



COUNCIL ITEM AGENDA REQUEST FORM

Department: Community Development

Meeting Date: 11/16/2023

Staff Contact: Phillip Trocquet

Agenda Section: New Business

Staff Report:

Background/History:

The Town's ordinances per Sec. 109-84 require that any non-residential development within the SR-74 overlay obtain a Certificate of Appropriateness based on *"how the proposed development relates to the surrounding environment to ensure visual continuity and how the development will of approved, be in compliance with the SR-74 Quality Growth District special requirements."*

The applicant, Mr. Steven Gulas, has submitted conceptual information on a proposed 95-room hotel for the property with a conceptual site plan and example images of other hotels for architectural reference.

Findings/Current Activity:

The property lies within the Community Gateway character area which encourages commercial development consistent with the Town's C-1, C-2, CMU, and O-I zoning classifications to maintain a high standard of architecture, landscaping, and sign controls that also accommodate pedestrian and traffic circulation throughout the developments.

Staff Determination:

Staff has noted the following items regarding the submission based on ordinance standards at the time of submission for this application.

- No conceptual landscaping areas reflecting how they are to be in conformity with the standards of the SR-74 Quality Growth Overlay District were submitted.
- No submission of architectural renderings signed by an architect or other appropriate professional have been submitted that clearly indicate the following:
 - Exterior elevations drawn to scale with color rendering
 - Proposed Colors, materials, and textures for structures.
 - Location of all exterior utility facilities including any rooftop units.
 - Proposed signs and locations including size, color and material.

Given that no rendering has been submitted for this proposed project, staff does not recommend approval of this Certificate of Appropriateness Application.

Southampton Candlewood Suites

Example of mostly brick/stone three story hotel (Best Western Gettysburg)





GEORGIA HIGHWAY 74 (NORTH)



20' BUILDING
SETBACK
PERMITTED PER
2014 VARAINCE
DUE TO WIDER
THAN NORMAL
RIGHT OF WAY

99 PARKING
SPACES SHOWN

NORTH

POTENTIAL SEPTIC
FIELD AREA FOR
FUTURE DRIVE THRU
RESTAURANT WITH
20 SEATS X 50
GAL/SEAT PLUS
OFFICE TENANT WITH
17 EMPLOYEES X 25
GPD; TOTAL 1,425
GPD;

DEDICATE 6,300 SF
OF THIS 12,454 SF
FOR INITIAL AND
RESERVE AREA:
INSTALL GREASE
TRAP

OUTFALL FOR
UNDERGROUND
STORM DETENTION

POTENTIAL
FUTURE BUILDING
ON THE 4.7 ACRE
TRACT (NOT
SUBDIVIDED)

101.4' N 09, 26', 29" E

301.30' N 05, 59', 08" W

20' LANDSCAPE STRIP/
UTILITY EASEMENT

~~36,871 sf~~~~20,940 sf~~

20' BUILDING SETBACK

109,172 sf UP TO 95 ROOMS WITH
MINIMUM 95 PARKING
1 SPACES
13,116 SF FOOTPRINT

364.14' N OO, 15', 39" W

12,454 sf
6,296 sf

NG SETBA

SPAC 2,000

217.86' S 88.52', 06" E

DOGWOOD TRAIL

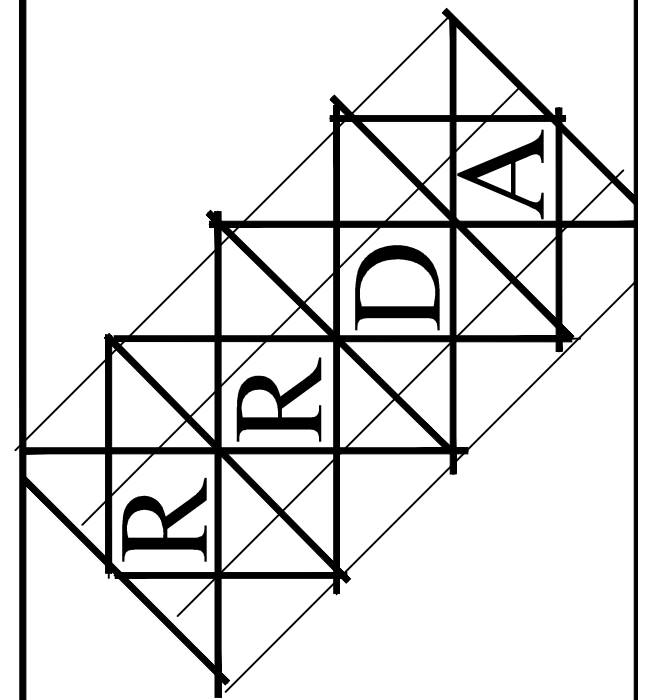
SEPTIC FIELD AREA FOR TRU
HILTON 4,774 GAL PER DAY IF
MATCHING TRU HILTON
MCDONOUGH WATER USAGE AVG
ONLY NEEDS ABOUT 21,000 SF OF
THIS 36,871 SF AREA FOR INITIAL
AND RESERVE AREA TOGETHER

ADDITIONAL AREA
TO STRETCH OUT 4
STORY BUILDING
PROTOTYPE TO BE
3 STORIES 95
ROOMS INSTEAD
OF 4 STORIES 95
ROOM

2.5 ACRES OF THE 4.7
ACRES UTILIZED FOR
HOTEL, LANDSCAPE
STRIP, INITIAL SEPTIC
FIELD AND RESERVE
SEPTIC FIELD (PROPERTY
NOT TO BE SUBDIVIDED)

TRU HILTON 4 STORY
PROTOTYPE TO BE
ADJUSTED TO 3
STORY) AND FUTURE
DRIVE THRU
RESTAURANT WITH
ADJACENT TENANT
10-31--23

PROPOSED SITE PLAN

$$1'' = 30' - 0''$$


ROSE & REID DESIGN ASSOCIATES, P.C.
259 HIGHWAY 74N, SUITE 1
PEACHTREE CITY, GEORGIA
PHONE: 770-632-6161
FAX: 770-632-6160
RRDA@BELLSOUTH.NET

this drawing is the property of the architect and
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issue date\revisions

3 STORY HOTEL WITH 95 GUEST SUITES

architect's seal

project name

3 STORY HOTEL WITH 95 GUEST SUITES

MAP EQUITIES, LLC

sheet title

PROPOSED
SITE PLAN

drawn
JMF

checked
JMF

project no.
RRDA-20-004

date
10/31/23

SP-1

heet no.

Letter of Intent Hwy 74 Overlay

Hotel

The site shall maintain a physically and aesthetically pleasing gateway into the Town of Tyrone, while keeping it in line with the surrounding environment to ensure visual continuity. The general design, the character and appropriateness of design, scale of buildings, arrangement, texture, materials, and colors of structures in question and the relationship of such elements to similar features of structures in the surrounding area are all appropriate with Publix large building as a neighbor in the commercial complex. Our structure is within 800 feet of the State Route 74 right-of-way line or that is part of a common development within 800 feet of the State 74 right-of-way line shall. The exterior shall meet 70% Class A materials (stone, brick and glass).