



APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
24TYR-CA0002	N/A	07/25/2024

ADDRESS	OWNER	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	SURROUNDING ZONING	SITE IMPROVEMENTS	ACREAGE
N/A	Phillip R. Seay	0726051	C-2	N/A	Commercial Corridor	North: C-2 South: C-2 East: C-2 West: LUR	N/A	3.01 ac

SUMMARY & HISTORY

The applicant Kamlesh Patel & MAP Equities has submitted an application for a certificate of appropriateness for parcel 0726-051 to construct a hotel.

Upon staff’s review of the proposed landscape plan, site plan, and architectural renderings, the submission appears to meet the SR-74 Overlay standards. Staff would like to note that the approval of the proposed Certificate of Appropriateness only pertains to architectural and site elements as they pertain to Quality Growth Overlay district. Approval of a specific hotel brand or the internal operations and floorplan of hotel is not a component of this approval. Approval of such items will be part of the site plan and construction plan approval process. Hotel will need to comply with all other ordinance conditions at such time.

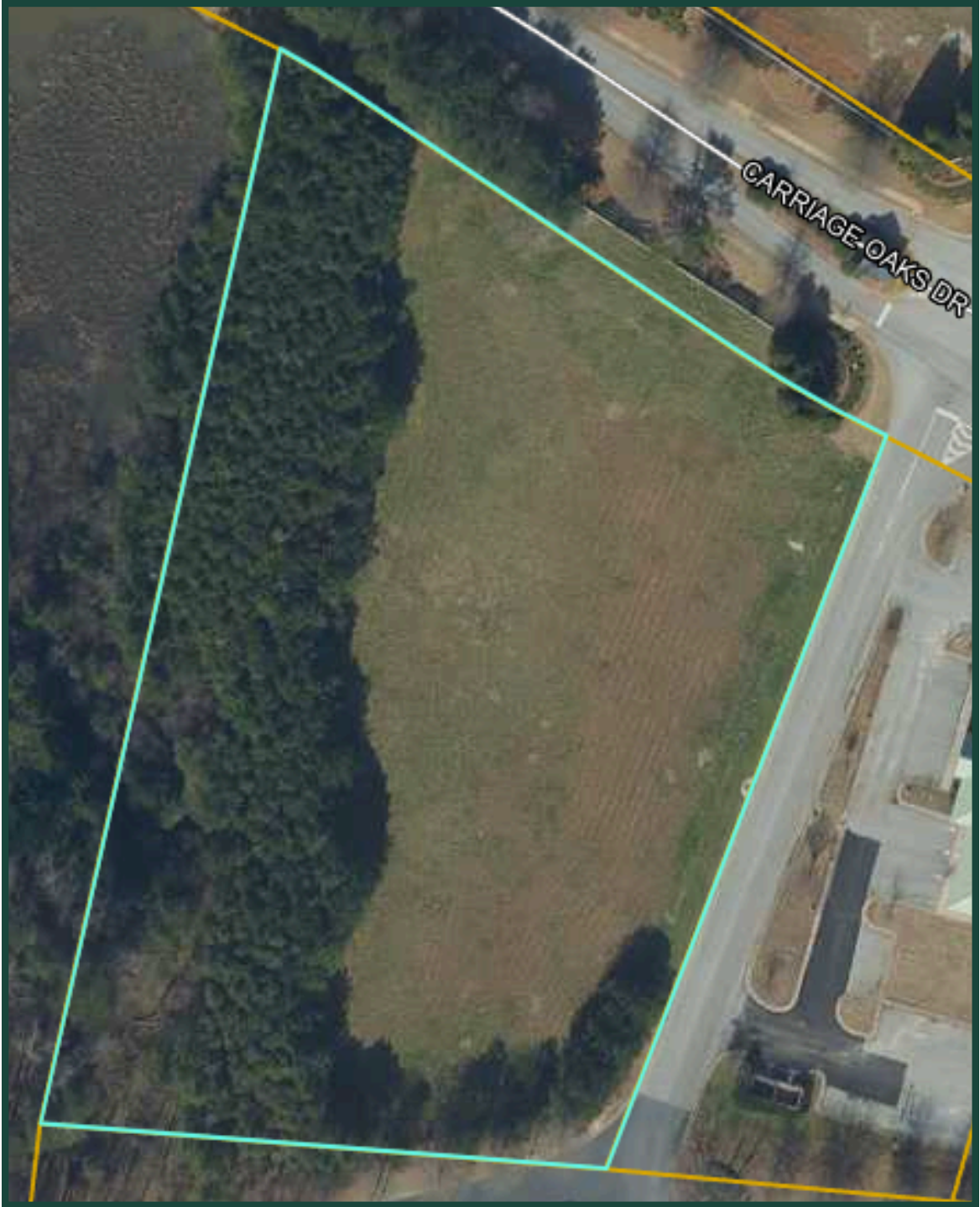
COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

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.

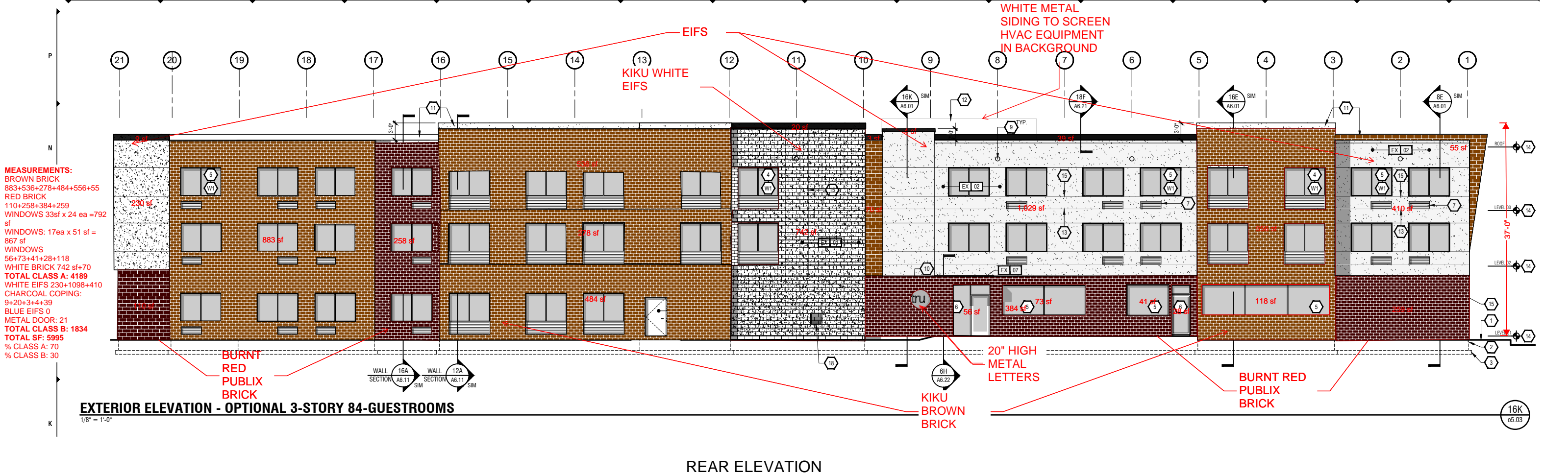
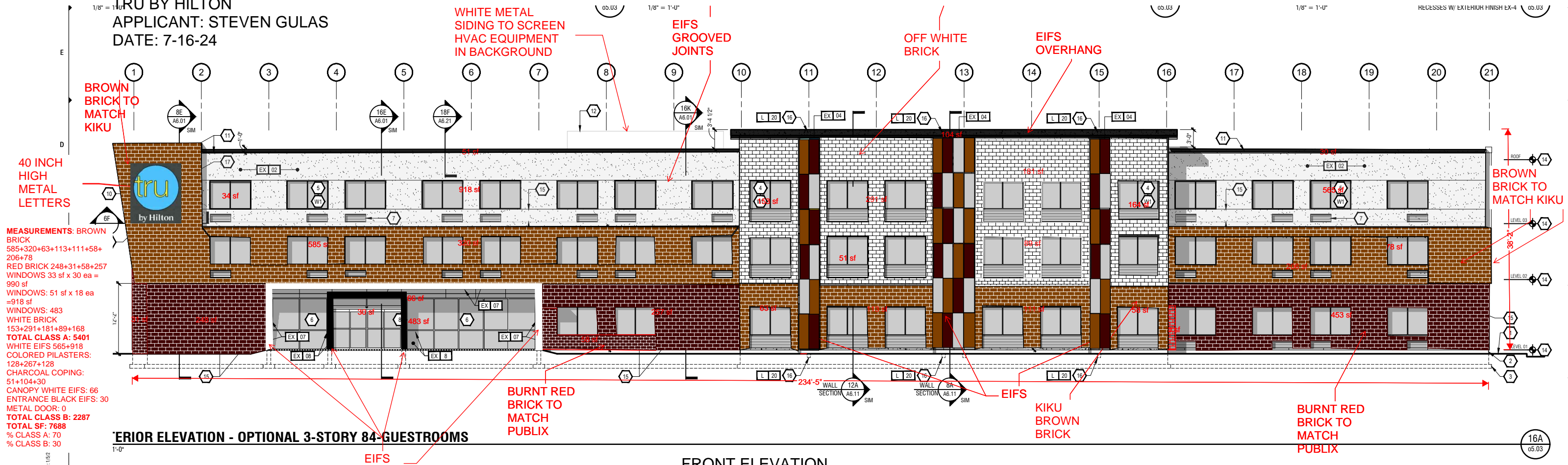
ORDINANCE COMPATABILITY

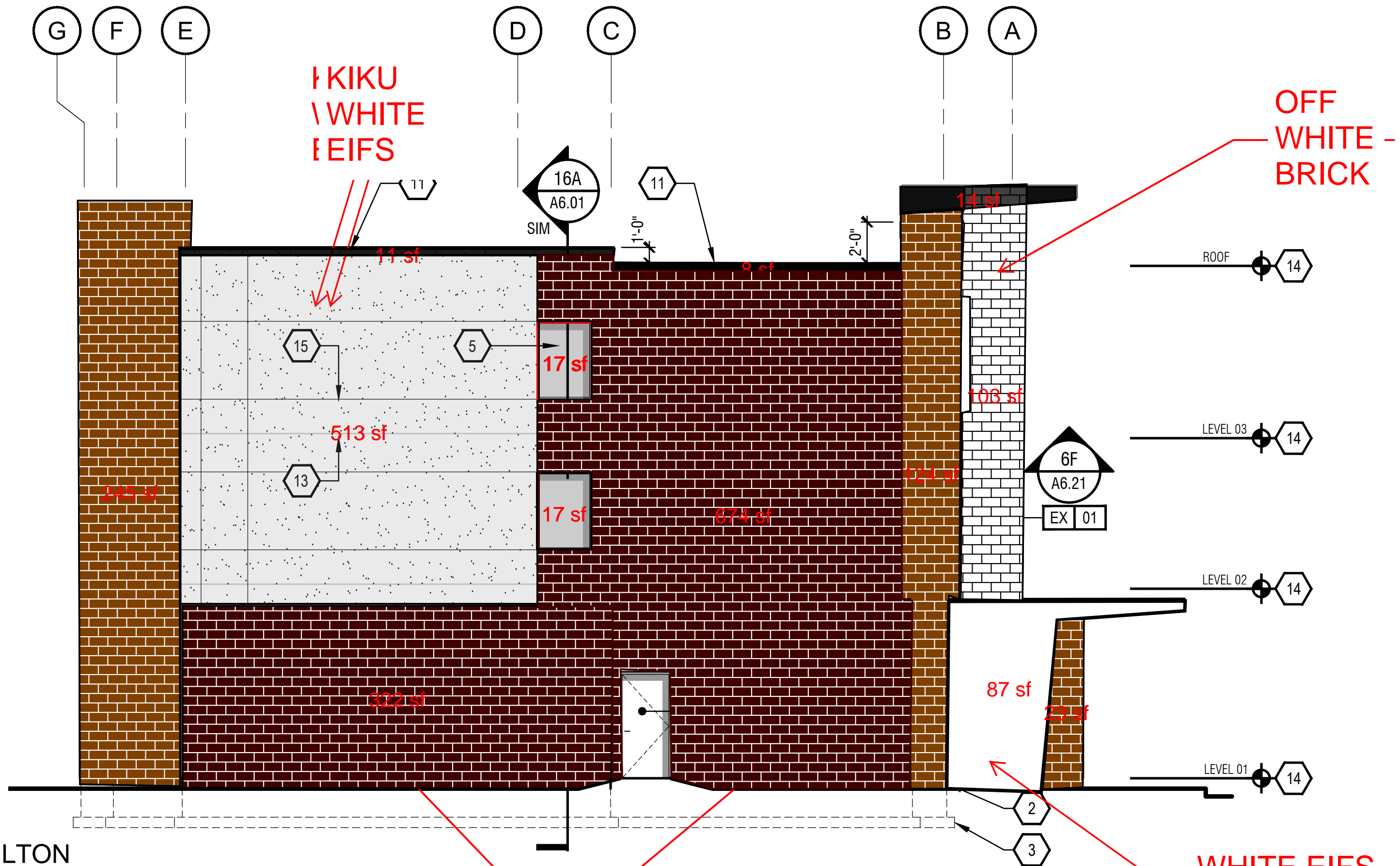
Upon review, it is staff’s determination that the proposed architectural and site plans are consistent with the Town’s overlay ordinance and Certificate of Appropriateness requirements. The architectural renderings meet the minimum standards outlined for the Quality Growth Overlay. The submission also meets the minimum requirements for a Certificate of Appropriateness as outlined in section 109-84 of the land development code.

***NOTE** Certificate of Appropriateness (CA) compliance does not serve as approval for non-architectural or internal operations ordinance requirements. Conditions relating to cooktop equipment, room stays, internal room/lobby square footages, etc. . . must still be adhered to at the time of site plan and construction plan application submission. The CA also is not an approval of a specific brand or company associated with the hotel.*



TRU BY HILTON
APPLICANT: STEVEN GULAS
DATE: 7-16-24



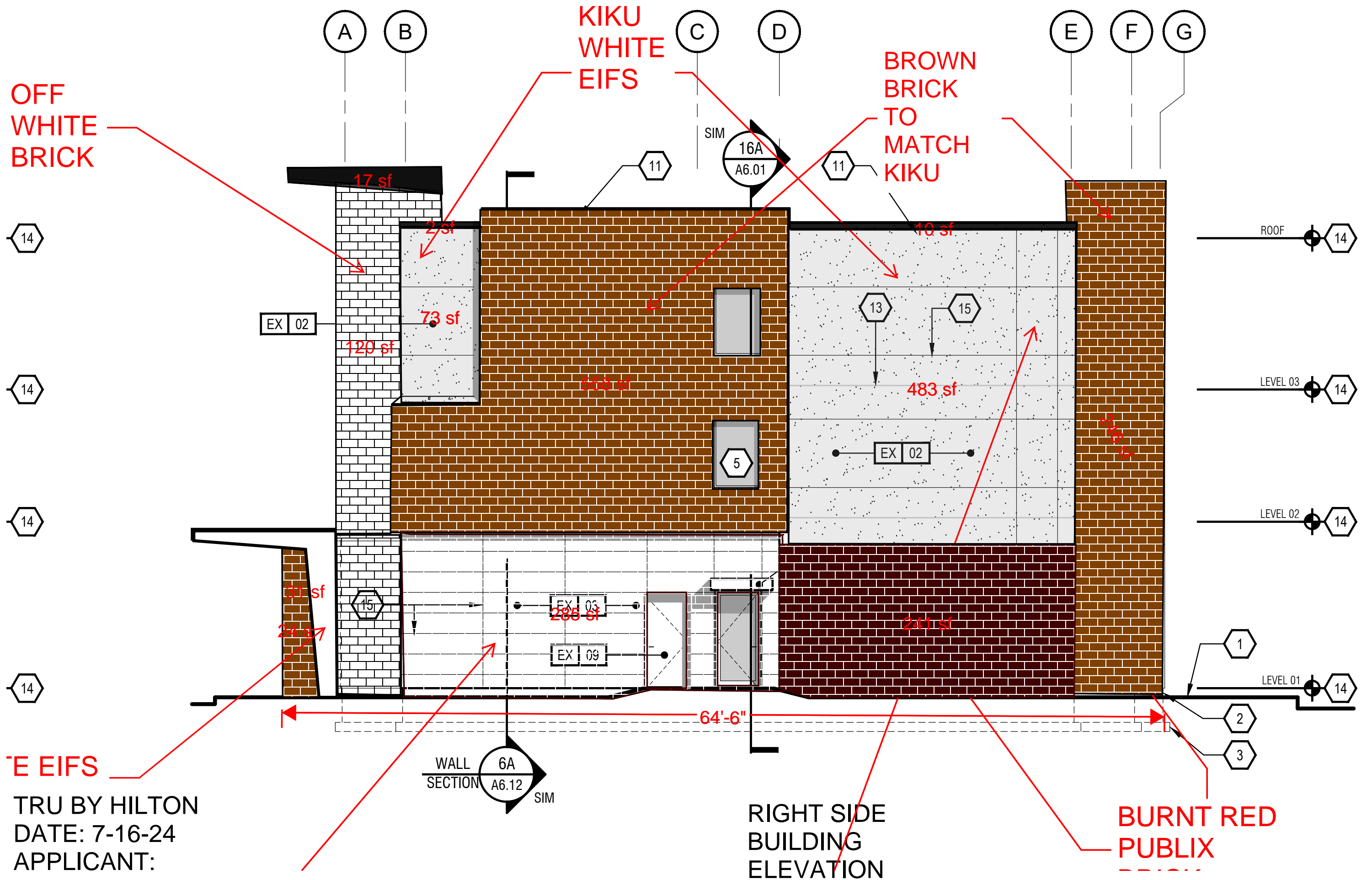


TRU BY HILTON
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 APPLICANT:
 STEVEN GULAS

BRICK

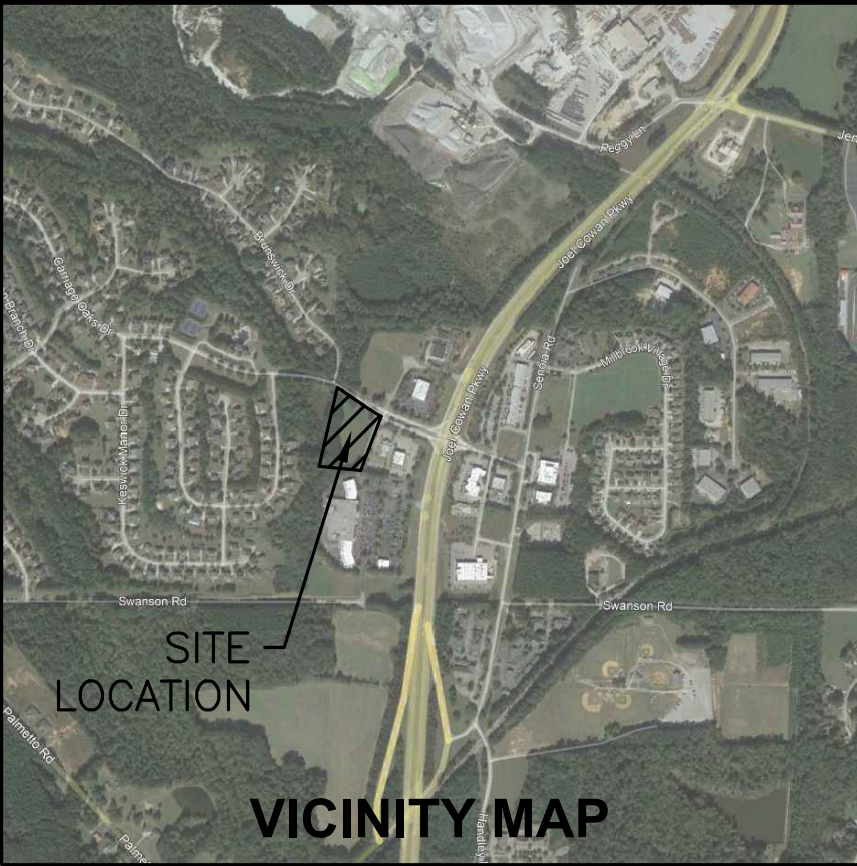
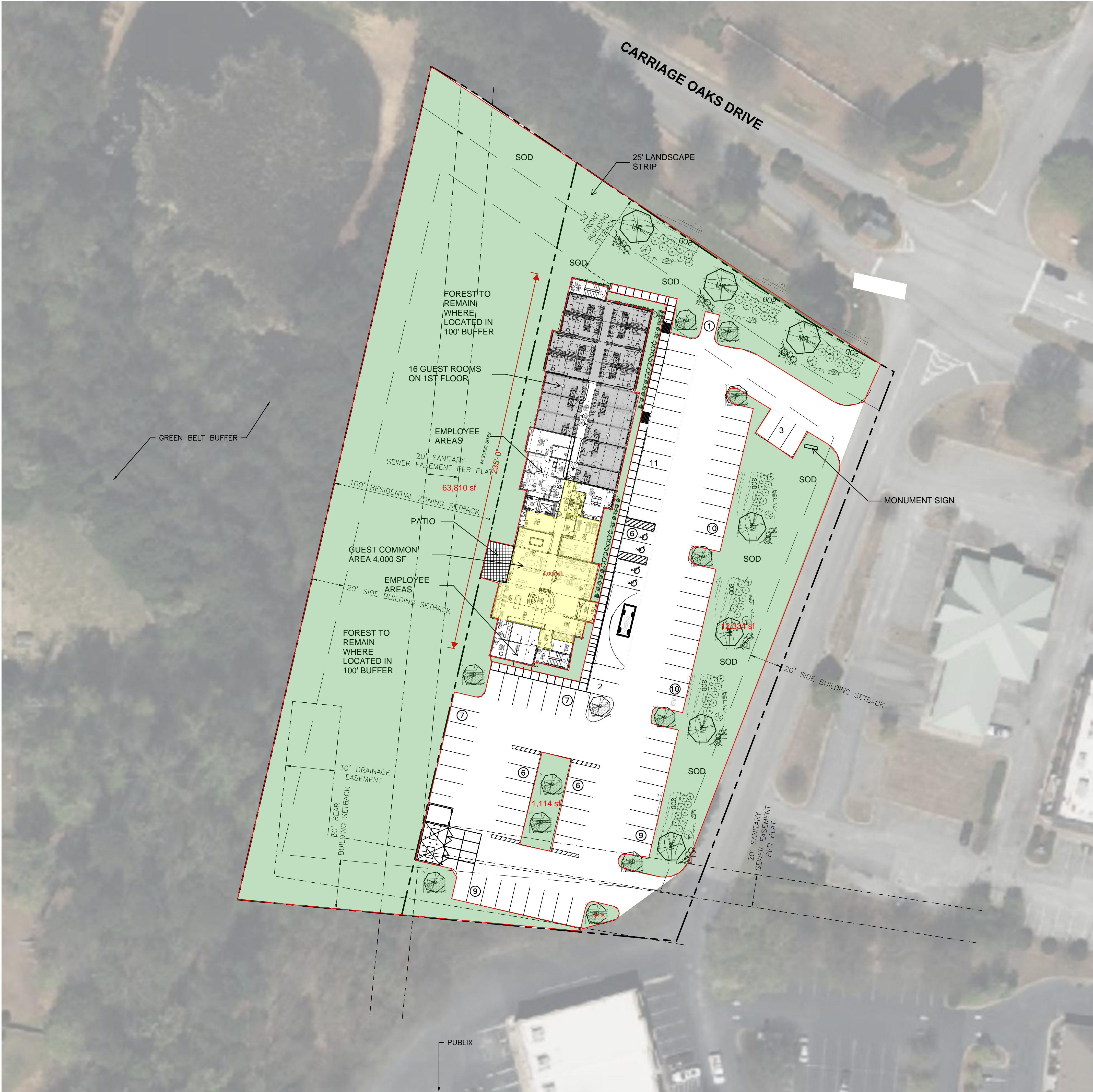
LEFT SIDE
 BUILDING
 ELEVATION

WHITE EIFS



TRU BY HILTON
DATE: 7-16-24
APPLICANT:
STEVEN GULAS

Layout Tab Name: Layout1
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NOTES

PROPERTY LINES ARE APPROXIMATE. THIS CONCEPT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY.
THIS SITE CONTAINS NO FLOOD PLAIN PER FEMA FIRM #13113C0077E.

SITE DATA

LOT DATA		
PROPOSED SITE AREA	3.02±	ACRES
CURRENT ZONING	C-2	HIGHWAY COMMERCIAL DISTRICT
PARKING DATA:		
PARKING SPACE REQUIRED DIMENSIONS	9X18	FT.
DRIVE AISLE WIDTH REQUIRED	24	FT.
PARKING SPACES REQUIRED	84	1 SPACE PER GUESTROOM
PARKING SPACES PROVIDED	up to 87	
ACCESSIBLE SPACES REQUIRED	4	
ACCESSIBLE SPACES PROVIDED	5	

ISSUANCE SCHEDULE
NUMBER DATE DESCRIPTION

PROJECT NO:
DATE ISSUED: 6/11/24
DESIGNED BY: TR
DRAWN BY: DH
CHECKED BY: TR

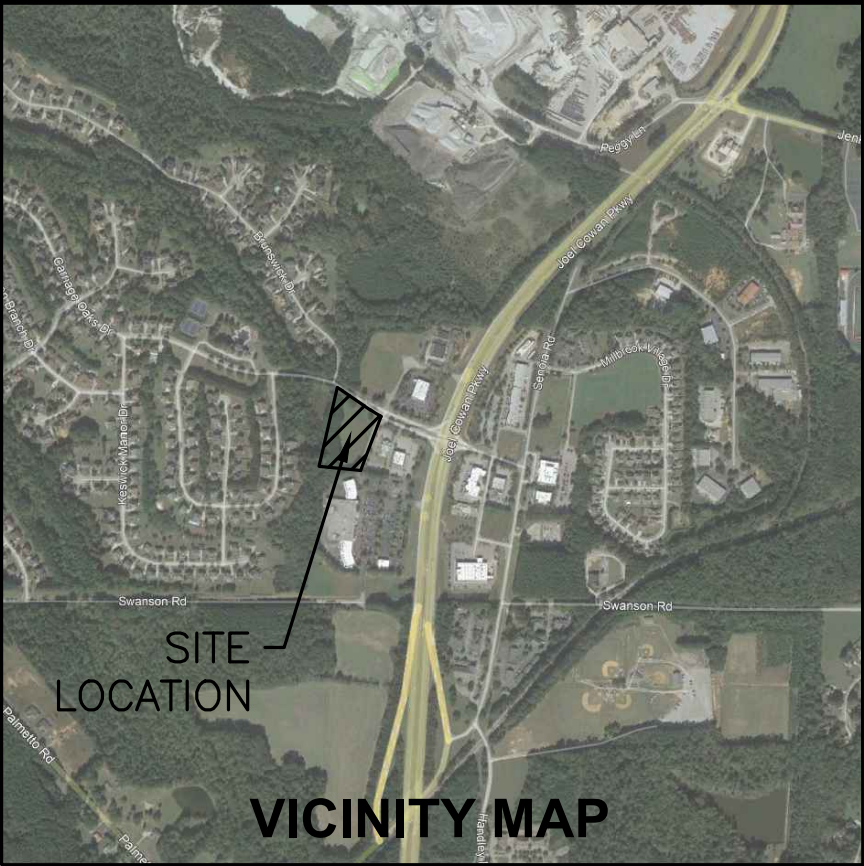
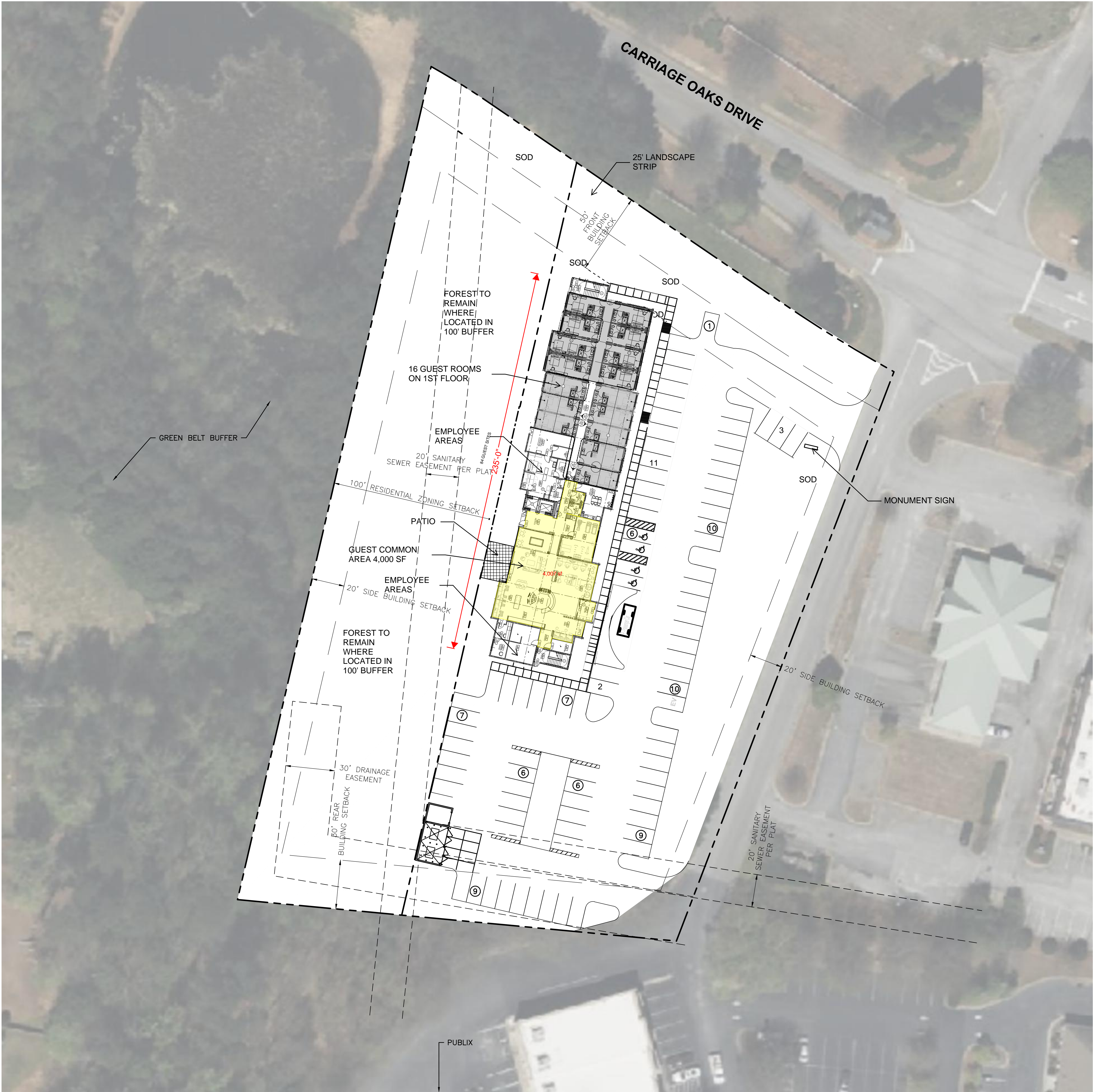
SHEET NAME:
CONCEPT PLAN

SHEET NO:

CP

CARRIAGE OAKS DRIVE AND JOEL COWAN PARKWAY
TYRONE, GEORGIA

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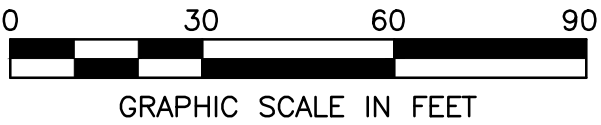
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CONCEPT PLAN

SHEET NO:

CP

CARRIAGE OAKS DRIVE AND JOEL COWAN PARKWAY
TYRONE, GEORGIA

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 OF 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 & LINEAR 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.

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'

HOTEL
OUTPARCEL

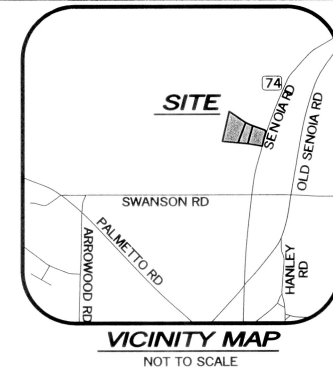
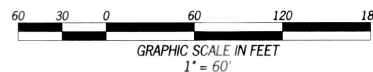
TRACT 2S:
131,388 SQ.FT.
3.0163 ACRES

TRACT 3S B:
50,456 SQ.FT.
1.1583 ACRES

TRACT 3S A:
72,178 SQ.FT.
1.6570 ACRES

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
- ⊙ FIRE HYDRANT
- ⊙ 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:

FINAL PLAT PREPARED BY:

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



SOUTHAMPTON HOTEL

LINE OF SIGHT STUDY FROM HWY 74' AND FROM
SOUTHAMPTON RESIDENITAL SUBDIVISION

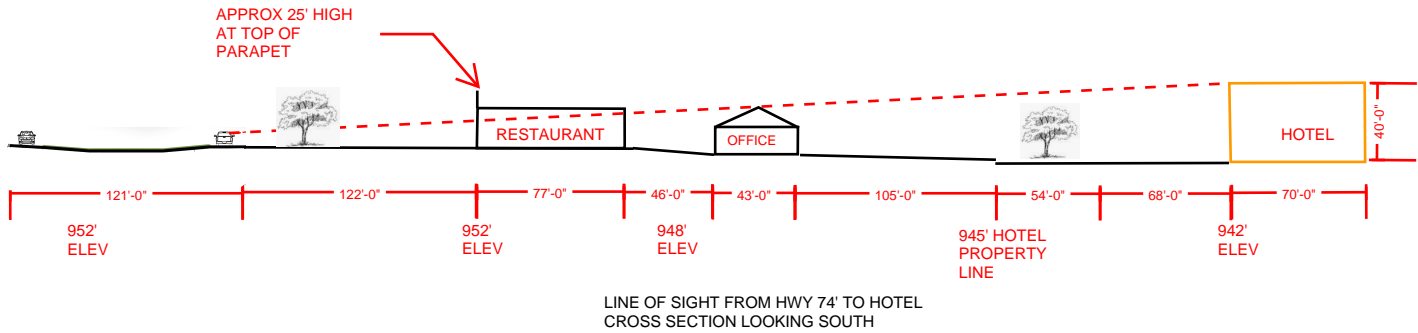
PARCEL 0726 051

APPLICANT: STEVEN GULAS

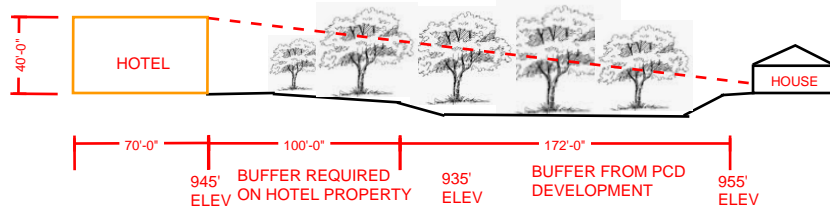
DATE: 6-10-24



LINE OF SIGHT FROM HWY 74'
KEY PLAN



LINE OF SIGHT FROM HOTEL TO HOUSE
CROSS SECTION LOOKING SOUTH



TRU BY HILTON TYRONE

BRICK SELECTED SAVANNAH MOSS (BROWN BRICK) AND BERKSHIRE (RED BRICK WITH CHARCOAL MIXED IN) AND ALPINE (OFF WHITE BRICK)

7-16-24



BROWN BRICK SLEECTED TO BE SIMILAR TO KIKU RESTAURANT – **SAVANNAH MOSS**



KIKU JAPANESE RESTAURANT BROWN BRICK AND WHITE EIFS



KKU JAPANESE RESTAURANT BROWN BRICK AND WHITE EIFS





RED BRICK SLECTED TO BE SIMILAR TO PUBLIX– BERKSHIRE



PUBLIX BRICK (RED AND CHARCOAL MIX)



WHITE BRICK SELECTED – ALPINE (COLOR SIMILAR TO KIKU JAPANESE RESTAURANT)



KIKU WHITE EIFS WILL BE MATCHED IN COLOR FOR NEW HOTEL EIFS

Letter of Intent Hwy 74 Overlay

6-10-24

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 is part of a common development within 800 feet of the State 74 right-of-way line. The exterior shall meet 70% Class A materials (brick and glass) at all four sides.

Town of Tyrone

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Application requires authorization by ALL property owners of subject property)

Name(s) of All Property Owners of Record found on the latest recorded Warranty Deed for the subject property

Phillip R. Seay, Jr., as Executor of the Last Will and Testament of Phillip R. Seay, deceased

Please Print Names

Property Tax identification Number(s) of Subject Property: 0726051

(I am) (We are) the sole owner(s) of the above –referenced property. Subject property is located in the Land Lot(s) _____ of the _____ District, and (if applicable to more than one land district) Land Lot(s) _____ of the _____ District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I)(We) hereby delegate authority to Kamlesh Patel and Steven Gulas act as (my) (our) Agent for this site plan. As Agent, they have the authority to agree to any and all conditions, which may be imposed by the Board.

(I)(We) certify that all of the information field with this application including written statements or showing made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by the Town of Tyrone to process this application.

[Signature] - Executor

Signature of Property Owner 1

[Signature]

Signature of Notary Public

145 Thomas Overby Dr., Sharpsburg GA 30277

Address

September 18, 2020

Date



Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Property Owner 3

Signature of Notary Public

Address

Date

Signature of Property Owner 4

Signature of Notary Public

Address

Date