



COUNCIL ITEM AGENDA REQUEST FORM

Department: Community Development

Meeting Date: 11/16/2023

Staff Contact: Phillip Trocquet

Agenda Section: New Business

Staff Report:

Item Description:

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, if 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 90-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 Commercial Corridor 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.

- The conceptual landscaping areas do not detail how they are to be in conformity with the standards of the SR-74 Quality Growth Overlay District.
- 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)



SITE PLAN/
LANDSCAPE PLAN/
STORMWATER PLAN

NEW ORIENTATION
FOR 307' LONG
BUILDING 91
ROOMS

~~30' REAR BUILDING SETBACK (IF
USING C2 INSTEAD OF PLATTED
PUD)~~

GRAPHIC SCALE (IN FEET)

CNS

N. HWY 74 - JOEL COWAN PKWY

ARCHITECTURAL SITE PLAN

$$\frac{1}{\text{ASP}-1}$$

SCALE: 1" = 40'-0"

SITE ANALYSIS

SITE ANALYSIS:

TOTAL SITE AREA	=	131,116 SF (3.01 ACRES)
BUILDING FOOTPRINT	=	16,335 SF , 12.5 % OF THE SITE AREA

PROPERTY INFO

PROPERTY INFORMATION:

- INFORMATION TAKEN FROM QPUBLIC – FAYETTE COUNTY, GA
- A PRELIMINARY SITE SKETCH PROVIDED, AND
- OTHER SOURCES

PARCEL NUMBER	0726 051
LOCATION ADDRESS	CARRIAGE OAKS DR
LEGAL DESCRIPTION	3.01 ACRES CARRIAGE OAKS DR
PROPERTY CLASS	C3 - COMMERCIAL LOTS
SUBDIVISION	
TAX DISTRICT	03
ZONING	C C2
ACRES	3.01
HOMESTEAD	N

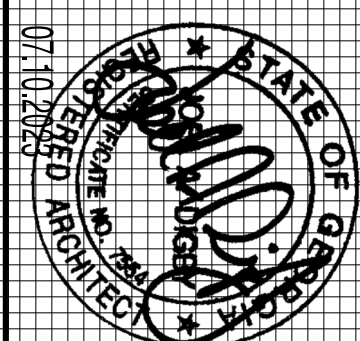
PROPERTY CLASS	C3 - COMMERCIAL LOTS
SUBDIVISION	
TAX DISTRICT	03
ZONING	C C2
ACRES	3.01
HOMESTEAD	N

LOCATION PLAN

MAGNETIC

22

ECHECONNEE LANE
WARNER ROBINS
GEORGIA 31093

JDRA91@outlook.com
770.231.7286 v

PROJECT #2023.0
date: 08.24.2023
revisions:

Revisions

3.

ARCHITECTURAL SITE PLAN

A NEW HOTEL BUILDING:
Candlewood Suites
SOUTHAMPTON, TYRONE, GEORGIA

sneer

ASP-1

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).

SUBJECT PROPERTY

SITE ADDRESS: CARRIAGE OAKS DR., TYRONE, GA 30290

TRACT 2S: 3.0163 ACRES ±
TRACT 3S A: 1.6570 ACRES ±
TRACT 3S B: 1.1583 ACRES ±
OVERALL TRACT 3S (A & B): 2.8153 ACRES ±

ZONED: PUD

SURVEYOR'S ACKNOWLEDGEMENT

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; THIS PLAT CONFORMS TO ALL REQUIREMENTS FOR GEORGIA PLAT ACT.

BY _____
REGISTERED GEORGIA PROFESSIONAL
LAND SURVEYOR NO. _____
DATE _____

THIS PLAT COMPLIES WITH THE ZONING REGULATIONS, THE LAND DEVELOPMENT ORDINANCE AND ALL OTHER REGULATIONS GOVERNING THE LAND DEVELOPMENT FOR TYRONE.

TOWN ENGINEER _____ DATE _____

MAYOR _____ DATE _____

TOWN CLERK _____ DATE _____

OWNER'S ACKNOWLEDGEMENT

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN ON THIS PLAT HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAY, EASEMENTS, AND OTHER GROUND SHOWN.

OWNER: _____ DATE _____

N/F
JOHN WIELAND HOMES, INC

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR RIGHTS-OF-WAY NOT SHOWN HEREON.

EQUIPMENT USED FOR ANGULAR & LINE MEASUREMENTS: LEICA TCRA 1103 ROBOTIC

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,962+ FEET AND AN ANGULAR ERROR OF 3.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000+ FEET.

BEARINGS SHOWN ON THIS SURVEY ARE FROM GRID NORTH. (GA 83 WEST ZONE)

NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD AREA AS PER F.L.R.M. COMMUNITY PANEL NO. 13113000400 DATED 03/18/1996.

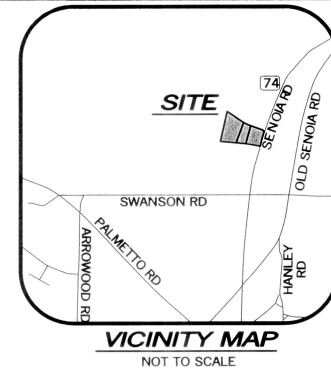
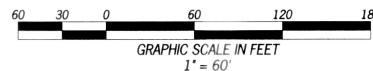
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TRACT 2S FOR HOTEL

LINE	ARC	CHD. BRG.	RADIUS	CHD.
C1	240.84'	S13°41'28"W	2964.78'	240.77'
C2	3.62'	S69°58'20"E	860.00'	3.62'
C3	52.60'	S27°02'14"E	35.00'	47.79'
C4	132.12'	S65°27'02"E	860.00'	131.99'
C5	38.88'	S58°10'48"E	440.00'	38.87'
C6	81.06'	S58°20'55"E	860.00'	81.03'

LEGEND

- POR POINT OF BEGINNING
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- UP UTILITY POLE
- LP LIGHT POLE
- FP FLAG POLE
- SSWH SANITARY SEWER MANHOLE
- SSWH STORM DRAIN MANHOLE
- INV INVERT
- PH FIRE HYDRANT
- EP EDGE OF PAVEMENT
- TC TOP OF CURB
- BC BACK OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- OU OVERHEAD UTILITY
- UE UNDERGROUND UTILITY
- CMF CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- GW GUY WIRE ANCHOR
- TR TRANSFORMER
- JB JUNCTION BOX
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- CLF CHAIN LINK FENCE
- WV WATER VALVE
- WM WATER METER
- CO SEWER CLEAN-OUT
- GV GAS VALVE
- IRV IRRIGATION VALVE
- FOC FIBER OPTICS CABLE
- TSS TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- YI YARD INLET
- B.S.L. BUILDING SETBACK LINE
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- ③ SAN. SEW. MANHOLE
- ⑤ STORM DRAIN MANHOLE
- UTILITY POLE
- ⊙ LIGHT POLE
- GUY WIRE
- △ WATER VALVE
- WATER METER
- △ GAS VALVE
- GAS METER
- GAS PIPE MARKER
- SANITARY SEWER CLEANOUT
- ⊕ GREASE TRAP MANHOLE
- H — APPROX. WATER LINE
- S — SEWER LINE
- OU — OVERHEAD UTILITIES
- E — APPROX. ELECTRIC LINE
- G — APPROX. GAS LINE
- T — APPROX. TELEPHONE LINE



A FINAL PLAT PREPARED FOR:

POINT TO POINT
LAND SURVEYORS
810 Jackson Street
Locust Grove, Georgia 30248
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com



LAND LOT: 116

DISTRICT: 7TH

SECTION: N/A

CITY: TYRONE

COUNTY: FAYETTE

STATE: GEORGIA

DATE: 27 NOV., 2006

DRAWN BY: KJW

CHKD BY: C. INER

APPROVED BY: C. MCCANN

JOB NO.: 2006.653

FILE #: 06-C-101

SHEET NUMBER:

1

OF 1 SHEETS



Hovey & Associates, Inc.

130 Howard Lane; Suite B
Fayetteville, Georgia 30214
Ph. # (770) 460-2200
Dghovey@bellsouth.net

Aug. 28, 2023

To: Mr. Steve Gulas

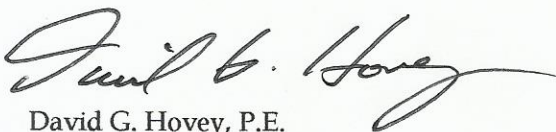
Re: IGH Candlewood extended stay hotel site
Town of Tyrone, Fayette County, Ga.

Mr. Gulas,

As requested, I have analyzed the Hydrological Study for the South Hampton Subdivision (dated July 17, 1998) for the purposes of determining if the site chosen for the potential Candlewood extended stay hotel does indeed meet the requirements for storm water detention as per the mentioned study. The site in question falls within the study basin B which has an overall drainage area considered of 78 acres. For the developed conditions of this basin, 15.4% is considered as residential with a developed runoff curve number of 72, 43.6 % is considered as commercial development with a developed curve number of 92, and 41.0% is considered as offsite areas with a runoff curve number of 61. The proposed Candlewood site falls within the commercial areas having a developed runoff curve number of 92. What constitutes a developed runoff curve number of 92 is that 85% of the site is considered as impervious areas and the remaining 15% is considered as landscaped/open space. The proposed Candlewood site - as depicted in your layout - falls well below the 85% impervious areas, therefore this site can be considered as still being fully detained for in the adjacent detention basin (pond 2 as per the study).

If you have questions concerning this matter please feel free to give me a call.

Sincerely,



David G. Hovey, P.E.
Hovey & Associates, Inc.