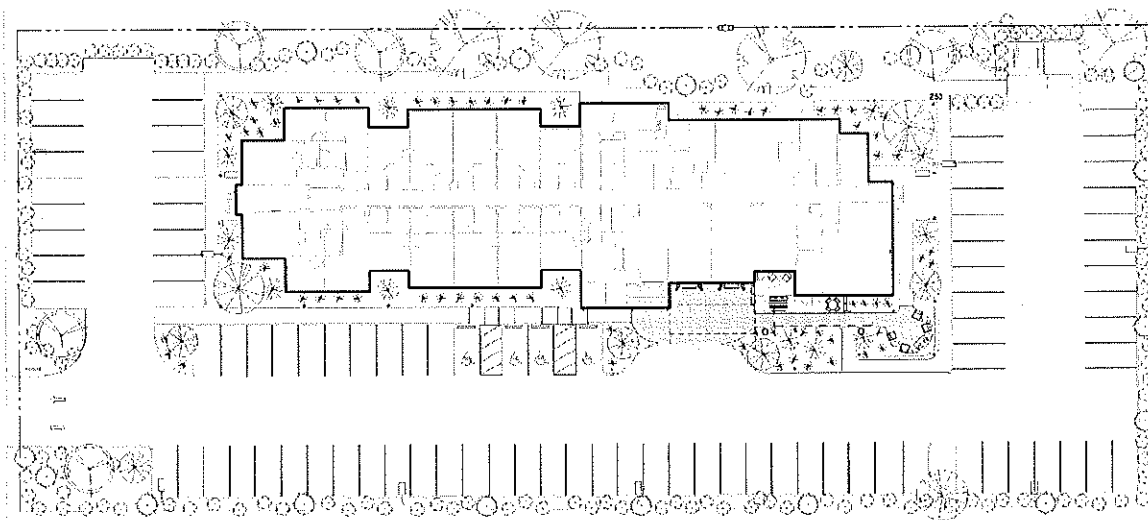
89 ROOM PROTOTYPE







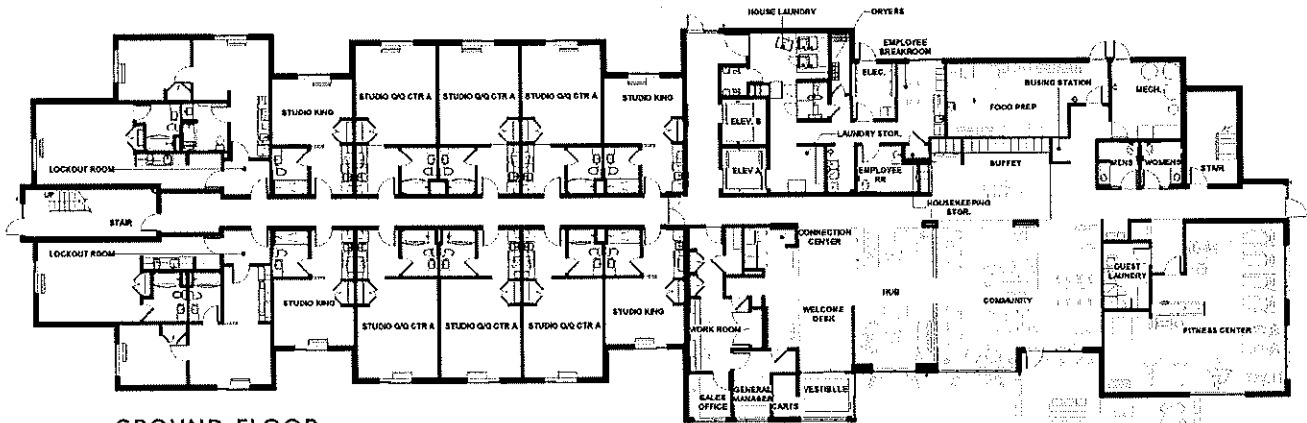
FRONT ELEVATION



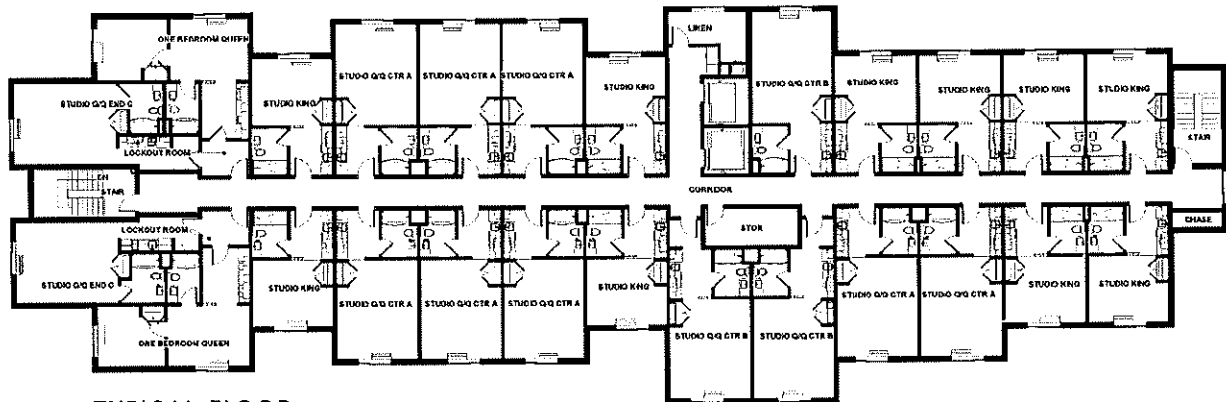
SITE PLAN

### BASE AREA SUMMARY

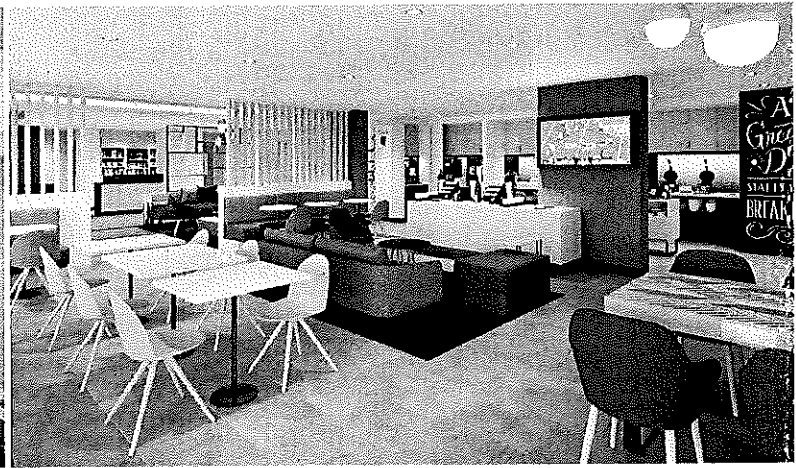
Building Length 229 feet	Building Depth 71 feet	Land 1.52 acres	Parking 89 spaces
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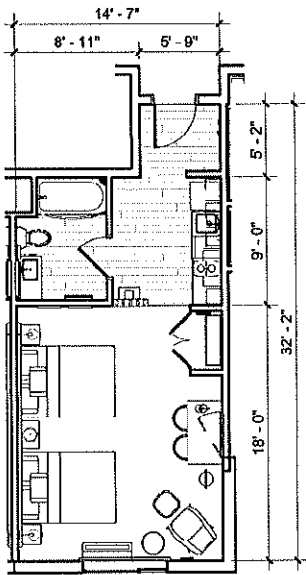


GROUND FLOOR

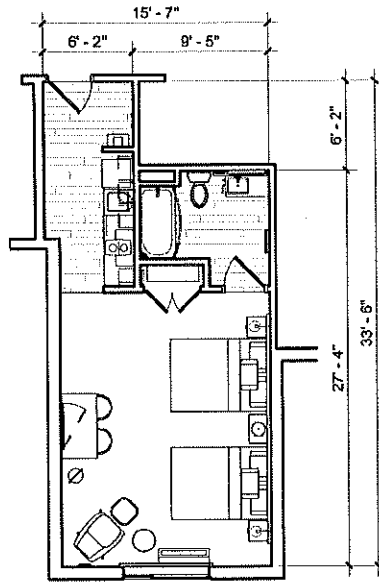


TYPICAL FLOOR

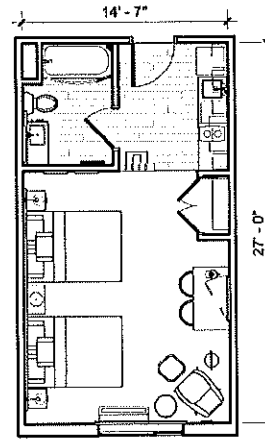




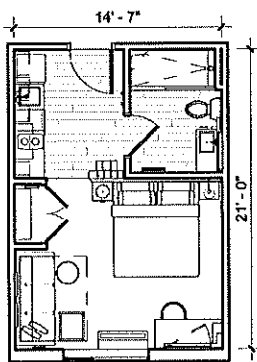
QUEEN/QUEEN



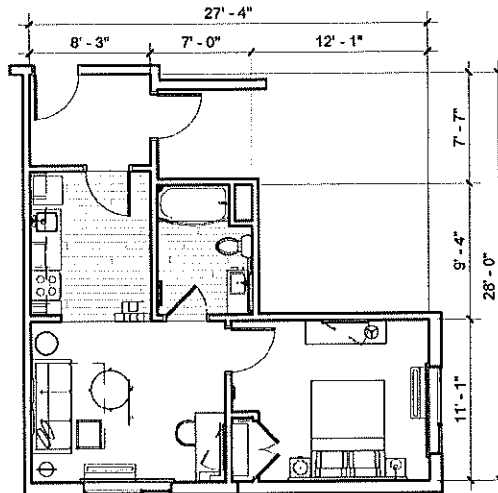
QUEEN/QUEEN END



QUEEN/QUEEN CENTER



KING



ONE BEDROOM QUEEN

TYPICAL UNIT MIX	
Studio King	40-45%
Studio Queen/Queen	50-55%
One Bedroom Queen	5-10%

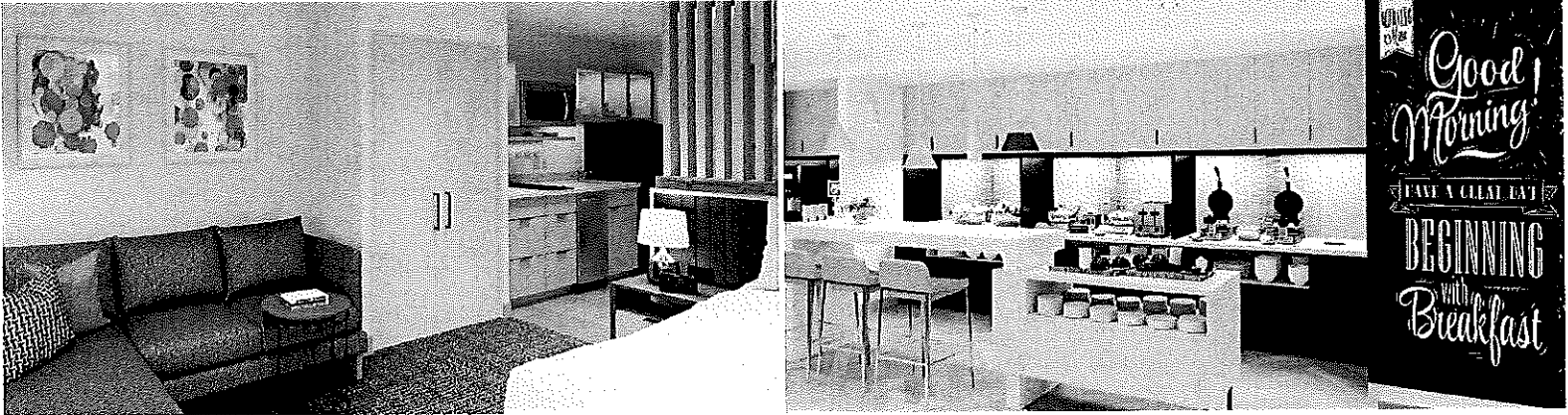
# Area Program

GUEST SPACES	QUANTITY	PERCENTAGE	UNIT AREA	TOTAL (SF)
<b>Lobby Areas</b>				
Vestibule				
Carts				
Community & "On Us"				
Welcome Desk				
Hub				
Public Restrooms				
<b>Total Lobby Areas</b>				<b>1,514</b>
<b>Food &amp; Beverage Front-of-House</b>				
Buffet				225
High Chairs				14
<b>Total Food &amp; Beverage Front-of-House</b>				<b>239</b>
<b>Recreation Facilities</b>				
Fitness Center				805
Swimming Pool (Outdoor - Not Included)				
<b>Total Recreation Facilities</b>				<b>805</b>
<b>Retail</b>				
Connection Center				47
In-A-Pinch				32
<b>Total Recreational Facilities</b>				<b>79</b>
<b>Meeting Spaces</b>				
Flex				0
<b>Guest Suites</b>				
Studio King	34		305	10,370
Studio King X	0	40-45%	318	0
*Accessible King Studio	2		424	848
Studio Queen/Queen A	30		389	11,670
Studio Queen/Queen B	5	50-55%	424	2,120
Studio Queen/Queen C	8		434	3,472
*Accessible Queen/Queen	2		424	848
One Bedroom Queen	7	10-15%	453	3,171
*Accessible One Bedroom	1		453	453
<b>Total Guest Suites</b>	<b>89</b>			<b>32,952</b>
<b>Guest Suites Corridors &amp; Support</b>				
Guest Suite Vestibule				
Corridors/Elevator Lobby				
Stairs				
Guest Laundry				
Ice Machine (Ground Floor)				
Hydration Station				
<b>Total Guest Suites Corridors &amp; Support</b>				<b>6,893</b>
<b>TOTAL GUEST SPACES</b>				<b>42,482</b>

BACK-OF-HOUSE	TOTAL NET (SF)
<b>Administration</b>	
General Manager Office	
Sales Office	
Work Room	
Closet	
Lending Closet	
<b>Employee Areas</b>	
Break Room	
Employee Restroom	
<b>Engineering &amp; Maintenance</b>	
Engineer Maintenance Office	
General Storage	
<b>Food &amp; Beverage Back-of-House</b>	
Food Preparation	
Busing Station	
<b>Laundry</b>	
House Laundry	
<b>Housekeeping</b>	
Linen and Linen Chute Rooms	
Storage	
<b>Elevators</b>	
Elevators	
Elevator Equipment Room	
<b>Property Technology</b>	
Server Closet	
<b>Mechanical, Plumbing &amp; Electrical</b>	
Mechanical	
Electrical	
<b>Back-of-House Circulation</b>	
<b>TOTAL BACK-OF-HOUSE SPACES</b>	<b>2,914</b>

SUMMARY	QUANTITY	TOTAL (SF)
Total Number of Guest Suites Floors	4	
Total Number of Floors	4	
Guest Spaces		42,482
Back-of-House		2,914
Total Net Building Area		42,396
Walls and Shafts (Estimated)		5,861
Total Gross Building Area		50,487
Total Square Feet per Room		567

The information released by Marriott International in this communication with respect to the TownePlace Suites by Marriott project is provided to the owner and franchise community merely as a guide and all information and supporting documentation serves solely as guidelines and is not, and should not be considered final. All plans regarding this project are routinely updated and remain subject to revision and clarification. \*Comply with all governing regulations for size, percentage and quantity of accessible guestrooms. October 2020



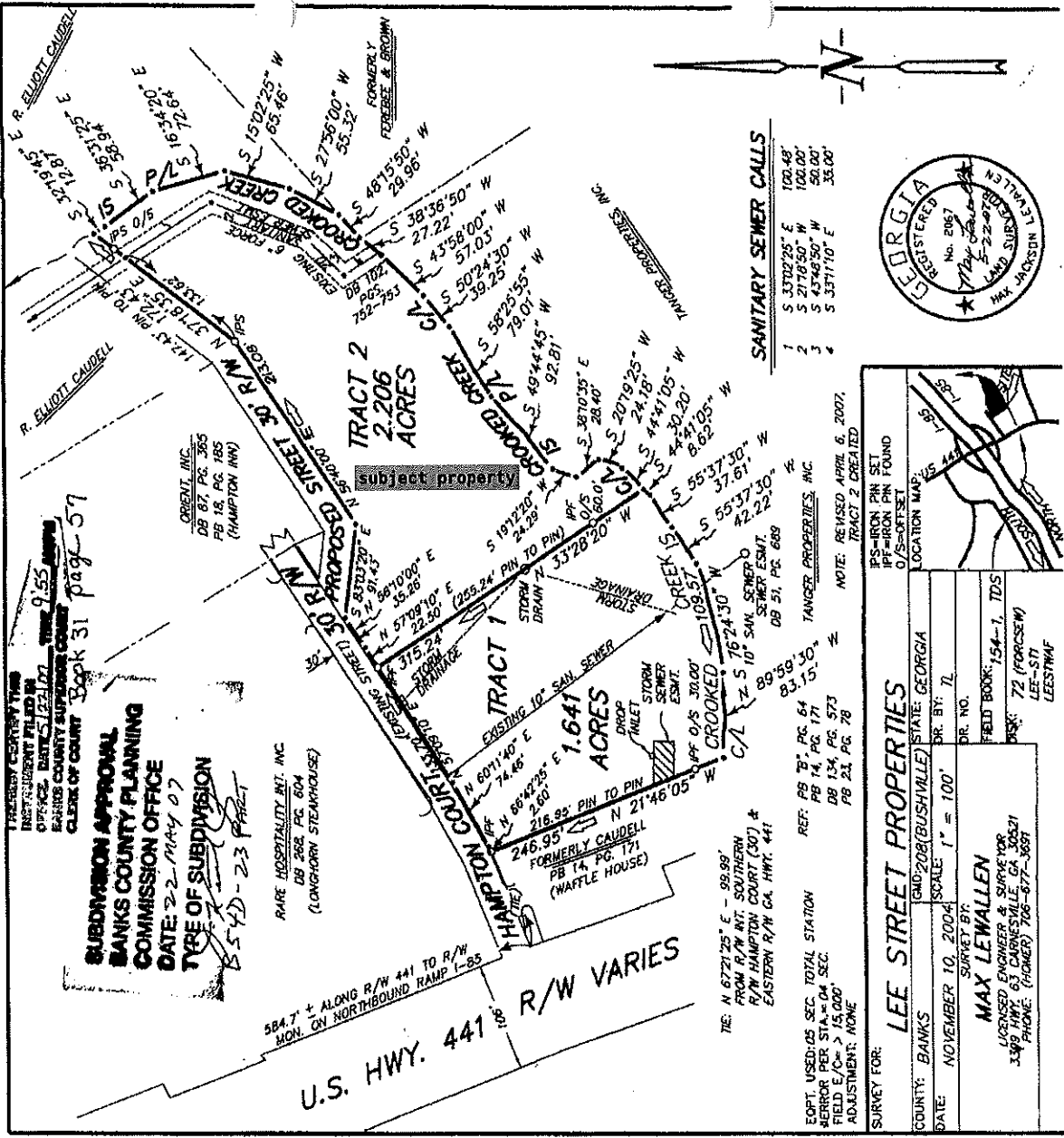
## TownePlace Suites by Marriott® 89 Room Prototype

TownePlace Suites® is designed for extended stay travelers who want to feel at home and stay productive. With thoughtful service, comfortable spaces and local know-how, TownePlace makes the new feel familiar. Hotels offer extraordinary value, including modern spacious suites with full kitchens and enhanced organization and productivity with the home office and Elfa® closets from The Container Store®.

Featuring compelling economics and strong performance in Average Daily Rate (ADR), Occupancy, and Extended Stay Occupancy, the brand appeals to owners, franchisees and investors looking for an excellent growth opportunity. To support development opportunities in tertiary markets, a reduced size prototype is being designed for TownePlace Suites with 89 keys. Backed by Marriott's robust demand generation engines and featuring the best Extended Stay sales tools in the industry, TownePlace Suites® is primed to perform.

**BRANDS. LOYALTY. PARTNERSHIPS. RESULTS. MADE HERE.**  
VISIT [MARRIOTTDEVELOPMENT.COM](http://MARRIOTTDEVELOPMENT.COM) OR CALL 301.380.3200





PREVIOUS CERTIFYING  
 INSTRUMENT FILED IN  
 OFFICE DATES 1/21/07  
 BANKS COUNTY SUPERVISOR  
 CLERK OF COURT Book 31 page 57

**SUBDIVISION APPROVAL**  
**BANKS COUNTY PLANNING**  
**COMMISSION OFFICE**  
 DATE: 22 MAY 07  
 TYPE OF SUBDIVISION  
 854D-23 PART

RARE HOSPITALITY INT. INC.  
 DB 268, PG. 604  
 (LONGHORN STEAKHOUSE)

584.7' ± ALONG R/W 441 TO R/W  
 MON. ON NORTHBOUND RAMP I-85

U.S. HWY. 441 R/W VARIES

**SANITARY SEWER CALLS**

1	S 33°02'25" E	100.45'
2	S 27°18'50" W	100.00'
3	S 23°45'50" W	100.00'
4	S 35°11'10" E	35.00'



NOTE: REVISED APRIL 6, 2007.  
 TRACT 2 CREATED

TANGERS PROPERTIES, INC.  
 DB 51, PG. 689

REF: PB 78, PG. 64  
 PB 14, PG. 171  
 DB 134, PG. 573  
 PB 23, PG. 78

**LEE STREET PROPERTIES**

COUNTY: BANKS STATE: GEORGIA  
 DATE: NOVEMBER 10, 2004 SCALE: 1" = 100'  
 SURVEY BY: DR. BY: JL  
 DR. NO. FIELD BOOK: 154-1, TDS  
 PASK: 72 (FORCSEW)  
 LEE-ST  
 LEESTRAF

SURVEY FOR:  
 MAX LEWALLEN  
 LICENSED ENGINEER & SURVEYOR  
 3309 HWY. 63 CARNESVILLE, GA 30021  
 PHONE: (706) 706-677-3691

TANGERS PROPERTIES, INC.  
 DB 51, PG. 689

Page 01

CAUDELL

ORIENT, INC.  
DB 87. PG. 365  
PB 18. PG. 185  
(HAMPTON INV)

STREET) 30' R/W

PROPOSED STREET 30' R/W

SUB. TR.

CROOKED CREEK C/L

EXISTING CROOKED CREEK

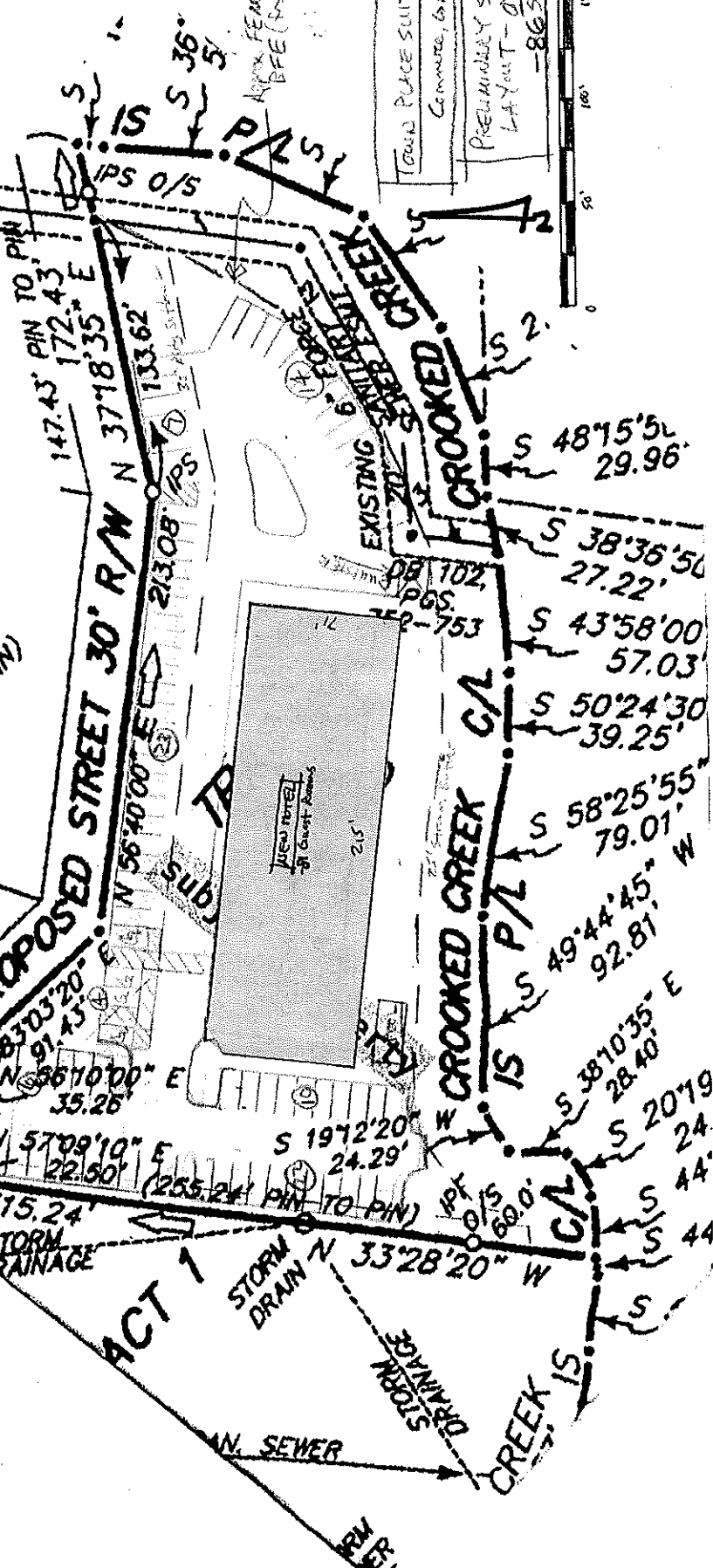
TOWN PLACE SUITES

PRELIMINARY SITE LAYOUT - OPTION C

86 Spaces



2/11/22



147.43' PIN TO PIN  
172.43'  
3718.35' E  
133.62'  
213.08'

N 56°40'00" E  
213.08'

S 83°03'20" E  
91.43'  
N 91°43' E  
3610.00' E  
35.25'

N 57°09'10" E  
22.50'  
315.24'

S 19°12'20" E  
24.29'  
S 33°28'20" W  
33.28'20" W

S 44' E  
S 44' E  
S 44' E

S 36' E  
S 36' E  
S 36' E  
S 36' E

S 48°15'50" E  
29.96'

S 38°36'50" E  
27.22'

S 43°58'00" E  
57.03'

S 50°24'30" E  
39.25'

S 58°25'55" E  
79.01'

S 49°44'45" W  
92.81'

S 38°10'35" E  
28.40'

S 20°19' E  
24.24'

S 44' E  
S 44' E

S 44' E

S 44' E

APPROX. FEINT BFE (FROM GIS)

COMM. 65A

ACT 1

STORM DRAIN

STORM DRAIN

STORM DRAIN

MAN. SEWER

STORM DRAIN

STORM DRAIN

STORM DRAIN

STORM DRAIN

STORM DRAIN

STORM DRAIN

STORM DRAIN